





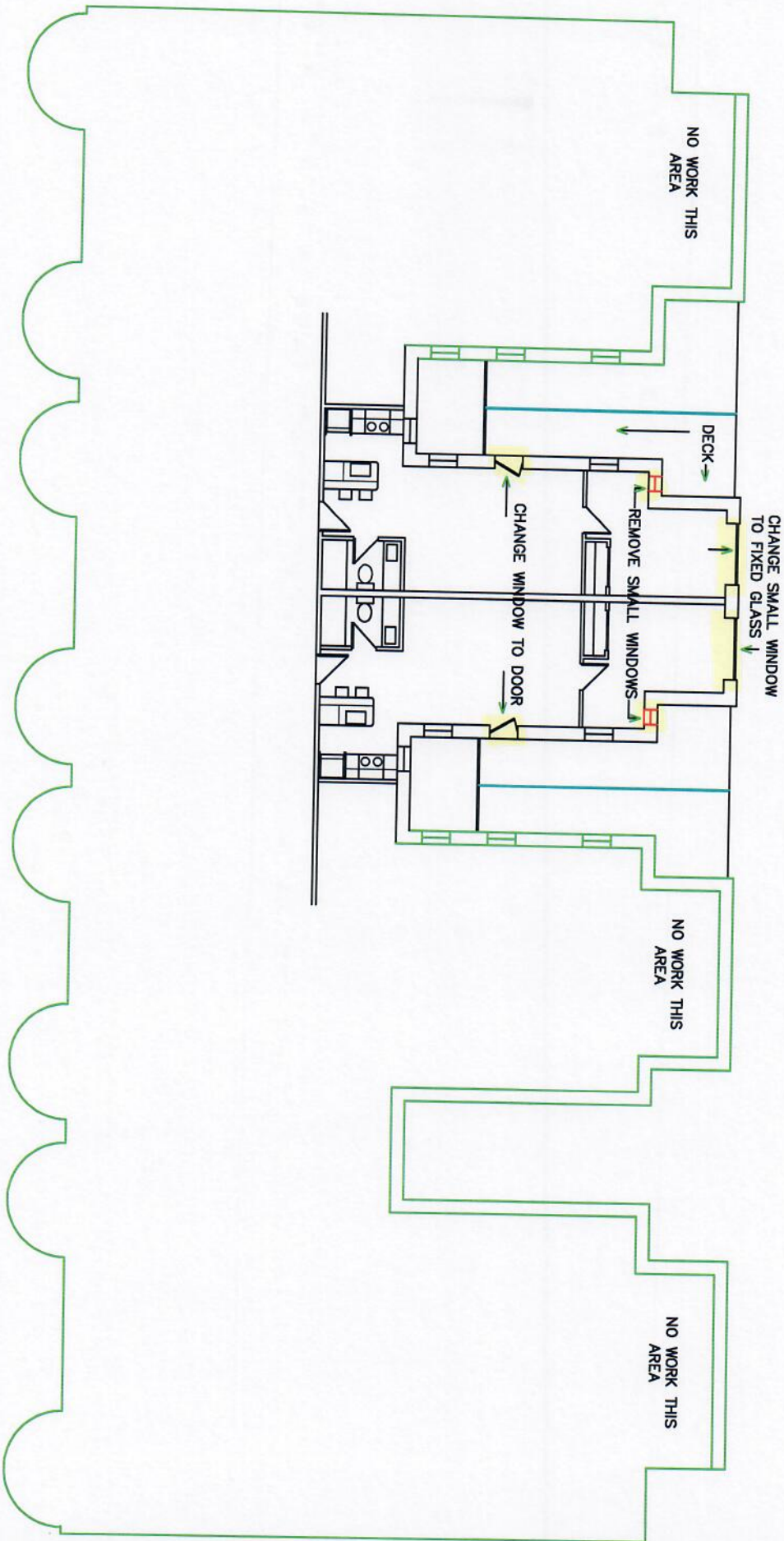
↑  
FROM ALLEY TO  
CUMBERLAND STREET

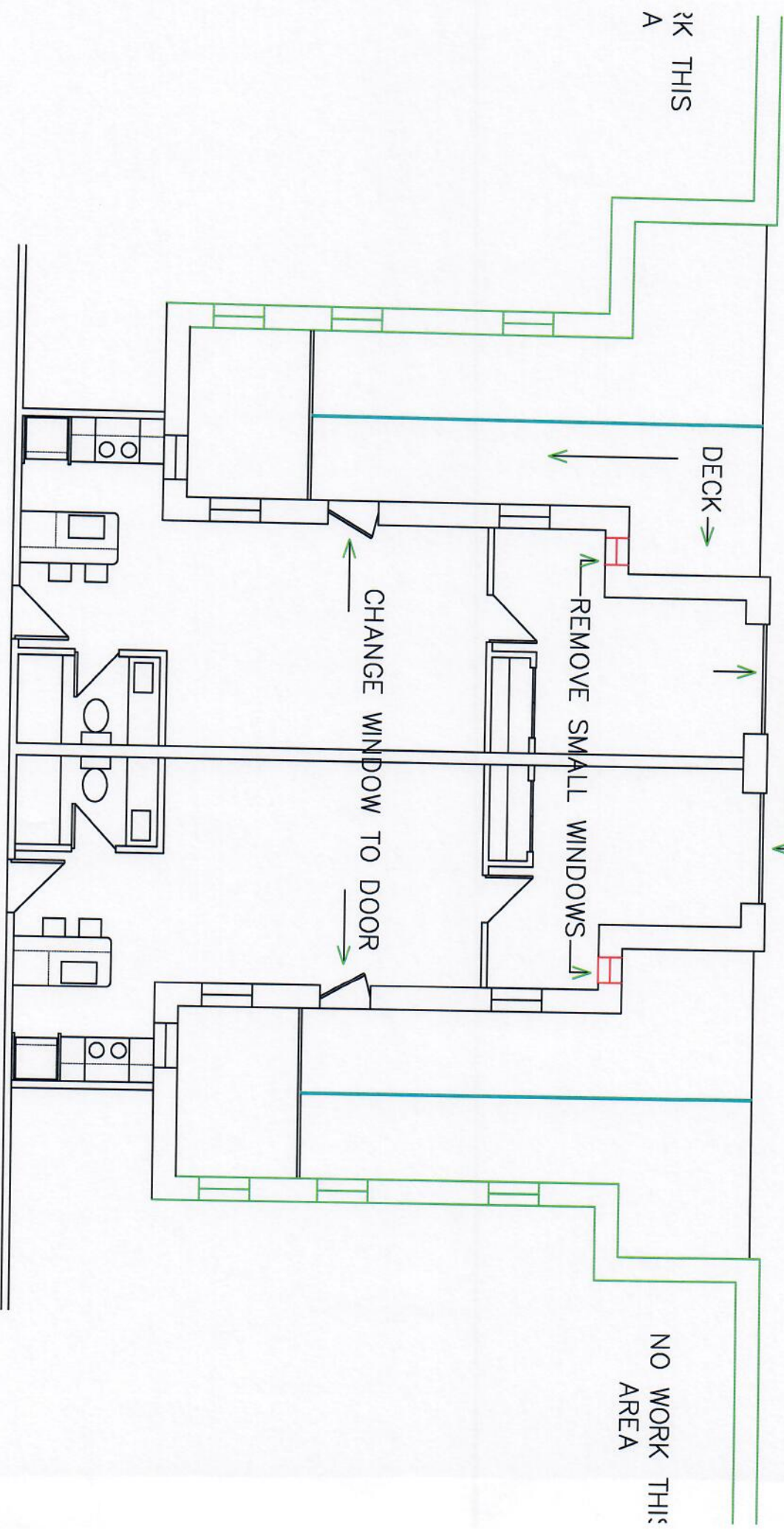


to BLACKWOOD  
/ No WORK ON THIS SECTION

FROM CUMBERLAND  
TO BACK OF BUILDING







CHANGE SMALL WINDOW  
TO FIXED GLASS ↓

DECK →

REMOVE SMALL WINDOWS →

CHANGE WINDOW TO DOOR →

NO WORK THIS  
AREA

OK THIS  
A



Deed Description No. 6-12 Blackwood Street

A certain parcel of land situated in Boston (Suffolk County), Mass., bounded and described as follows:

Beginning at a point on the northeasterly sideline of Blackwood Street, said point being 100.00' southeast of the southeast line of St. Botolph Street;

thence turning and running by a ten foot wide passageway, N 34° 59' 34" E, a distance of 100.01 feet to a point;

thence turning and running by the southwesterly line of a 10' wide passageway S 55° 00' 00" E, a distance of 77.67 feet to a point;

thence turning and running N 34° 49' 48" E, a distance of 5.00 feet to the middle line of a ten foot wide passageway;

thence turning and running by the middle line of a 10' and 20' wide passageway S 55° 00' 00" E, a distance of 88.67;

thence turning and running along the property line of The M.B.T.A., S 35° 00' 50" W, a distance of 105.01 feet to a point on the said northeasterly line of Blackwood Street;

thence turning and running along said northeasterly line of Blackwood Street N 55° 00' 00" W, a distance of 166.29 feet to the point of beginning.

