

BROOKLINE HOTEL

25 Washington Street, Brookline MA

presentation to: Town of Brookline

4 May 2016

C7A Hospitality



Exhibit A to Schedule A of First American Title Insurance Company's Commitment for Title Insurance for 25 Washington Street, Town of Brookline, Effective Date August 31, 2015

Parcel One:
A certain parcel of land with the buildings thereon situate and now numbered 690 and 692 on Brookline Avenue, bounded and described as follows: Northwesternly on Brookline Avenue fifty-three and 29/100 feet (53.29); Northernly by land formerly of John Olson and now or late of Charles A. Cuvah et al., eighty-nine and 54/100 (89.54) feet; Easternly by River Road forty-four and 51/100 (44.51) feet; Southernly by land now or late of Yannopoulos forty-seven and 08/100 (47.08) feet; and Southernly by land now or late of Curry seventy-four (74.00) feet. Containing 5,924 square feet.

Parcel Two:
A certain parcel of land with the buildings thereon situate and now numbered 9 and 11 on Washington Street, bounded and described as follows: Southernly by said Washington Street twenty-two (22.00) feet; Westernly by said Washington Street fifty-nine and 30/100 (59.30) feet; Northwesternly five (5.00) feet and Northernly eighteen and 44/100 (18.44) feet by land now or late of Curry; and Easternly by land now or late of Yannopoulos forty-three and 70/100 (43.70) feet. Containing 1,300 square feet.

Parcel Three:
A certain parcel of land with the buildings thereon situate and now numbered 13 and 15 on said Washington Street, bounded and described as follows: Southernly by said Washington Street twenty-two (22.00) feet; Westernly by land now or late of Orlovitz thirty-nine and 02/100 (39.02) feet; Northwesternly by the same land seventeen and 50/100 (17.50) feet and by the parcel herein described twelve (12.00) feet and Easternly by the second parcel herein described fifty-nine and 30/100 (59.30) feet. Containing 1,047 square feet.

Parcel Four:
A certain parcel of registered land lying Northwesternly of the third parcel herein described, bounded and described as follows: Westernly by Lot A as shown on the plan hereinafter referred to eighteen and 56/100 (18.56) feet; Northwesternly by land now or formerly by Charles H. Stearns et al., twenty-one and 63/100 (21.63) feet; Southernly by the third parcel hereby conveyed twelve (12.00) feet; Southernly by land now or formerly of Israel Jacobs ten and 50/100 (10.50) feet; Southernly by the same land seven and 72/100 (7.72) feet. Said parcel is shown as Lot B on a plan drawn by Apinwell & Lincoln, Civil Engineers dated Feb. 9, 1924, as approved by the Land Court, filed in the Land Registration Office as Plan No. 72478, a copy of a portion of which is filed in the Norfolk Registry District with Certificate of Title No. 7071, in Volume 36, and is described in Certificate of Title No. 7072, in said Registry District.

Parcel Five:
A certain parcel of registered land with the buildings thereon situate and now numbered 708 and 708 on Brookline Avenue, bounded and described as follows: Northwesternly by Brookline Avenue thirty-eight and 60/100 (38.60) feet; Northernly by land now or formerly of Charles H. Stearns et al., thirty-four and 34/100 (34.34) feet; Easternly by Lot B shown on the plan hereinafter referred to eighteen and 56/100 (18.56) feet; Southernly by land now or formerly of Israel Jacobs six and 45/100 (6.45) feet; Southernly by lands now or formerly of Israel Jacobs and Levi Jacobs fifty-four and 73/100 (54.73) feet. Said parcel is shown as Lot A on a plan drawn by Apinwell & Lincoln, Civil Engineers dated Feb. 9, 1924, as approved by the Land Court, filed in the Land Registration Office as Plan No. 72478, a copy of a portion of which is filed in the Norfolk Registry District with Certificate of Title No. 7071, Vol. 36.

