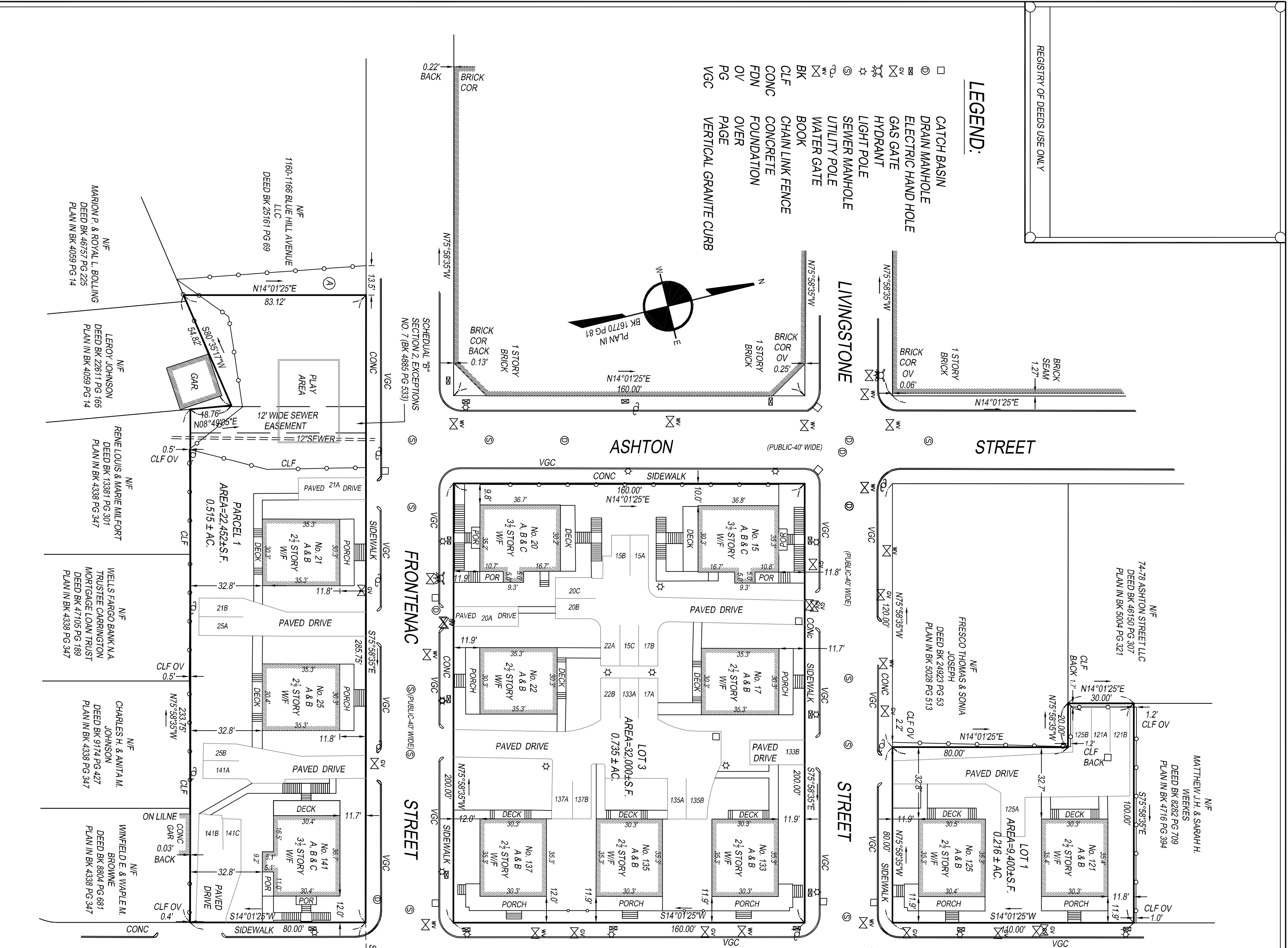


REGISTRY OF DEEDS USE ONLY

LEGEND:

- CATCH BASIN
- DRAIN MANHOLE
- ⊗ ELECTRIC HAND HOLE
- ⊗ GAS GATE
- ⊗ HYDRANT
- ⊗ LIGHT POLE
- ⊗ SEWER MANHOLE
- ⊗ UTILITY POLE
- ⊗ WATER GATE
- ⊗ BOOK
- ⊗ CHAIN LINK FENCE
- ⊗ CONC
- ⊗ CONCRETE
- ⊗ FOUNDATION
- ⊗ OVER
- ⊗ PAGE
- ⊗ VERTICAL GRANITE CURB



