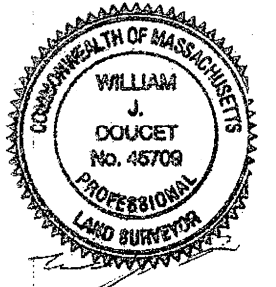


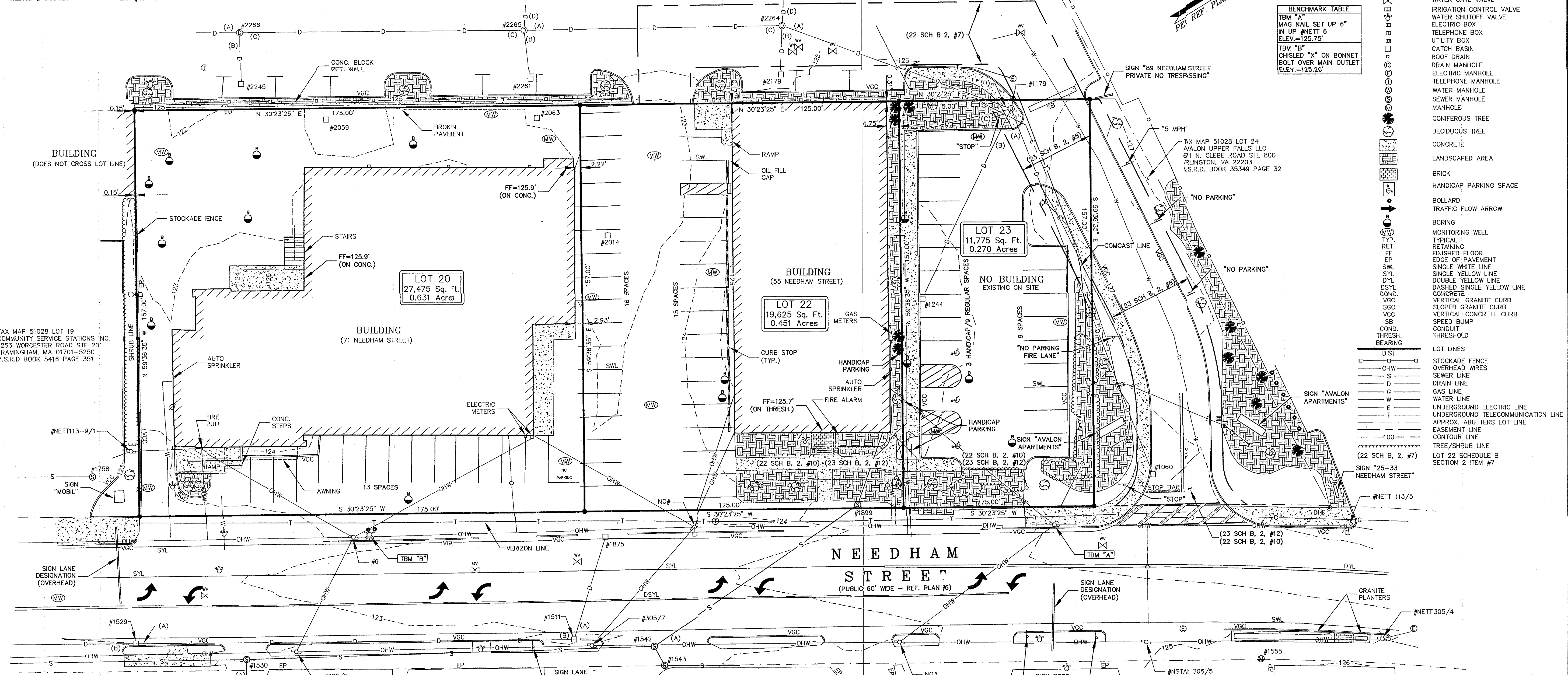
TO BIERBRIER DEVELOPMENT, INC. AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARDS ETAL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11(6), 13 & 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED DURING MAY, 2012.



I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM J. DOUCET P.L.S. #45709
DATE: 6-7-12
TAX MAP 51028 LOT 17
AVALON UPPER FALLS LLC
C/O AVALON BAY COMMUNITIES INC.
671 N. GLEBE ROAD STE 800
ARLINGTON, VA 22203
M.S.R.D. BOOK 35209 PAGE 466

DATE: 6-7-12
WILLIAM J. DOUCET P.L.S. #45709



BENCHMARK TABLE		
TBM "A"	MAG NAIL SET UP 6"	
	IN UP #NETT 6	ELEV.=125.75'
TBM "B"	CHISELED "X" ON BONNET	BOLT OVER MAIN OUTLET
		ELEV.=125.20'

