

LEGEND

- These standard symbols will be found in the drawing.
- ⊕ CATCHBASIN ROUND
 - ⊙ MANHOLE DRAIN
 - ⊙ MANHOLE ELECTRIC
 - ⊙ MANHOLE SEWER
 - ⊙ MANHOLE TELEPHONE
 - ⊙ WATER GATE
 - ⊙ HYDRANT
 - ⊙ LIGHT POLE
 - ⊙ UTILITY POLE
 - POST
 - SIGN
 - OVERHEAD WIRES
 - - - FENCE WOOD
 - - - PAVEMENT EDGE

LOCUS MAP N.T.S.

Legal Description Commitment No. NCS-809533-BOS1

Real property at 219 Commonwealth Avenue, in the City of Newton, County of Middlesex, Commonwealth of Massachusetts, bounded and described as follows:

The land with the buildings thereon now known as and numbered 219 Commonwealth Avenue, Newton, Middlesex County, Massachusetts, bounded and described as follows:

Southwesterly by the Northeasterly line of Commonwealth Avenue, sixty-six and 32/100 feet;

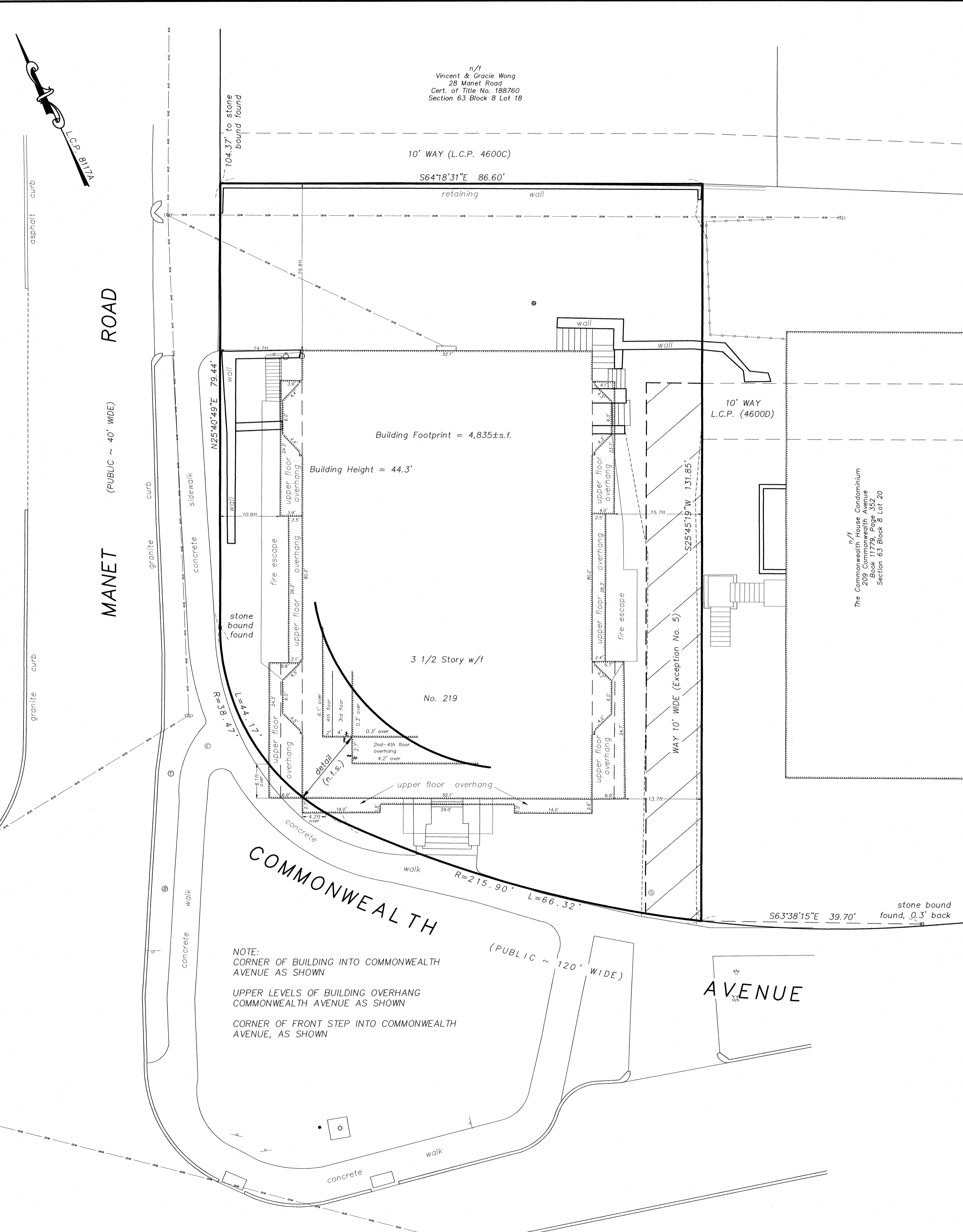
Westerly by the junction of said Avenue with Manet Road, measuring on the Easterly line thereof, forty-four and 17/100 feet;

Northwesterly by the Southeasterly line of said Road, seventy-nine and 44/100 feet;

Northeasterly by land now or formerly of Frederick Reid Estes, Trustee, eighty-six and 60/100 feet; and

Southeasterly by lands now or formerly of said Estes Trustee, and of Thomas R. Hughes, one hundred thirty-one and 85/100 feet.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 84, Page 81, with Certificate 12623, (Plan No. 8117A).



