

SURVEYOR'S LEGAL DESCRIPTION

A certain parcel of land situate in City of Boston (Roxbury District), County of Suffolk, and the Commonwealth of Massachusetts, more particularly bounded and described as follows:

Beginning at a point of the westerly line of Fisher Avenue, said point being the southeasterly corner of the herein described parcel;

Thence S 88° 19' 48" W, by land now or formerly of New England Baptist Hospital, for a distance of 116.74 feet to a point;

Thence continuing partly by said land of New England Baptist Hospital and partly by land now or formerly of the City of Boston, N 69° 29' 06" W for a distance of 185.85 feet to a point;

Thence continuing by said land of the City of Boston in the following three courses:

1. 74° 30' 01" W for a distance of 35.64 feet to a point;

2. Thence N 78° 29' 20" W for a distance of 44.81 feet to a point;

3. Thence N 10° 36' 57" W for a distance of 7.00 feet to a point;

Thence by land now or formerly of the Longwood Rehabilitation Center in the following five courses:

1. N 88° 07' 39" E for a distance of 78.06 feet to a point;

2. Thence N 07° 04' 28" W for a distance of 190.68 feet to a point;

3. Thence N 85° 31' 40" E for a distance of 73.17 feet to a point;

4. Thence N 04° 28' 20" W for a distance of 25.00 feet to a point;

5. Thence N 85° 31' 40" E for a distance of 10 feet to a point on the westerly line of Parker Hill Avenue.

Thence S 04° 28' 20" E by the westerly line of Parker Hill Avenue for a distance of 25.00 feet to a point;

Thence S 75° 28' 50" E by the southerly line of Parker Hill Avenue for a distance of 273.58 feet to a point of curvature;

Thence by the southerly line of Parker Hill Avenue along a curve to the right having a central angle of 92° 00' 00", a radius of 25.00 feet, and an arc length of 35.27 feet to a point of tangency on the westerly line of Fisher Avenue;

Thence S 14° 31' 10" W by the westerly line of Fisher Avenue for a distance of 180.00 feet to a point of curvature;

Thence continuing by the westerly line of Fisher Avenue along a curve to the left having a central angle of 02° 34' 17", a radius of 274.08 feet, and an arc length of 12.30 feet to the point of beginning.

Containing 81,400 square feet or 1.869 acres more or less.

Being the same property as described in title commitment number 20341255, dated 10/13/00, prepared by First American Title Insurance Company.

LEGEND	
□	ELECTRIC METER
○	GAS METER
○	GAS GATE
○	WATER GATE
○	HYDRANT
○	LIGHT POLE
○	UTILITY POLE
○	GLY POLE
○	CATCH BASIN
○	DRAIN MANHOLE
○	SEWER MANHOLE
○	MONITORING WELL
○	LANDSCAPED AREA
○	BITUMINOUS BERM
○	BITUMINOUS CONCRETE
○	CONCRETE
○	CONCRETE CURB
○	GRANITE CURB
○	TRANSFORMER
○	POLYVINYL CHLORIDE PIPE
○	REINFORCED CONCRETE PIPE
○	WATER VALVE
○	CONCRETE PAD

UTILITY LEGEND	
---	SANITARY SEWER
---	STORM DRAIN
---	WATER
---	GAS
---	ELECTRIC
---	OVERHEAD WIRES

FOR REGISTRY USE ONLY

NOTES:

- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD. NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED.
- ELEVATIONS REFER TO BOSTON CITY BASE.
- ZONE: MISSION HILL NEIGHBORHOOD DISTRICT-INSTITUTIONAL DISTRICT.

PLAN REFERENCES:

- PLAN 37393B FILED WITH CERT. 101972
- PLAN 36360A FILED WITH CERT. 81684
- PLAN AT BOOK 24362, PAGE 110.

PARKING:

THERE ARE 59 REGULAR SPACES AND 3 HANDICAP

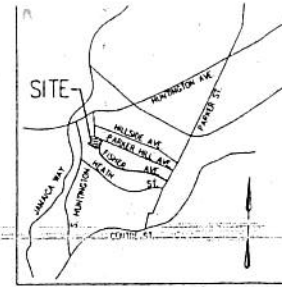
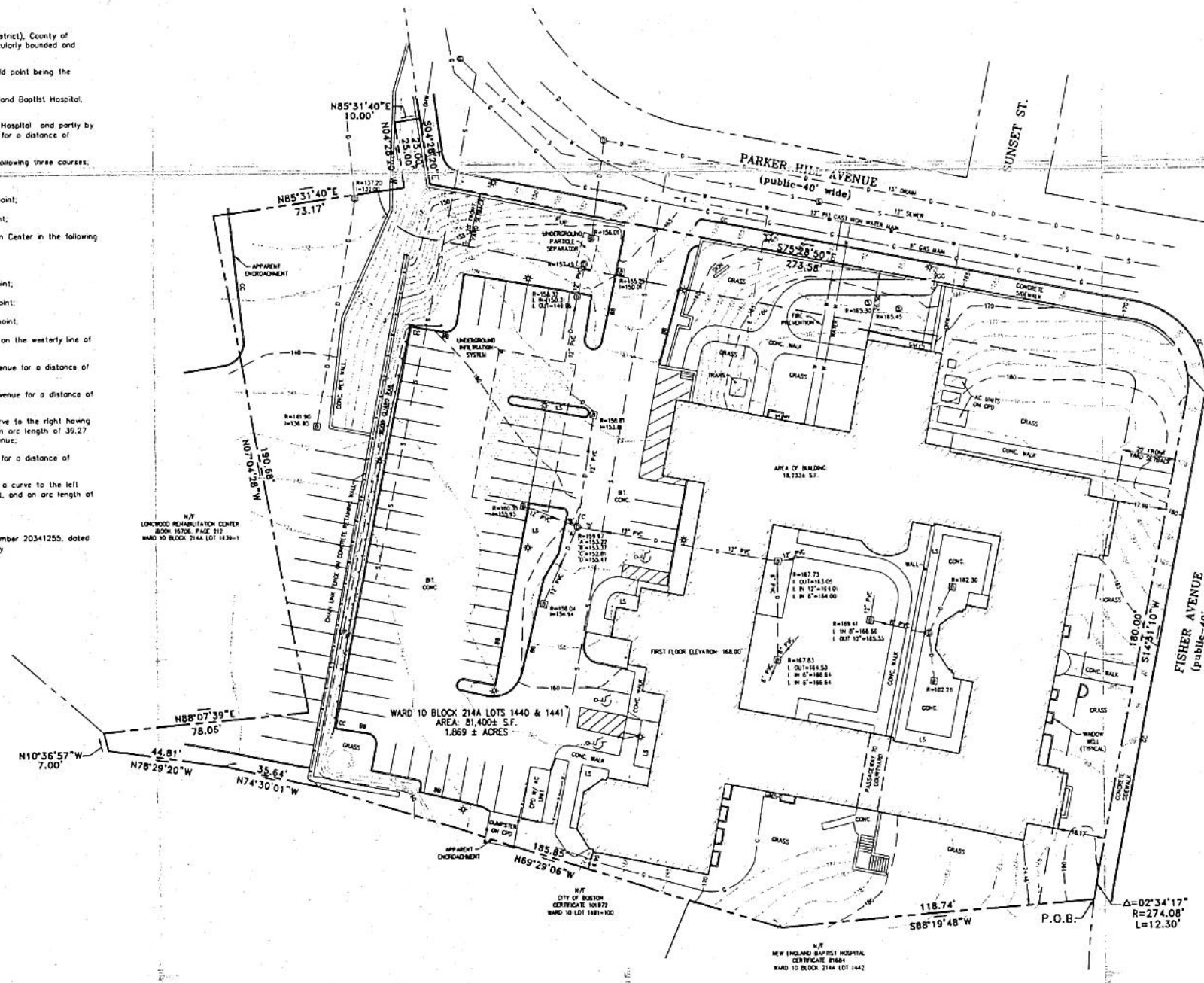
SCHEDULE B, SECTION 2 COMMENTS:

THERE ARE NO SECTION 2 ITEMS THAT ARE SURVEY RELATED.

STATEMENT OF ENCROACHMENTS

A. THERE IS AN APPARENT ENCROACHMENT OF THE CONCRETE PAD AT THE DUMPSTER OVER THE SOUTHERLY PROPERTY LINE. THE PAD EXTENDS OVER THE PROPERTY LINE ALONG ITS WIDTH OF 11.5 FEET BY A DISTANCE OF FROM APPROXIMATELY 0.5 FEET TO APPROXIMATELY 1.5 FEET. APPROXIMATE AREA OF ENCROACHMENT IS 11 SQUARE FEET.

B. CONCRETE CURB CROSSES THE WESTERY



Δ=90°00'00"
R=25.00'
L=39.27'

SURVEYOR'S CERTIFICATION:

I hereby certify to the Department of Housing and Urban Development (HUD), First American Title Insurance Company, and to their successors and assigns, that:

I made on the ground survey per record description of the land shown hereon located in Boston (Roxbury District), Suffolk County, Massachusetts on August 13, 2002, and that it and the map was made in accordance with the HUD Survey Instructions and Report, form HUD-2457, and the requirements for an Urban Survey, as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys dated 1999.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 250286 0009C.

Samuel A. White, Jr. 8-23-02
SAMUEL A. WHITE, JR. P.L.S. DATE:



I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN, AND THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Samuel A. White, Jr. 8-28-02
SAMUEL A. WHITE, JR. P.L.S. DATE:



PREPARED BY
CONECO
Engineers, Scientists
& Land Surveyors
4 First Street - Bridgewater, Massachusetts 03324

ALTA/ACSM LAND TITLE SURVEY

63 Parker Hill Avenue
Boston (Roxbury) MA

PREPARED FOR: HASKELL HOUSE LLC
SCALE: DATE: ACAD FILE: JOB NO:

