

ENLARGED FLOOR PLANS
 STORE #2419
 215 NEEDHAM ST.
 NEWTON, MA 02464



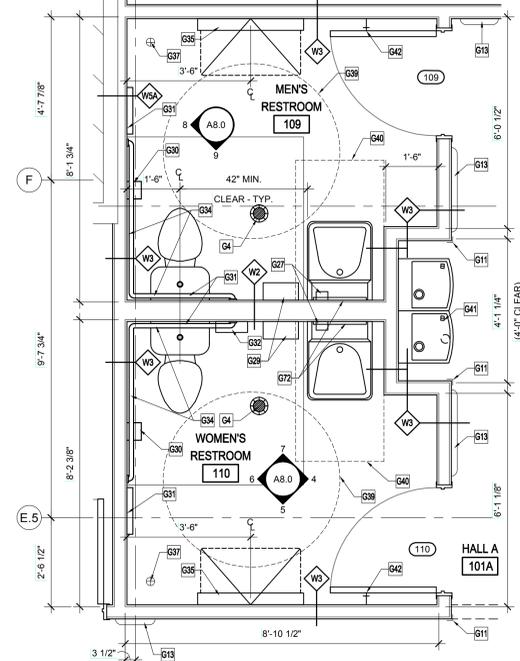
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| DATE: | |
| ISSUE: | |
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 BARRY JAY GREENBERG ARCHITECT
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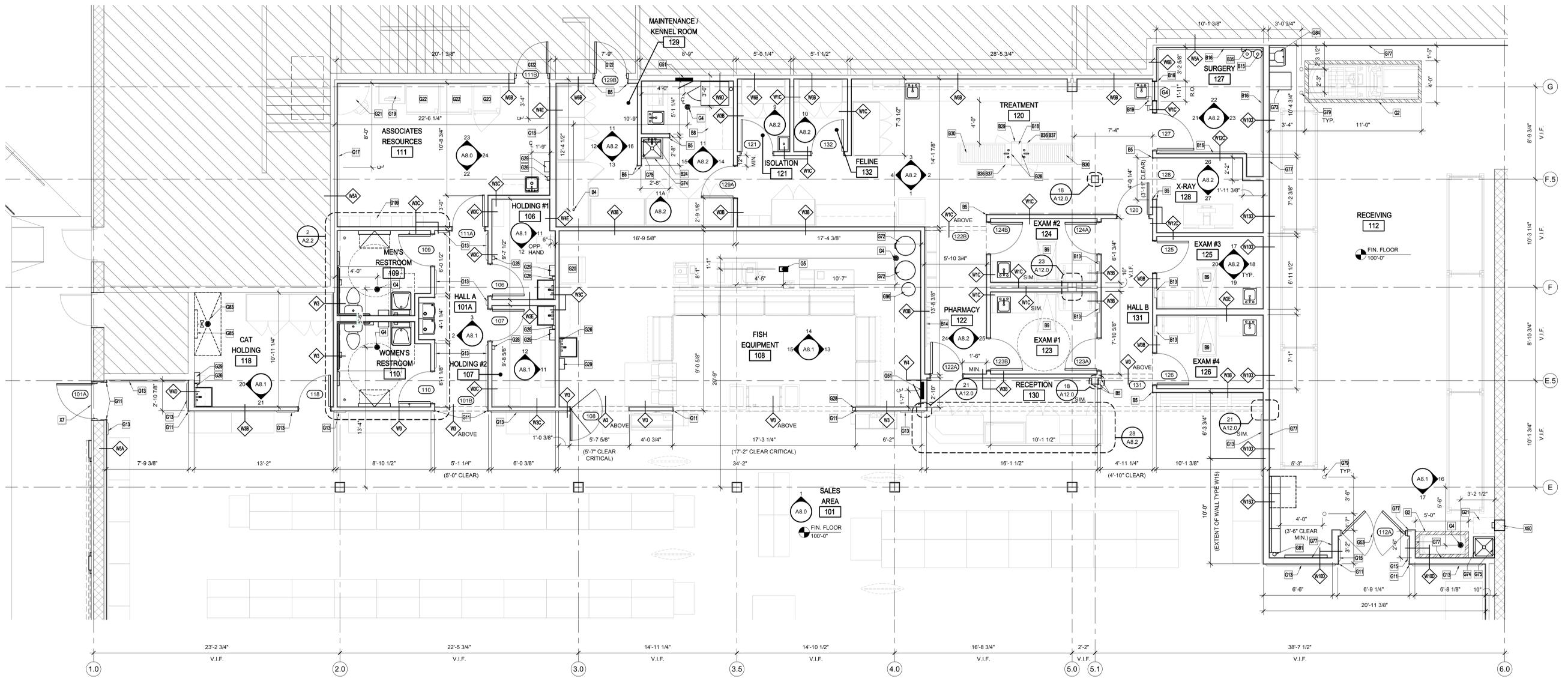
Job No: 2013.0506.00
 Sheet No: A2.2
 Scale: AS INDICATED
 Drawn: MWP
 Checked: EMB

| WALL PARTITION INSULATION LEGEND | |
|----------------------------------|--|
| LABEL | INSULATION DESCRIPTION |
| "A" | 2-1/2" RIGID INSULATION FULL HEIGHT |
| "B" | UNFACED 3-1/2" BATT. INSULATION FULL HEIGHT |
| "C" | UNFACED 3-1/2" BATT. INSULATION TO 6" ABOVE FINISHED CEILING |
| "D" | UNFACED 6" BATT. INSULATION FULL HEIGHT |
| "E" | UNFACED 6" BATT. INSULATION TO 6" ABOVE FINISHED CEILING |
| "F" | 2-1/2" RIGID INSULATION TO 6" ABOVE FINISHED CEILING |