WARD STREET

MANET ROAD (PUBLIC ~ 40' WIDE)

COMMONWEALTH AVENUE (PUBLIC ~ 120' WIDE)

NOTE:
CORNER OF BUILDING INTO COMMONWEALTH AVENUE AS SHOWN
UPPER LEVELS OF BUILDING OVERHANG COMMONWEALTH AVENUE AS SHOWN
CORNER OF FRONT STEP INTO COMMONWEALTH AVENUE, AS SHOWN

n/i
Vincent & Gracie Wong
28 Manet Road
Cert. of Title No. 188760
Section 63 Block 8 Lot 18

n/i
The Commonwealth House Condominium
20 Commonwealth Avenue
Book 1179, Page 352
Section 63 Block 8 Lot 20

GENERAL NOTES

OWNER OF RECORD: AMY ZUSSMAN, TRUSTEE OF THE I. ZUSSMAN 219 REALTY TRUST
DEED REFERENCE: CERT. OF TITLE No. 196046
PLAN REFERENCE: L.C.P. 8117A
TAX MAP REFERENCE: SECTION 63 BLOCK 8 LOT 19

The Parcel shown on this survey lies within a Zone "X", as described on the Flood Insurance Rate Map No. 25017C0558E, dated June 4, 2010, in which the property is located.

GENERAL UTILITY NOTE

The underground utilities depicted hereon are from field locations of observable evidence and/or compiled according to available record plans and are approximate only. The surveyor makes no guarantees that underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated hereon although they are located as accurately as possible from the information available. Otte & Dwyer, Inc. and its surveyor assume no responsibility for damages incurred as a result of utilities, shown or not shown on this plan. Always call DIGSAFE at 811 before you dig.

To 219 Comm LLC; Brookline Bank, its successors and/or assigns and to First American 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 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a)(b)(c), 8, 9, 13, 14 & 21 of Table A thereof. The field work was completed on August 23, 2016.

David A. Dwyer Jr.
Name: David A. Dwyer Jr., PLS
Licensed Land Surveyor No. 46707
ddwyer@ottedwyer.com

EXCEPTIONS

Exceptions, as numbered in Commitment for Title Insurance No. NCS-806533-BOS1, dated August 17, 2016, issued by First American Title Insurance Company.

With regard to exceptions 1-4. Our certification is limited to only matters observed on the ground or of record.

No. 5 So much of the above described land as is included within the limits of the way as shown on said plan, is subject to the rights of the owners and occupants for the time being of said Hughes land, as set forth in a deed recorded in Book 3752, Page 199. See Way, 10' wide as shown on this survey.

No. 6 Taking by the City of Newton for the layout of Manet Road filed as Document No. 131986. Taking was the fee within Manet Road.

No. 7 Notice of Decision by the City of Newton Board of Aldermen, filed as document No. 1263879. Not a survey matter

No. 8 Notice of Decision by City of Newton Board of Aldermen filed as Document No. 1414103. Not a survey matter

No. 9 Memorandum of Building and Rooftop Lease Agreement, filed as Document No. 1441078. Not a survey matter

No. 10 Notice of Decision by the City of Newton Board of Aldermen, filed as Document No. 1496293. Not a survey matter

NOTE:
The surveyor has relied upon the Commitment for Title Insurance issued by First American Title Insurance Company Number NCS-806533-BOS1, effective August 17, 2016 with regard to any recorded easements, rights of way or setbacks affecting the subject property.

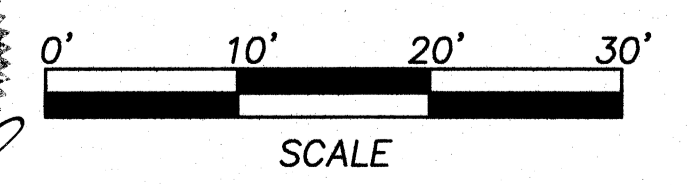
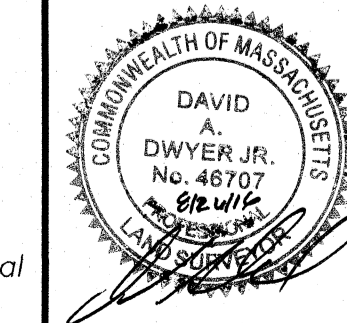
ALTA/NSPS LAND TITLE SURVEY
219 COMMONWEALTH AVENUE
NEWTON, MASS. 02467

PREPARED FOR
219 COMM LLC

BY
OTTE & DWYER, INC.
LAND SURVEYORS

WWW.OTTEDWYER.COM

59 APPLETON STREET SAUGUS, MA 01906
P.O. BOX 982 (781)233-8155
SCALE: 1"=10' AUGUST 26, 2016



This map or plat is not valid without the seal and signature of the responsible surveyor.