The above described parcel contains 17,076 square feet and is subject to and has benefit of the passageways shown on the plan by Harry R. Feldman, Inc., dated June 11, 1993. No. 10 and 12 Blackwood Street (Lots A and B) are Registered Land as shown on the Land Court Case 6502A.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED, I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND INCLUDES ITEMS 3, 4, 7a, 8, 9, 10, 11b & 11c OF TABLE "A" THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY.

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "C", AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BOSTON MASSACHUSETTS, COMMUNITY PANEL NO. 250286 0010 C EFFECTIVE DATE: APRIL 1, 1982

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

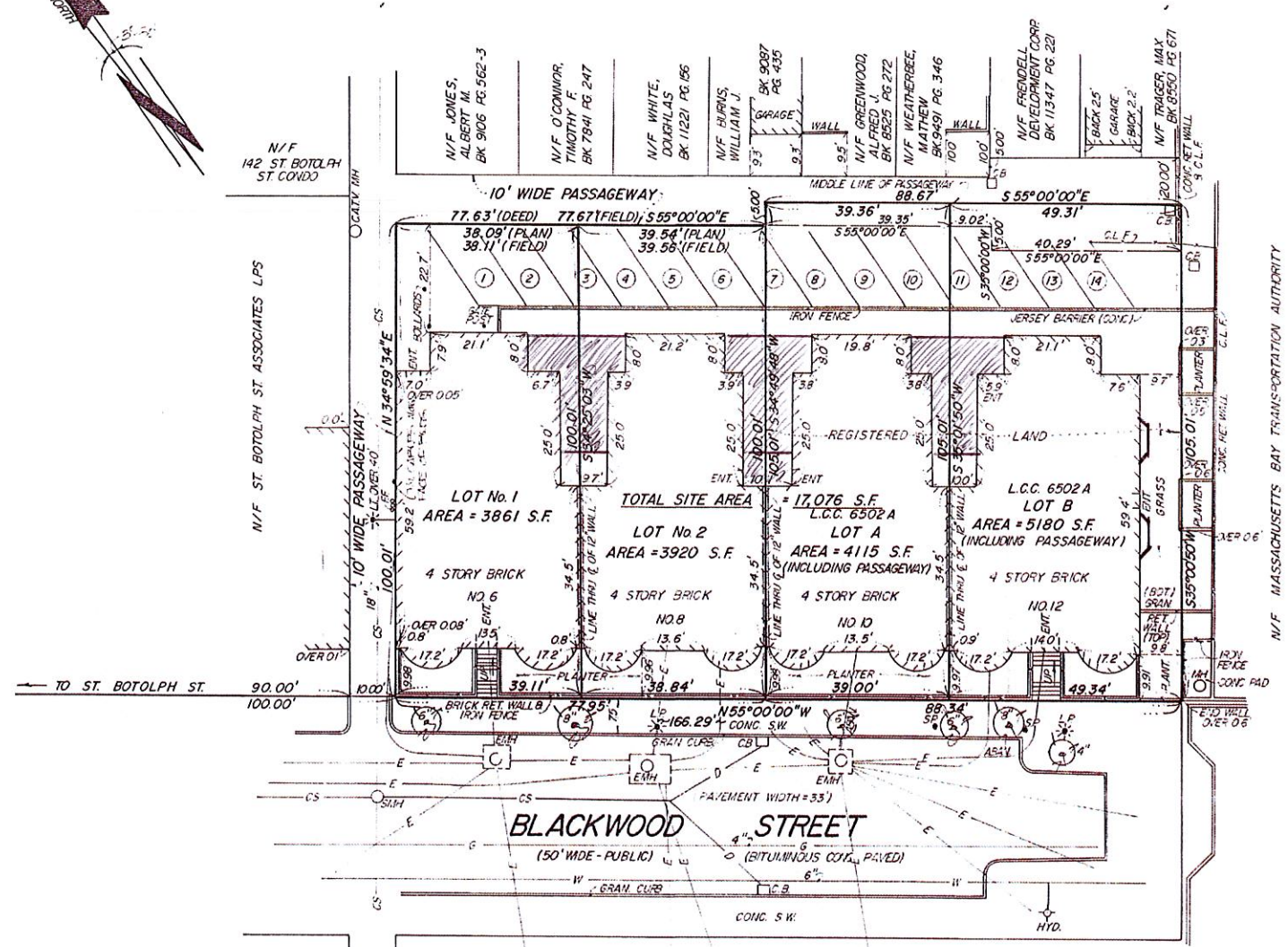
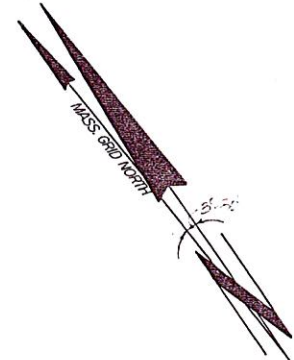
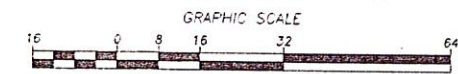
I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Joseph L. Calabro, Jr. 6-24-93