- LEGEND**
- UTILITY POLE & GUY WIRE
 - UTILITY POLE W/ LIGHT
 - GROUND LIGHT
 - LIGHT POLE (ONE ARM)
 - SIGN
 - 5/8" REBAR W/ ID CAP OR OTHER SUITABLE MONUMENT TO BE SET GRANITE BOUND FOUND
 - METAL POST
 - FIRE HYDRANT
 - GAS GATE VALVE
 - WATER GATE VALVE
 - IRRIGATION CONTROL VALVE
 - WATER SHUTOFF VALVE
 - ELECTRIC BOX
 - TELEPHONE BOX
 - UTILITY BOX
 - CATCH BASIN
 - ROOF DRAIN
 - DRAIN MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - WATER MANHOLE
 - SEWER MANHOLE
 - MANHOLE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - CONCRETE
 - LANDSCAPED AREA
 - BRICK
 - HANDICAP PARKING SPACE
 - BOLLARD
 - TRAFFIC FLOW ARROW
 - BORING
 - MONITORING WELL
 - TYP. RET.
 - FF
 - EP
 - SWL
 - SYL
 - DYL
 - DSYL
 - CONC.
 - VGC
 - SGC
 - VCC
 - SB
 - COND.
 - THRESH.
 - BEARING
 - LIN
 - DIST
 - DH-W
 - S
 - D
 - C
 - W
 - E
 - T
 - APPROX. ABUTTERS LOT LINE
 - EASEMENT LINE
 - 100-
 - TREE/SHRUB LINE
 - (22 SCH B, 2, #7)
 - SIGN "25-33 NEEDHAM STREET"
 - #NETT 113/5

TAX MAP 51028 LOT 19
COMMUNITY SERVICE STATIONS INC.
1253 WORCESTER ROAD STE 201
FRAMINGHAM, MA 01701-5250
M.S.R.D. BOOK 5416 PAGE 351

TAX MAP 83011 LOT 21
JOHN R PASSARINI TR
PASSARINI BROTHERS FAMILY TRUST
303 LOWELL STREET
LEXINGTON, MA 02420
M.S.R.D. BOOK 53690 PAGE 227

TAX MAP 83011 LOT 19
ISAAC F BECK
3 WINTHROP CIRCLE
WESTON, MA 02493

TAX MAP 83011 LOT 18A
PAUL J SULLIVAN JR
SULLIVAN PETER TRS
93 HALCYON ROAD NEWTON, MA 02459
M.S.R.D. BOOK 43480 PAGE 546

TAX MAP 83011 LOT 18
THOMAS J & HELEN V SULLIVAN TRS
SULLIVAN REALTY TRUST
P.O. BOX 122
NEWTON, MA 02456
M.S.R.D. BOOK 23891 PAGE 81

TAX MAP 83011 LOT 17
JAMES Q & ALICE S MCDONALD TRS
WINCHESTER REALTY TRUST
135 WINCHESTER STREET
NEWINGTON HGLDS, MA 02461
M.S.R.D. BOOK 25753 PAGE 104

TAX MAP 83011 LOT 16
JAMES H & JOIN D MITCHELL TRS
4 COPELY PL. SE. 110
BOSTON, MA 02116

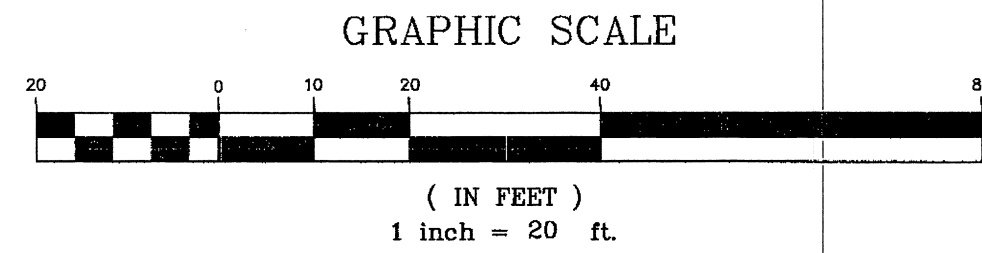
TAX MAP 83011 LOT 15
SAYVAS ILIADES TR
ILIADES REALTY TRUST
99 WENDELL ROAD
NEWTON, MA 02459
M.S.R.D. BOOK 36745 PAGE 39

ALTA/ACSM LAND TITLE SURVEY
LANDS OF
41 NEEDHAM STREET, LLC
55 NEEDHAM STREET, LLC
&
H&J NEWTON, LLC
(TAX MAP 51028, LOTS 23, 22 & 20)
49, 55 & 71 NEEDHAM STREET
NEWTON, MASSACHUSETTS

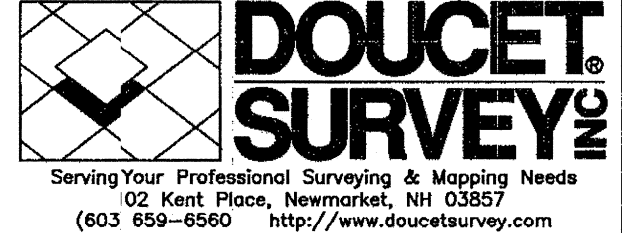
SEE SHEET 2 FOR NOTES, TITLE EXCEPTIONS AND METES & BOUNDS DESCRIPTIONS

NO.	DATE	DESCRIPTION	BY

NOTE:
ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.