- GENERAL NOTES:**
- SEE SHEET A0.1 FOR ARCHITECTURAL KEY NOTES.
 - NO VISIBLE FLOOR CUTS ACCEPTABLE AT ANY LOCATIONS, UNLESS APPROVED BY PETSMART CONSTRUCTION MANAGER.
 - ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD OR INTERIOR FACE OF EXTERIOR CMU/CONC. WALL UNLESS NOTED OTHERWISE.
 - ALL WALLS BEHIND MILLWORK SHALL HAVE FINAL FINISH PRIOR TO INSTALLATION. ALL FLOORING FINISH MATERIAL SHALL BE INSTALLED PRIOR TO MILLWORK INSTALLATION.
 - SEALANTS TO BE SAME COLOR AS ADJACENT SURFACE UNLESS NOTED OTHERWISE.
 - ASSUMED FINISH FLOOR ELEVATION WITH THE ARCHITECTURAL DRAWINGS IS SHOWN AS 100'-0".
 - FOR ALL DOORS REQUIRING WALL MOUNTED DOOR STOPS, PROVIDE MTL. STUD BLOCKING PER BLOCKING SCHEDULE.
 - SEALANT IN ALL WET AREAS TO BE SIKAFLEX 1A POLYURETHANE SEALANT (COLOR TO MATCH ADJACENT SURFACES)
 - PROVIDE RODENT CONTROL MESH SECURED WITH EXPANDING FOAM AROUND ALL PENETRATIONS. INSTALL IN A WORKMANLIKE MANNER. SEE SPECS.
 - FOR LOCATION OF DOOR JAMBS NOT SHOWN ON PLAN, SEE DETAIL 1046.0.
 - SEE SHEET A9.0 FOR WALL TYPES.
 - CONTRACTOR TO INSTALL PAPER TOWEL DISPENSER AND HAND SANITIZER IN ADOPTION CENTER ROOM W/ KENNELS, ON REPTILE HABITAT ON SIDE FACING AWAY FROM FRONT DOOR, ON DOOR OF BIRD HABITAT, AND ALL OOPS STATIONS AS DIRECTED BY PETSMART CONSTRUCTION MANAGER.
 - ALL MILLWORK IN THE SALON AREA IS SUPPLIED AND INSTALLED AS PART OF THE GENERAL CONTRACT BY THE G.C. THROUGH REQUIRED VENDOR PROGRAM WITH ADVANCED FIXTURES, INC. (A.F.I.)

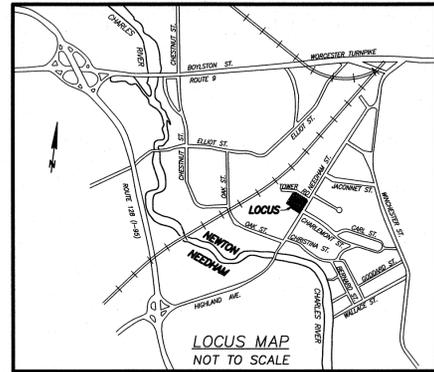


2 ENLARGED RESTROOM PLANS
 SCALE: 1/2"=1'-0"
 NORTH



1 RECEIVING / HEALTH SERVICE
 SCALE: 1/4"=1'-0"
 NORTH

File: P:\2013.0506 Petsmart\2013.0506.00 Newton, MA\2013.0506 - A2.2.dwg | Printed By: [Morgan Phillips] | Printed On: [10/29/2013 03:38 PM]



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

LEGEND:

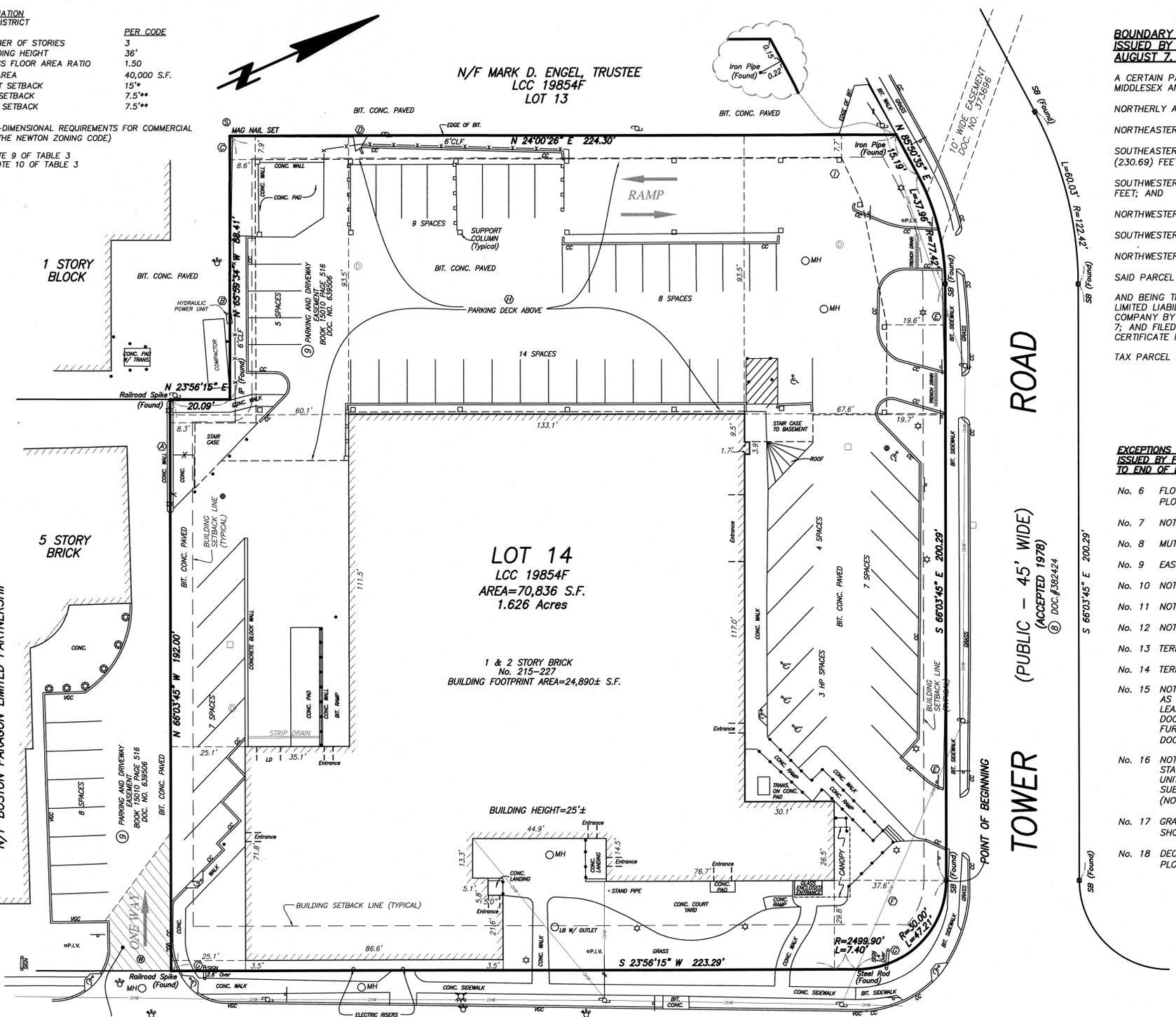
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ WATER MANHOLE
- ⊙ MH MANHOLE
- ↔ HANDICAP RAMP
- ⊙ GAS SHUT OFF
- ⊙ WATER SHUT OFF
- ⊙ CATCH BASIN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ HYDRANT
- ⊙ SIGN
- ⊙ LIGHT BASE
- ⊙ WALK LIGHT
- ⊙ TRAFFIC SIGNAL
- ⊙ BOLLARD
- ⊙ MONITORING WELL
- BIT. BITUMINOUS
- CONC. CONCRETE
- 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 |
| TOTAL | 138 SPACES |

PROPERTY REFERENCES:

TRANSFER CERTIFICATE OF TITLE NO. 167750
 TRANSFER CERTIFICATE OF TITLE NO. 184051
 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. 5102800008G0

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. 1135643; 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)

NEEDHAM STREET (PUBLIC - 60' WIDE)

TOWER ROAD (PUBLIC - 45' WIDE) (ACCEPTED 1978) (DOC.#382424)

INDUSTRIAL PLACE

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. APPLEDATE, PLS (MA# 28514)
 rga@harryfeldman.com



NOTES:

- 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.
- 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".
- 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 (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0562E, CITY OF NEWTON COMMUNITY NUMBER 250208, PANEL NUMBER 0562E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

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| 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. LAND SURVEYORS
 112 SHAWMUT AVENUE PHONE: (617)357-9740
 BOSTON, MASS. 02118 www.harryfeldman.com

FELDMAN
 Professional Land Surveyors



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|---|----------------|---------------|----------------|------------------|
| RESEARCH | FIELD CHIEF FS | PROJ MGR MJB | APPROVED RGF | SHEET No. 1 OF 1 |
| CALC ROA | CADD MAL/MIB | FIELD CHECKED | CRD FILE 13593 | JOB No. 13593 |
| FILENAME: S:\PROJECTS\13500e\13593\DWG\13593-ALTA.dwg | | | | |