ZONING: 3F-6000

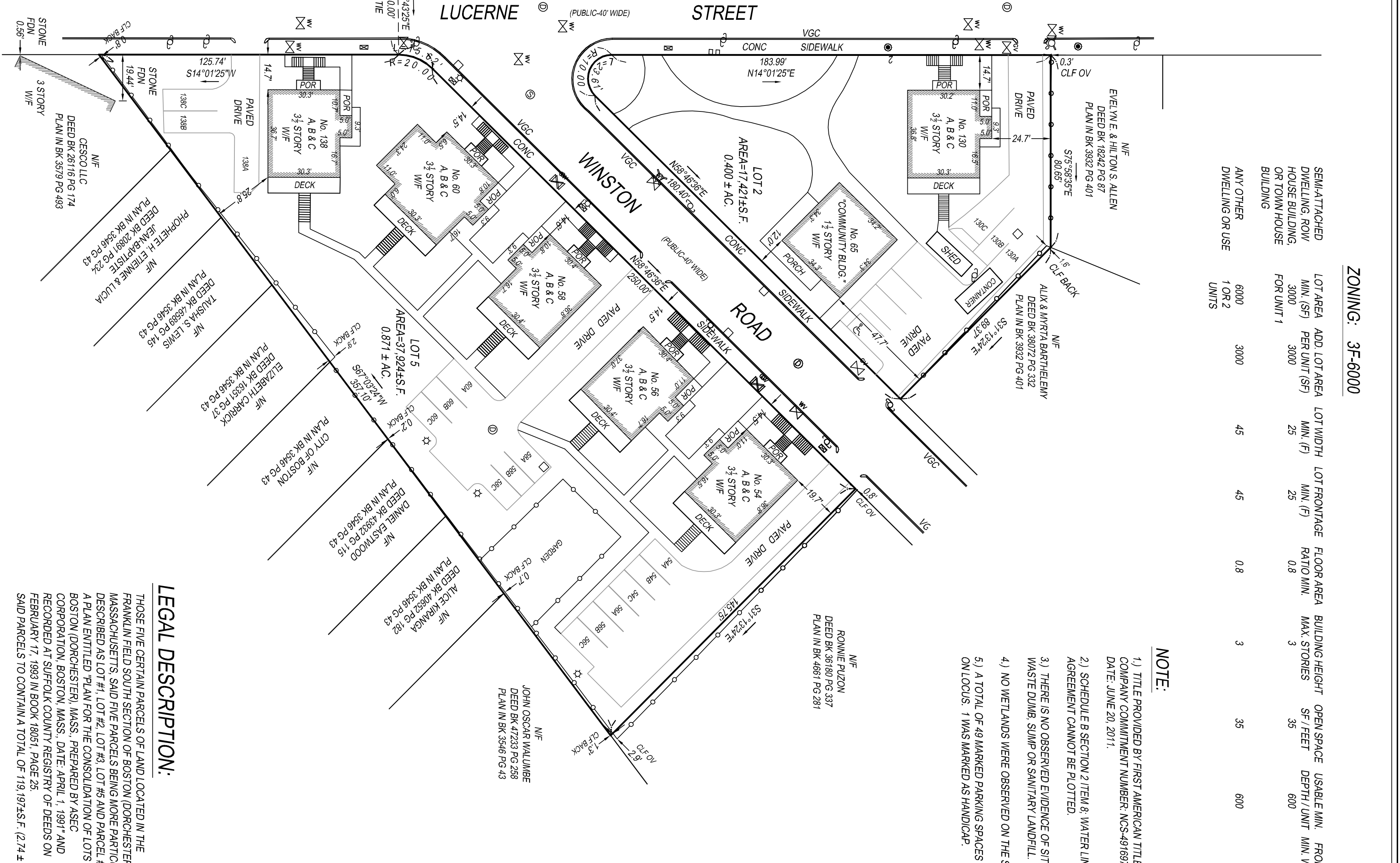
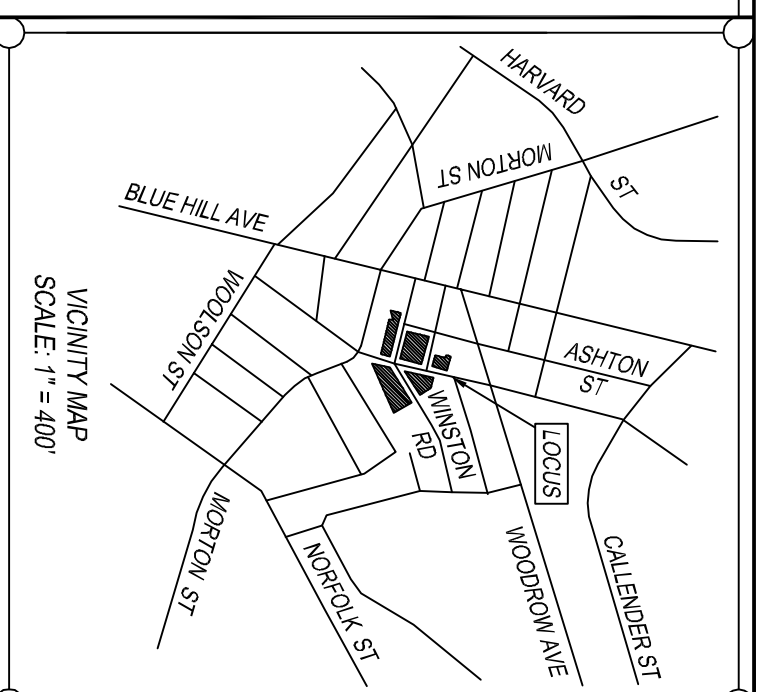
MIN. (SF)	PER UNIT (SF)	MIN. (F)	MAX. STORIES	FLOOR AREA	BUILDING HEIGHT	REAR YARD MAX OCCUPANCY %
3000	3000	25	3	6000	35	25
3000	3000	25	3	3000	35	25
3000	3000	25	3	3000	35	25
3000	3000	25	3	3000	35	25
3000	3000	25	3	3000	35	25