DRAWN BY:	M.W.F.	DATE:	MAY 21, 2012
CHECKED BY:	J.F.K.	DRAWING NO.:	3415A
JOB NO.:	3415	SHEET	1 OF 2



SEWER & DRAINAGE STRUCTURE TABLE	
CB #1060 RIM ELEV.=125.6' 12" HDPE INV.=121.1'	CB #1875 RIM ELEV.=123.1' 12" RCP INV.=115.3'
DMH #1179 RIM ELEV.=125.9' (A)12" HDPE INV.=120.2' (B)12" HDPE INV.=120.2' (C)6" PVC INV.=122.0' (D)12" HDPE INV.=120.0'	SMH #1899 RIM ELEV.=124.0' 6" CLAY INV.=12.6' CB #2014 RIM ELEV.=122.2' SEDIMENT TRAP SUMP=116.7'
CB #1244 RIM ELEV.=124.4' 12" HDPE INV.=120.8'	CB #2059 RIM ELEV.=122.3' NO PIPES VISIBLE SUMP=117.6'
CB #1511 RIM ELEV.=122.8' (A)12" RCP INV.=119.6' (B)12" RCP INV.=119.2'	CB #2063 RIM ELEV.=122.3' NO PIPE VISIBLE SUMP=117.4'
CB #1529 RIM ELEV.=122.0' (A)12" RCP INV.=118.3' (B)12" RCP INV.=118.1'	CB #2179 RIM ELEV.=124.7' 12" HDPE INV.=10.4'
SMH #1530 RIM ELEV.=122.9' 10" INV.=114.8(CC) (A)9" CLAY INV.=117.5'	CB #2245 RIM ELEV.=124.1' 12" HDPE INV.=19.8'
SMH #1531 RIM ELEV.=122.0' 10" INV.=114.2'	CB #2261 RIM ELEV.=124.2' 12" HDPE INV.=10.0'
SMH #1542 RIM ELEV.=123.5' 10" INV.=115.7(CC) (A)8" DROP INLET INV.=119.7'	DMH #2264 RIM ELEV.=125.2' (A)12" HDPE INV.=119.3' (B)12" HDPE INV.=119.9' (C)24" HDPE INV.=117.5'
SMH #1543 RIM ELEV.=123.7' 10" INV.=116.4(CC)	DMH #2265 RIM ELEV.=124.7' (A)24" HDPE INV.=117.2' (B)12" HDPE INV.=119.6' (C)24" HDPE INV.=117.2' (D)12" HDPE INV.=118.8'
MH #1555 RIM ELEV.=125.6' BACKED UP, NO PIPES VISIBLE SUMP=118.5'	DMH #2266 RIM ELEV.=124.5' (A)24" HDPE INV.=117.0' (B)12" HDPE INV.=119.2'
CB #1748 RIM ELEV.=120.4' 12" RCP INV.=117.1'	
SMH #1758 RIM ELEV.=122.6' 6" CLAY INV.=115.8'	

(CC)=CENTER CHANNEL

METES & BOUNDS DESCRIPTIONS

TAX MAP 51028 LOT 20 (71 NEEDHAM STREET)

BEGINNING AT A MONUMENT TO BE SET AT THE SOUTHWESTERLY CORNER OF THE PARCEL ON THE WESTERLY SIDE OF NEEDHAM STREET, IN THE CITY OF NEWTON, COUNTY OF MIDDLESEX AND STATE OF MASSACHUSETTS; THENCE RUNNING N 59°36'35" W A DISTANCE OF 157.00' ALONG LAND OF COMMUNITY SERVICE STATIONS INC. TO A MONUMENT TO BE SET;
THENCE N 30°23'25" E A DISTANCE OF 175.00' ALONG LAND OF AVALON UPPER FALLS, LLC TO A MONUMENT TO BE SET;
THENCE S 59°36'35" E A DISTANCE OF 157.00' ALONG LAND OF 55 NEEDHAM STREET, LLC TO A MONUMENT TO BE SET;
THENCE S 30°23'25" W A DISTANCE OF 175.00' ALONG SAID NEEDHAM STREET TO THE POINT OF BEGINNING;
SAID PARCEL HAVING AN AREA OF 2,475 SQUARE FEET OR 0.631 ACRES.