ALTA/ACSM LAND TITLE SURVEY  
NO. 6-12 BLACKWOOD STREET  
BOSTON, MASS

SCALE: 1"=16'  
HARRY R. FELDMAN, INC. LAND SURVEYORS  
112 SHAWMUT AVENUE BOSTON, MASS 02118  
PHONE: (617)357-9740



REFERENCES

- DEED: BK. 9265 PG. 23
- DEED: BK. 1491 PG. 129
- DEED: BK. 2453 PG. 82
- PLAN: BK. 2514 PG. 60
- L.C.C. 6502A
- CITY OF BOSTON ENGINEERING DEPT.
- STREET LINE RECORDS
- N.B. 882 PG. 80-81
- CERTIFICATE OF TITLE NO. 90759

ABBREVIATIONS

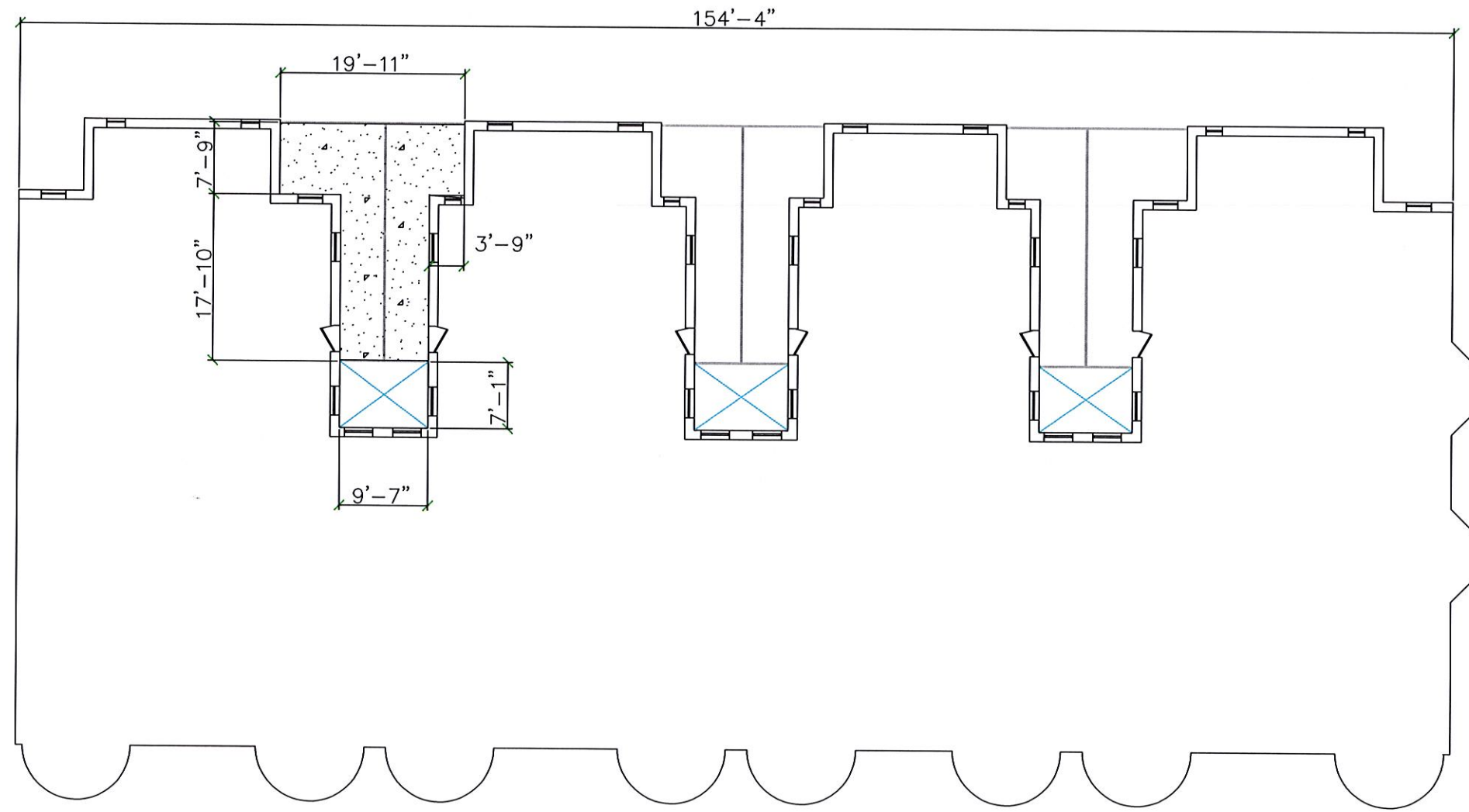
- C.L.F. CHAIN LINK FENCE
- ENT. ENTRANCE
- L.P. LIGHT POLE
- F.F. FUEL FILL
- GRAN. GRANITE
- CONC. SW. CONCRETE SIDEWALK
- RET. RETAINING
- SMH. SEWER MANHOLE
- EMH. ELECTRIC MANHOLE
- CB. CATCH BASIN
- HYD. HYDRANT
- CS. COMBINED SEWER
- SP. SIGN POLE
- CATV/MH. CABLE TELEVISION MANHOLE
- BIT. CONC. BITUMINOUS CONCRETE