ZONING NOTE
ZONING DESIGNATION: I-1.0 (INDUSTRIAL)

	REQUIRED	EXISTING
MINIMUM FRONT YARD	40 FT	23.0 FT (RIVER RD)
		35.3 FT (WASHINGTON ST)
		24.1 FT (BROOKLINE AVE)
MINIMUM CANOPY SETBACK	5 FT	5.4 FT
MINIMUM PUMP SETBACK	12 FT	15.3 FT
MINIMUM SIDE YARD	NONE	N/A
MINIMUM REAR YARD	NONE	N/A
MAXIMUM BUILDING HEIGHT	40 FT	14.2 FT
MINIMUM LOT AREA	10,000 S.F.	19,051 S.F.
MINIMUM STREET FRONTAGE	100 FT	486.54 FT
MAXIMUM F.A.R.	1.0	0.198
PARKING FORMULA	1 SPACE PER 800 S.F. OF GROSS FLOOR AREA	0

"REQUIRED" INFORMATION SHOWN HEREIN IS TAKEN FROM PZR REPORT FOR 25 WASHINGTON STREET, BROOKLINE MA, PZR SITE NUMBER 87615-1
"EXISTING" INFORMATION SHOWN HEREIN IS TAKEN FROM THIS SURVEY.



Exhibit A to Schedule A of First American Title Insurance Company's Commitment for Title Insurance for 25 Washington Street, Town of Brookline, Effective Date August 31, 2015

Parcel Six:
A certain parcel of land with the buildings thereon situate and now numbered 898 on Brookline Avenue, bounded and described as follows: Northwesternly by said Brookline Avenue forty-five and 13/100 (45.13) feet; Northernly by land now or late of Warren seventy-four (74.00) feet; Southernly in part by land now or late of Yannopoulos and in part by land now or late of Warren twenty-eight and 28/100 (28.28) feet; Southernly by the last-mentioned land five (5.00) feet; Southernly fifty-six and 17/100 (56.17) feet in part by other land now or late of said Warren; being the premises described in Certificate of Title No. 7072 issued from the Norfolk Registry District, and in part by land now or late of Nicolas, being the premises described in Certificate of Title No. 11228 in said Registry District. Containing 2,247 square feet.

Parcel Seven:
The land in Brookline, together with the buildings thereon, and shown as Lots A and B on a plan of land in Brookline, Apinwell & Lincoln, Civil Engineers, dated June 5, 1926, and recorded with Norfolk Deeds, Book 1771, Page 475, and bounded and described as follows:

Commencing at the Southeastly corner of said premises on Washington Street by land now or formerly of James J. Warren, running Northerly and bounded Easternly by said land now or formerly of said James J. Warren, thirty-nine and 8/100 (39.08) feet to a stake three (3) feet six (6) inches from the end of the building formerly standing thereon; thence running Northerly seventeen and 50/100 (17.50) feet, bounded by land now or formerly of said James J. Warren, to a stake, thence turning and running Westernly bounded Northerly by land now or formerly of said James J. Warren, ten and 50/100 (10.50) feet; thence turning and running Southernly bounded Westernly by land now or formerly of said James J. Warren fourteen and 17/100 (14.17) feet to the corner of the dwelling house which formerly stood thereon; thence turning and running Westernly bounded by a 3-foot passageway and land now or formerly of James J. Warren fifty-four and 73/100 (54.73) feet to Brookline Avenue; thence turning and running Southernly by said Brookline Avenue fifty-two and 3/100 (52.03) feet; thence turning and running at the junction of Brookline Avenue and Washington Street in a Southernly direction as shown on said plan, seven and 79/100 (7.79) feet; thence turning and running Easternly by said Washington Street eighty-three and 96/100 (83.96) feet to the point of beginning, together with the right to pass and re-pass at all times over said 3-foot passageway.

Parcel Eight:
All of that certain parcel of land situate in Brookline in the County of Norfolk and said Commonwealth, bounded and described as follows:

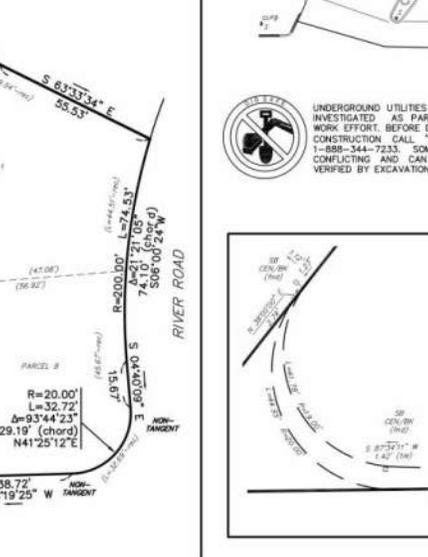
Easternly by the Westernly line of River Road, forty-five and 67/100 (45.67) feet; Southernly by the Northwesternly line forming the junction of said River Road and Washington Street, thirty-two and 69/100 (32.69) feet; Southernly by the Northernly line of said Washington Street, thirty-eight and 72/100 (38.72) feet; and Westernly, sixty-three and 81/100 (63.81) feet, and Northernly, fifty-six and 92/100 (56.92) feet, by land now or formerly of the Gulf Oil Corporation.

All of said boundaries are determined by the Land Court to be located as shown upon plan numbered 25231A, which is filed in Norfolk Registry District with Certificate No. 33212, Book 287, and the same being compiled from a plan drawn by William S. Crocker, Civil Engineer dated June 15, 1954, and additional data on file in the Land Registration Office, all as modified by and approved by the Court.

Note: The land depicted herein is the same parcel as described in First American Title Insurance Company's Commitment for Title Insurance for 25 Washington Street, Brookline MA, Effective Date, August 31, 2015.

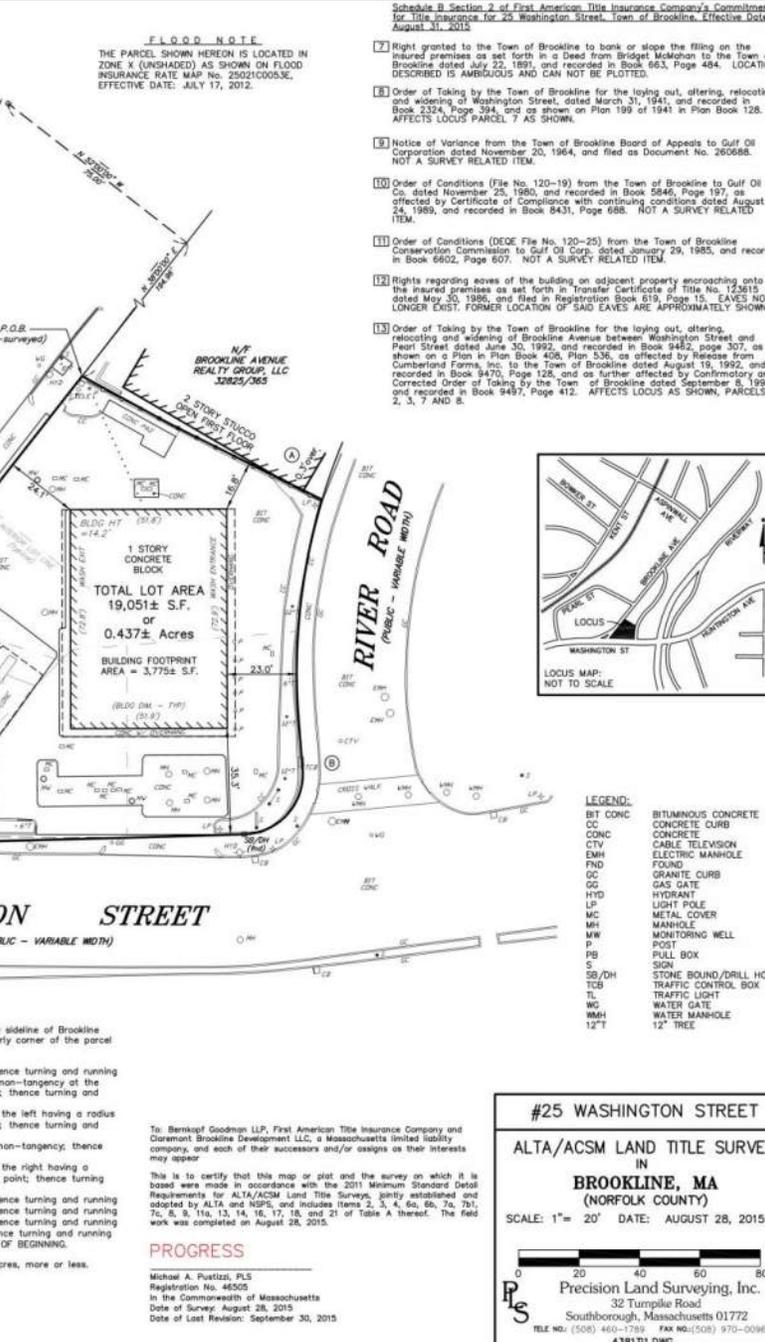
- LIST OF SIGNIFICANT OBSERVATIONS:**
- (A) ADJUTTER'S BUILDING ENCLOSES AROUND LOCUS BY UP TO 0.3 FEET.
 - (B) TRAFFIC CONTROL BOX ENCLOSES ONTO LOCUS BY UP TO 1.1 FEET.
 - (C) LOCUS CURBING ENCLOSES INTO BROOKLINE AVENUE BY UP TO 1.3 FEET.