TAX MAP 51028 LOT 22 (55 NEEDHAM STREET)

BEGINNING AT A MONUMENT TO BE SET AT THE SOUTHWESTERLY CORNER OF THE PARCEL ON THE WESTERLY SIDE OF NEEDHAM STREET, IN THE CITY OF NEWTON, COUNTY OF MIDDLESEX AND STATE OF MASSACHUSETTS; THENCE RUNNING N 59°36'35" W A DISTANCE OF 157.00' ALONG LAND OF H&J NEWTON, LLC TO A MONUMENT TO BE SET;
THENCE N 30°23'25" E A DISTANCE OF 125.00' ALONG LAND OF AVALON UPPER FALLS, LLC TO A MONUMENT TO BE SET;
THENCE S 59°36'35" E A DISTANCE OF 157.00' ALONG LAND OF 41 NEEDHAM STREET, LLC TO A MONUMENT TO BE SET;
THENCE S 30°23'25" W A DISTANCE OF 125.00' ALONG SAID NEEDHAM STREET TO THE POINT OF BEGINNING;
SAID PARCEL HAVING AN AREA OF 1,625 SQUARE FEET OR 0.451 ACRES.

TAX MAP 51028 LOT 23 (49 NEEDHAM STREET)

BEGINNING AT A MONUMENT TO BE SET AT THE SOUTHWESTERLY CORNER OF THE PARCEL ON THE WESTERLY SIDE OF NEEDHAM STREET, IN THE CITY OF NEWTON, COUNTY OF MIDDLESEX AND STATE OF MASSACHUSETTS; THENCE RUNNING N 59°36'35" W A DISTANCE OF 157.00' ALONG LAND OF 55 NEEDHAM STREET, LLC TO A MONUMENT TO BE SET;
THENCE N 30°23'25" E A DISTANCE OF 75.00' ALONG LAND OF AVALON UPPER FALLS, LLC TO A MONUMENT TO BE SET;
THENCE S 59°36'35" E A DISTANCE OF 157.00' ALONG OTHER LAND OF AVALON UPPER FALLS, LLC TO A MONUMENT TO BE SET;
THENCE S 30°23'25" W A DISTANCE OF 75.00' ALONG SAID NEEDHAM STREET TO THE POINT OF BEGINNING;
SAID PARCEL HAVING AN AREA OF 11775 SQUARE FEET OR 0.270 ACRES.

SCHEDULE B - SECTION 2 TITLE EXCEPTIONS PER COMMONWEALTH LAND TITLE INSURANCE CO.

TAX MAP 51028 LOT 23 (49 NEEDHAM ST) POLIC NO. 013564-12

- TAKING FOR THE LAYOUT OF NEEDHAM STREET BY THE DEPARTMENT OF PUBLIC WORKS FOR THE COMMONWEALTH OF MASSACHUSETTS, DATED OCTOBER 22, 1929 AND RECORDED IN BOOK 5415, PAGE 567. (SPECIFIED TAKING IS NORTH-EASTERLY OF THE PREMISES AND DOES NOT AFFECT)
- CROSS EASEMENT AND LICENSE AGREEMENT BY AND BETWEEN AVALON UPPER FALLS, LLC AND 41 NEEDHAM STREET LLC, DATED APRIL 23, 2004 AND RECORDED IN BOOK 35349, PAGE 35 AND SHOWN ON PLAN NUMBER 396 OF 2002 RECORDED IN BOOK 35349, PAGE 22. (AFFECTS THE PREMISES AND IS SHOWN HEREON)
- EASEMENT AGREEMENT BY AND AMONG AVALON UPPER FALLS, LLC, VERIZON NEW ENGLAND, INC. AND BOSTON EDISON COMPANY DATED DECEMBER 17, 2002 AND RECORDED IN BOOK 38619, PAGE 277. (AFFECTS THE PREMISES BUT IS BLANKET IN NATURE AND NOT PLOTTABLE)
- NOTICE OF LEASE BY AND BETWEEN 41 NEEDHAM STREET LLC AND VILLA LIMITED PARTNERSHIP I, DATED MAY 29, 1996 AND RECORDED IN BOOK 26512, PAGE 53; AS AFFECTED BY NOTICE OF LEASE AMENDMENT DATED APRIL 23, 2002 AND RECORDED IN BOOK 35349, PAGE 20. (MAY AFFECT THE PREMISES DEPENDING ON LEASE RENEWAL. AREA DESCRIBED IS LOT 23, #49 NEEDHAM ST. IN ITS ENTIRETY)
- CERTIFICATE OF CONSTRUCTION GRANT, PER JUDGMENT OF THE MIDDLESEX SUPERIOR COURT IN CASE #C.A. 97-37 480 RECORDED IN BOOK 28051, PAGE 187.