LEGEND

- W — WATER
- G — GAS
- E — ELECTRIC
- CS — COMBINED SEWER
- D — DRAIN
- 6" TREE

NOTE:

THE UTILITY INFORMATION SHOWN HEREON IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED PLANS AND ARE APPROXIMATE ONLY. THIS UTILITY INFORMATION IS TO BE USED FOR TITLE INSURANCE PURPOSES ONLY.



6-12 BLACKWOOD STREET





EXISTING REAR OF BUILDING

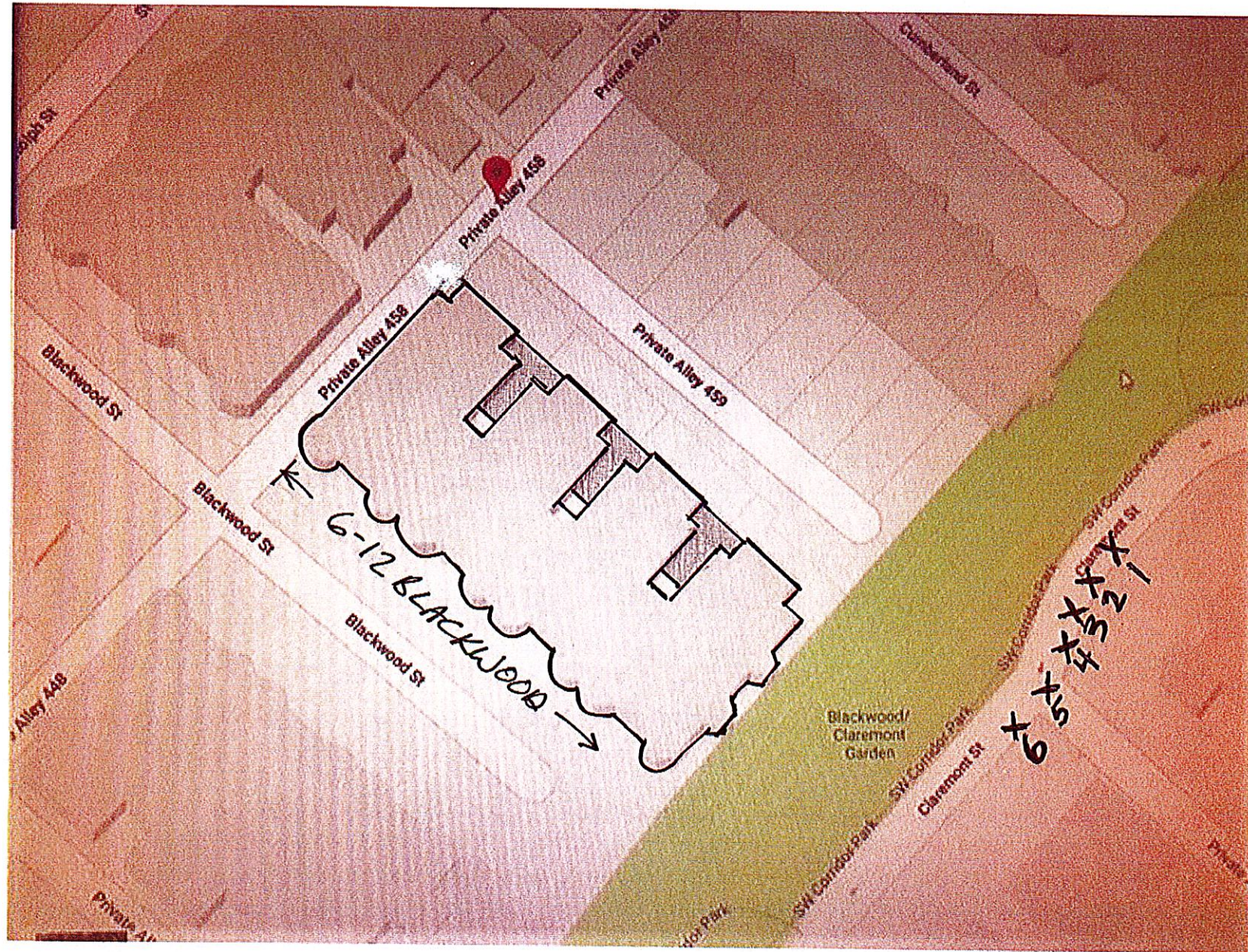


PROPOSED REAR OF BUILDING WITH DECKS









PHOTOS TAKEN  