NOTE:

- 1) TITLE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER MCS-491697-BOS1; EFFECTIVE DATE: JUNE 20, 2011.
- 2) SCHEDULE B SECTION 2 ITEM 8: WATER LINE MAINTENANCE AGREEMENT CANNOT BE PLOTTED.
- 3) THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.
- 4) NO WETLANDS WERE OBSERVED ON THE SITE.
- 5) A TOTAL OF 48 MARKED PARKING SPACES WERE OBSERVED ON LOCUS. 1 WAS MARKED AS HANDICAP.

POSSIBLE ENCROACHMENTS:

- A) PLAY AREA OF LOCUS EXTENDS ONTO LAND NOW OR FORMERLY OF 1160-1166 BLUE HILL AVENUE LLC.



LEGAL DESCRIPTION:

THOSE FIVE CERTAIN PARCELS OF LAND LOCATED IN THE FRANKLIN FIELD SOUTH SECTION OF BOSTON, DORCHESTER, MASSACHUSETTS, SAID FIVE PARCELS BEING MORE PARTICULARLY DESCRIBED AS LOT #1, LOT #2, LOT #3, LOT #4 AND PARCEL #1 ON A PLAN ENTITLED "PLAN FOR THE CONSOLIDATION OF LOTS IN BOSTON (DORCHESTER), MASS. PREPARED BY AS&C CORPORATION, BOSTON, MASS. DATE: APRIL 1, 1997 AND RECORDED AT SUFFOLK COUNTY REGISTRY OF DEEDS ON FEBRUARY 17, 1993 IN BOOK 18051, PAGE 25 SAID PARCELS TO CONTAIN A TOTAL OF 119,197± S.F. (2.74 ± AC.)

TO TRINITY LUCERNE LIMITED PARTNERSHIP, RSEF HOLDING LLC, ITS SUCCESSORS AND/OR ASSIGNS, RED STONE EQUITY MANAGER, LLC, RED STONE - 2011 NATIONAL FUND, L.P., RED STONE - 2011 MA FUND, L.P., FIRST AMERICAN TITLE COMPANY AND LENDERS, THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/MCS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6B, 7A, 8.9, 11A, 13, 18-19 AND 20A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED BETWEEN THE DATES OF JUNE 29 AND JULY 8, 2011.

GEORGE C. COLLINS, P.L.S. DATE

DATE: JUNE 29, 2011

REVISION	DATE
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REFERENCES:

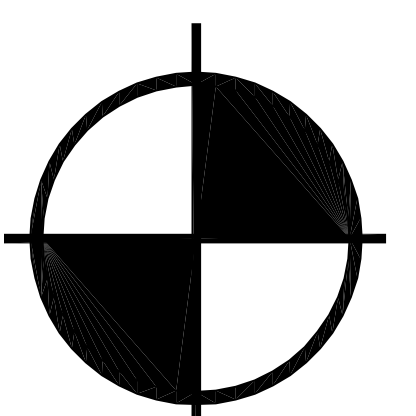
- CITY LAYOUT NO. 5996
- CITY LAYOUT NO. 6803
- CITY LAYOUT NO. 6870
- CITY LAYOUT NO. 5727
- CITY LAYOUT NO. 6371
- CITY SURVEY NB 800 PG 6-63
- CITY SURVEY NB 812 PG 6A-65
- CITY SURVEY NB 782 PG 8B-89
- CITY SURVEY NB 774 PG 70-71

ALTA/MCSM LAND TITLE SURVEY

LOCATED AT
FRONTENAC STREET, LIVINGSTONE STREET, LUCERNE STREET & WINSTON ROAD
BOSTON (DORCHESTER), MA

PREPARED FOR:

TRINITY LUCERNE LIMITED
PARTNERSHIP
40 COURT ST, 8TH FL
BOSTON, MA



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JOB # 11-00351 11-00351 06/29/2011