NOTE: APPEAL WAS STILL PENDING WHEN RECORDED, BUT FROM THE RECORD IT APPEARS THAT PLANS FOR THE SUPERMARKET WERE ABANDONED AND A MULTI-FAMILY APARTMENT PROJECT ("AVALON AT UPPER FALLS") WAS CONSTRUCTED. A COPY OF THE SUBSEQUENT NON-LOCUS DECISION, RECORDED IN BOOK 35349, PAGE 64 IS PROVIDED AT P. 73A FOR REFERENCE.
(CROSS EASEMENTS REFERRED TO IN DECISION ARE COVERED IN ITEM #8 OF THIS SECTION)

- SPECIAL PERMIT DATED NOVEMBER 15, 1999 AND RECORDED IN BOOK 33742, PAGE 2; AS AFFECTED BY AMENDMENT TO SPECIAL PERMIT, DATED OCTOBER 1, 2001 AND RECORDED IN BOOK 35406, PAGE 341. (AFFECTS THE PREMISES, SIDEWALK, LANDSCAPING & SHARED ACCESS ARE SHOWN HEREON)

TAX MAP 51028 LOT 22 (55 NEEDHAM ST) POLIC NO. 013565-12

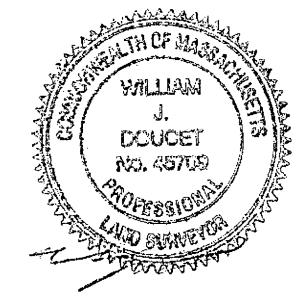
- CROSS EASEMENT AND LICENSE AGREEMENT BY AND BETWEEN AVALON UPPER FALLS, LLC AND 41 NEEDHAM STREET LLC, DATED APRIL 23, 2004 AND RECORDED IN BOOK 35349, PAGE 35 GRANTS A CONDITIONAL EGRESS EASEMENT APPURTENANT TO 55 NEEDHAM STREET AND IS SHOWN AS "AREA 3" ON PLAN NUMBER 396 OF 2002 RECORDED IN BOOK 35349, PAGE 22. (AFFECTS THE PREMISES AND IS SHOWN HEREON)
- EASEMENT AGREEMENT BY AND AMONG AVALON UPPER FALLS, LLC, VERIZON NEW ENGLAND, INC. AND BOSTON EDISON COMPANY DATED DECEMBER 17, 2002 AND RECORDED IN BOOK 38619, PAGE 277 FOR THE TRANSMISSION OF ELECTRICITY AND THE TRANSMISSION OF INTELLIGENCE BY ELECTRICITY TO SKIPJACK'S, 55 NEEDHAM STREET. (AFFECTS THE PREMISES BUT IS BLANKET IN NATURE AND NOT PLOTTABLE)
- NOTICE OF LEASE BY AND BETWEEN R. E. CUNIFF, INC. AND JADE RESTAURANT, INC., DATED NOVEMBER 3, 1986 AND RECORDED IN BOOK 17597, PAGE 391; AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT DATED AUGUST 5, 2002 AND RECORDED IN BOOK 36225, PAGE 144; AND AS FURTHER AFFECTED BY SUBORDINATION AGREEMENT DATED MAY 5, 2003 AND RECORDED IN BOOK 39084, PAGE 527. (MAY AFFECT THE PREMISES BUT IS NOT PLOTTABLE)
- SPECIAL PERMIT DATED NOVEMBER 15, 1999 AND RECORDED IN BOOK 33742, PAGE 2; AS AFFECTED BY AMENDMENT TO SPECIAL PERMIT, DATED OCTOBER 1, 2001 AND RECORDED IN BOOK 35406, PAGE 341. (AFFECTS THE PREMISES, SIDEWALK, LANDSCAPING & SHARED ACCESS ARE SHOWN HEREON)

TAX MAP 51028 LOT 20 (71 NEEDHAM ST) POLIC NO. 013564-12

- TERMS AND PROVISIONS OF A SPURTRACK AGREEMENT RECORDED IN BOOK 5416, PAGE 347. (DOES NOT AFFECT THE PREMISES, NO TRACKS FOUND WHILE CONDUCTING SURVEY)
- RESTRICTIONS RECITED IN DEED RECORDED IN BOOK 5416, PAGE 351. (DOES NOT AFFECT THE PREMISES, RESTRICTIONS EXPIRED 30 YEARS FROM DATE OF 1929 DEED)
- THOSE MATTERS AS SHOWN AND SET FORTH ON SURVEY PLAN ENTITLED "SITE PLAN OF LAND IN NEWTON, MASS.", DATED MAY 4, 1998, SCALE 1"=20', PREPARED BY NEEDHAM SURVEY ASSOC. INC. (SAID PLAN HAS BEEN REVIEWED AND THERE ARE NO APPARENT MATTERS, ISSUES OR ENCROACHMENTS SHOWN)

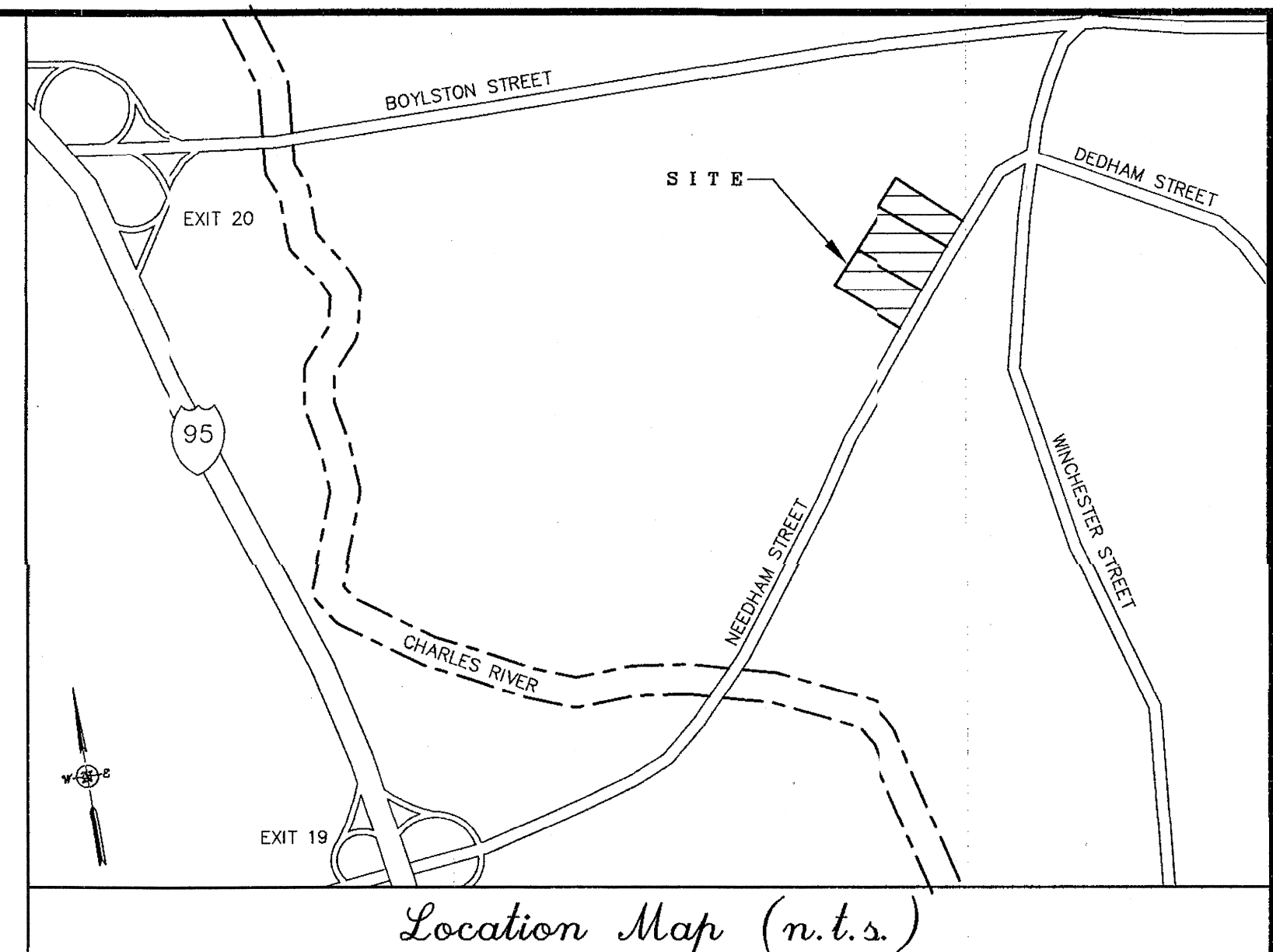
I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

WILLIAM J. DOUCET P.L.S. #45709
6-19-12
DAE



TO BIERBRIER DEVELOPMENT, INC. AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11(b), 13 & 21 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED DURING MAY, 2012