FROM HERE



← PHOTO 3



← PHOTO 2



← PHOTO 1



PHOTO 6

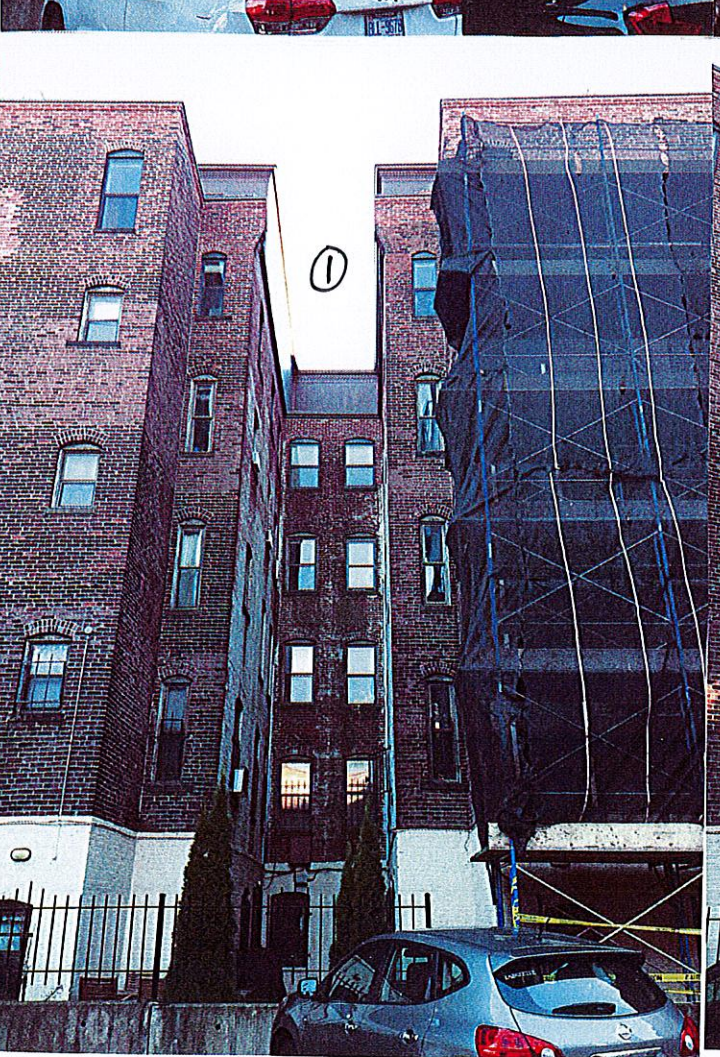


← PHOTO 5



← PHOTO 4



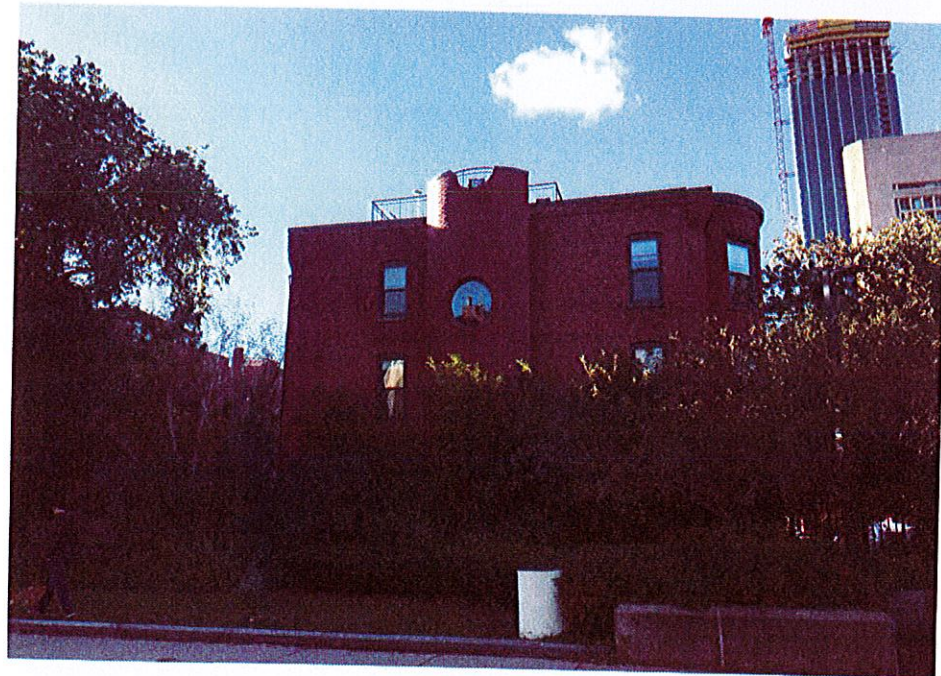
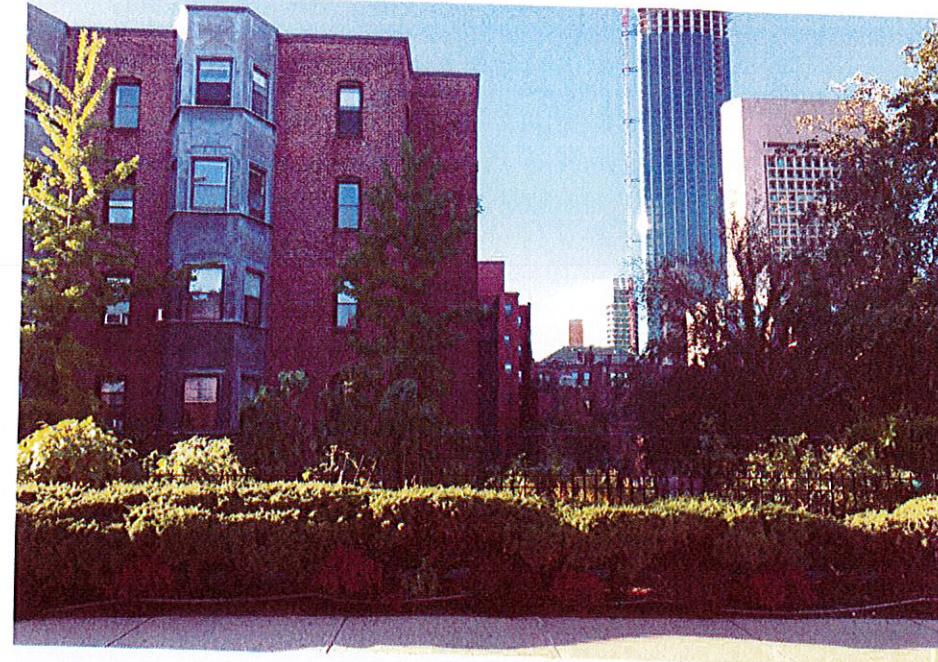






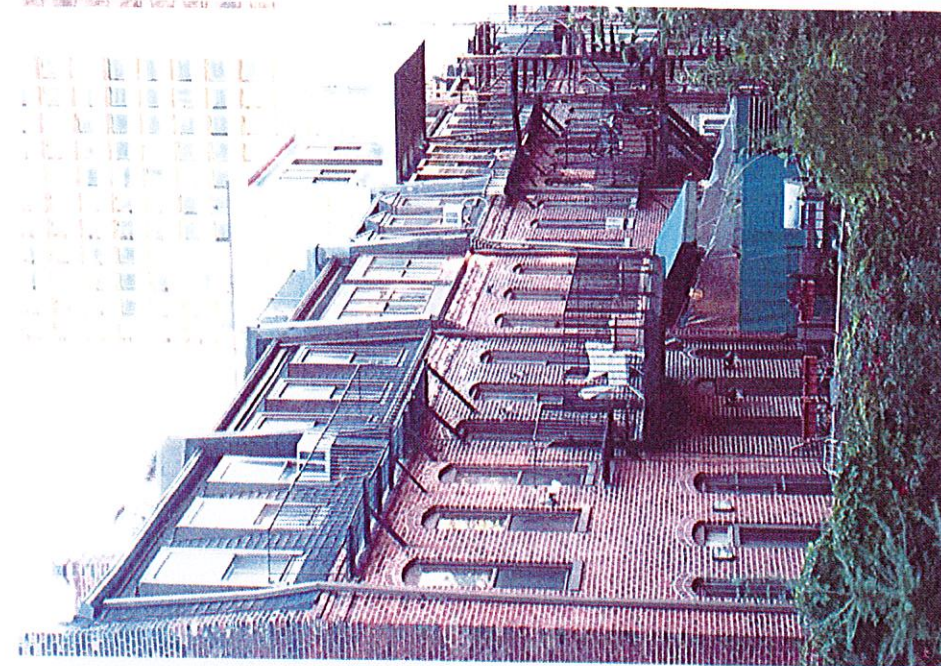
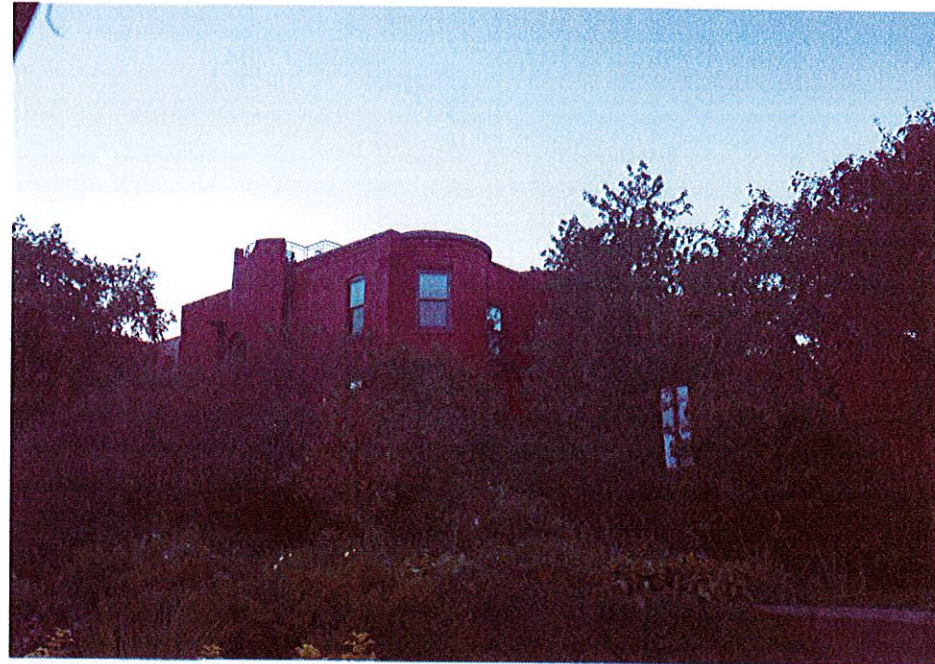
BEHIND BLACKWOOD 6-12 PUBLIC ALLEY 458 AND 459





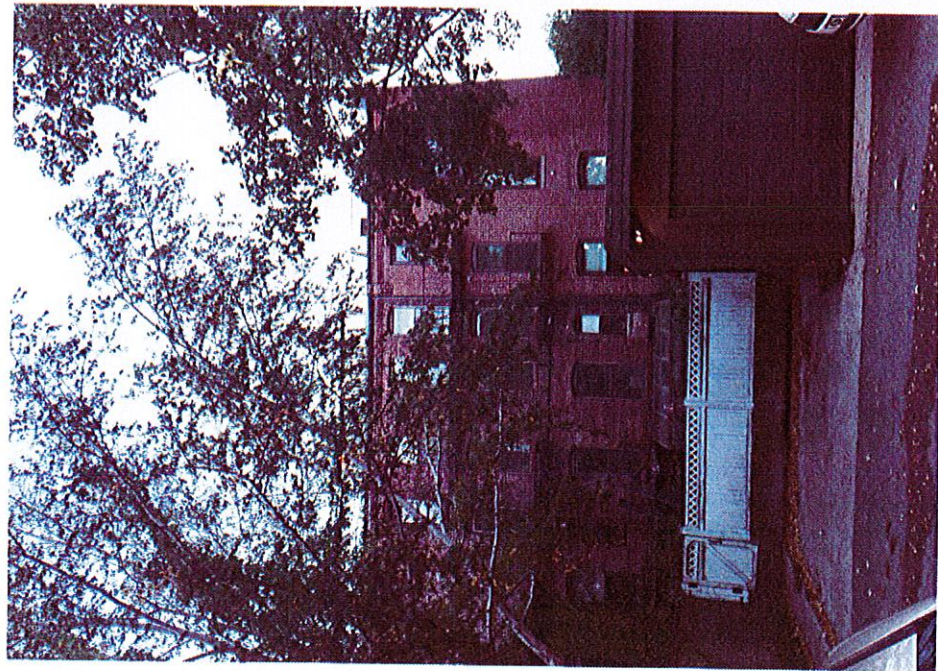
ALL VIEWS BETWEEN WEST NEWTON AND WELLINGTON STREET





ALL VIEWS FROM CLAREMONT STREET BETWEEN WEST NEWTON AND WELLINGTON ST





ALL VIEWS BETWEEN WEST NEWTON AND WELLINGTON STREET