DATE: 6-19-12
WILLIAM J. DOUCET P.L.S. #45709

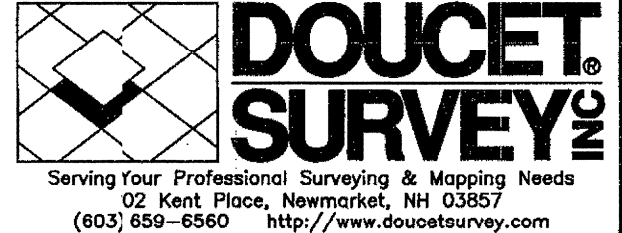


- NOTES:
- REFERENCE: PARCELS 51028 20, 51028 22 & 51028 23
 - TOTAL PARCEL AREAS:
TAX MAP 51028 LOT 20 (71 NEEDHAM ST.): 27,475 SQ. FT.
TAX MAP 51028 LOT 22 (55 NEEDHAM ST.): 19,625 SQ. FT.
TAX MAP 51028 LOT 23 (49 NEEDHAM ST.): 11,775 SQ. FT.
 - OWNERS OF RECORD:
TAX MAP 51028 LOT 20 (71 NEEDHAM ST.): H & J NEWTON LLC
71 NEEDHAM STREET
NEWTON, MA 02461
M.S.R.D. BOOK 28482 PAGE 189
TAX MAP 51028 LOT 22 (55 NEEDHAM ST.): O/O RESTAURANT CONCEPTS
154 WELLS AVENUE
NEWTON, MA 02459
M.S.R.D. BOOK 36064 PAGE 593
TAX MAP 51028 LOT 23 (49 NEEDHAM ST.): 41 NEEDHAM STREET LLC
154 WELLS AVENUE
NEWTON, MA 02459
M.S.R.D. BOOK 35349 PAGE 23
 - FIELD SURVEY PERFORMED BY J.M.L. & L.P.S. DURING 05/12 USING A GEODIMETER 600 PRO TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - UNDERGROUND UTILITY MARKING BY TMD SERVICES DURING MA, 2012.
 - FLOOD HAZARD ZONE: "X", PER FIRM MAP #2501700554E, DATED JUNE 4, 2010
 - HORIZONTAL DATUM BASED ON REFERENCE PLAN #2.
 - VERTICAL DATUM IS BASED ON THRESHOLD ON HOUSE #50 NEEDHAM STREET WITH AN ELEVATION OF 125.89' PER CITY OF NEWTON ENGINEERING DEPARTMENT.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

- REFERENCE PLANS:
- "SUBDIVISION OF LAND IN NEWTON MASS." DATED MAR. 4, 1944 BY R. A. FRYE. M.S.R.D. PLAN NO. 250 OF 1946.
 - "PLAN OF LAND NEEDHAM STREET IN NEWTON, MASSACHUSETTS: PREPARED FOR: AVALONBAY COMMUNITIES, INC." DATED MARCH 22, 2002 BY CUBELLIS SAIVETZ ASSOCIATES. M.S.R.D. PLAN NO. 396 OF 2002.
 - "PLAN OF LAND IN NEWTON, MASS. PREPARED FOR ANCHOR ENGINEERING CORP." DATED MARCH 27, 1987 BY SCHOFIELD BROTHERS, INC. M.S.R.D. PLAN NO. 1144 OF 1987.
 - "PLAN OF LAND 188 NEEDHAM STREET, NEWTON, MASSACHUSETTS PREPARED FOR H.C. STARK INCORPORATED" DATED SEPTEMBER 19, 2000 BY CUBELLIS SAIVETZ ASSOCIATES. M.S.R.D. PLAN NO. 247 OF 2001.
 - "ALTA/ACSM LAND TITLE SURVEY PLAN OF LAND, 55 NEEDHAM STREET IN NEWTON, MASSACHUSETTS PREPARED FOR 55 NEEDHAM STREET, LLC" DATED 07/29/02, REVISION #1 DATED 7/31/02 BY CUBELLIS SAIVETZ ASSOCIATES.
 - "PLAN OF ROAD IN NEWTON, MIDDLESEX COUNTY, FORMERLY KNOWN AS NEEDHAM AND WINCHESTER STREETS LAID OUT AS A STATE HIGHWAY" DATED JULY 18, 1901 BY THE MASSACHUSETTS HIGHWAY COMMISSION. RECORDED AS LAYOUT #601 ON THE MASS. HIGHWAY DEPT. WEBSITE.

ALTA/ACSM LAND TITLE SURVEY
LANDS OF
41 NEEDHAM STREET, LLC
55 NEEDHAM STREET, LLC
&
H&J NEWTON, LLC
(TAX MAP 51028, LOTS 23, 22 & 20)
49, 55 & 71 NEEDHAM STREET
NEWTON, MASSACHUSETTS

DRAWN BY: M.W.F.	DATE: MAY 21, 2012
CHECKED BY: J.F.K.	DRAWING NO.: 3415A
JOB NO.: 3415	SHEET 2 OF 2



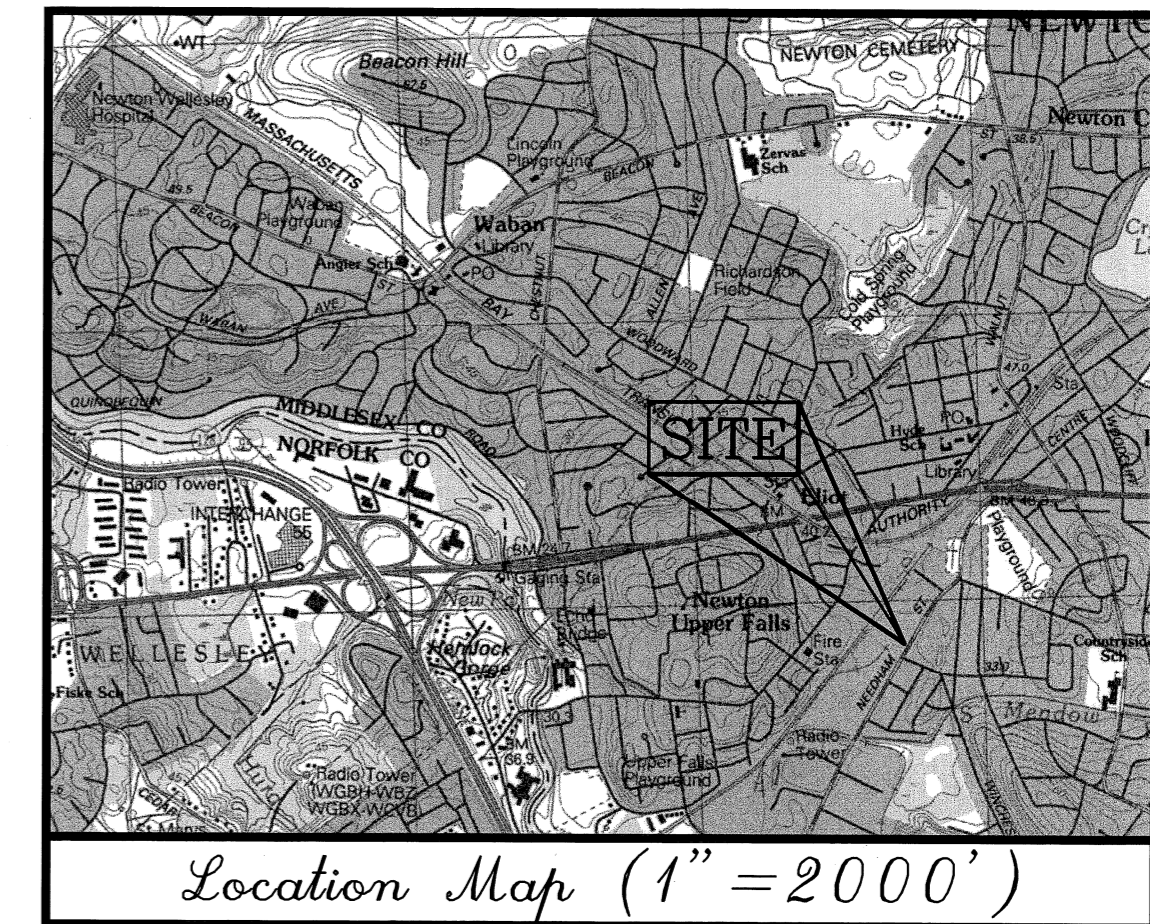
NO.	DATE	DESCRIPTION	BY

NOTE:
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE. LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

PROPOSED RETAIL DEVELOPMENT

49, 55 AND 71 NEEDHAM STREET
NEWTON, MASSACHUSETTS

SPECIAL PERMIT PLANS AUGUST 6, 2012



Applicant: Needham Street Village Shops LLC
c/o Bierbrier Development Inc.
420 Bedford Street
Lexington, Massachusetts 02420

Prepared By: **Tighe&Bond**
Consulting Engineers
177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-8818 info@tighebond.com

Architect: Prellwitz Chilinski Associates
221 Hampshire Street
Cambridge, Massachusetts 02139

Survey Consultant: DOUCET SURVEY, INC.
102 Kent Place
Newmarket, New Hampshire 03857

CIVIL DRAWINGS

ALTA/ACSM Land Title Survey
Existing Conditions/Demolition Plan
Site Plan
Grading and Drainage Plan
Utilities Plan
Landscape Plan
Grade Plan Plan
Erosion Control Notes and Details Sheet
Details Sheet
Details Sheet
Details Sheet

<u>SHEET NO.</u>	<u>LAST REVISED</u>
Sheets 1 & 2	5/21/12
C-1	8/6/12
C-2	8/6/12
C-3	8/6/12
C-4	8/6/12
C-5	8/6/12
C-6	8/6/12
C-7	8/6/12
C-8	8/6/12
C-9	8/6/12
C-10	8/6/12

ARCHITECTURAL DRAWINGS

Partial Site Plan
Partial Site Plan
Elevation and Signage Areas
Pylon Sign

<u>SHEET NO.</u>	<u>LAST REVISED</u>
A1-0	8/3/12
A1-1	8/3/12
A3-0	8/3/12
A4-0	8/3/12