Underground utilities were not investigated as part of this work effort. Before design and construction call "dig safe" to identify and avoid any conflicting and can only be verified by excavation.



NOTES:

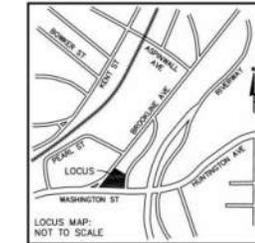
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED WERE OBSERVED.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.
- THE BUILDING NUMBER WAS NOT OBSERVED.
- THE PREMISES HAS NO SPACES MARKED FOR PARKING.
- OWNER: CUMBERLAND FARMS, INC DEED BOOK 7074 PAGE 409 LAND COURT DOC NO. 480909 ASSESSORS PARCEL 135-01-01



FLOOD NOTE
THE PARCEL SHOWN HEREIN IS LOCATED IN ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25021C0003E, EFFECTIVE DATE: JULY 17, 2012.

Schedule B Section 2 of First American Title Insurance Company's Commitment for Title Insurance for 25 Washington Street, Town of Brookline, Effective Date August 31, 2015

- Right granted to the Town of Brookline to bank or slope the filling on the insured premises as set forth in a Deed from Bridget McKeon to the Town of Brookline dated July 22, 1891, and recorded in Book 663, Page 484. LOCATION DESCRIBED IS AMBIGUOUS AND CAN NOT BE PLOTTED.
- Order of Taking by the Town of Brookline for the laying out, altering, relocating and widening of Washington Street, dated March 31, 1941, and recorded in Book 2324, Page 394, and as shown on Plan 1099 of 1941 in Plan Book 128. AFFECTS LOCUS PARCEL 7 AS SHOWN.
- Notice of Variance from the Town of Brookline Board of Appeals to Gulf Oil Corporation dated November 20, 1964, and filed as Document No. 26-0068. NOT A SURVEY RELATED ITEM.
- Order of Conditions (File No. 120-19) from the Town of Brookline to Gulf Oil Co. dated November 25, 1960, and recorded in Book 5846, Page 197, as effected by Certificate of Compliance with continuing conditions dated August 24, 1969, and recorded in Book 8431, Page 668. NOT A SURVEY RELATED ITEM.
- Order of Conditions (DEDE File No. 120-25) from the Town of Brookline Conservation Commission to Gulf Oil Corp. dated January 29, 1965, and recorded in Book 6602, Page 607. NOT A SURVEY RELATED ITEM.
- Rights regarding eaves of the building on adjacent property encroaching onto the insured premises as set forth in Transfer Certificate of Title No. 123615 dated May 30, 1986, and filed in Registration Book 619, Page 15. EAVES NO LONGER EXIST. FORMER LOCATION OF SAID EAVES ARE APPROXIMATELY SHOWN.
- Order of Taking by the Town of Brookline for the laying out, altering, relocating and widening of Brookline Avenue between Washington Street and Pearl Street dated June 30, 1952, and recorded in Book 1822, Page 203, as shown on a Plan in Plan Book 408, Plan 536, as effected by Rescued from Cumberland Farms, Inc. to the Town of Brookline dated August 18, 1992, and recorded in Book 8470, Page 128, and as further affected by Conformatory and Corrected Order of Taking by the Town of Brookline dated September 8, 1992, and recorded in Book 8497, Page 412. AFFECTS LOCUS AS SHOWN, PARCELS 2, 3, 7 AND 8.



LOCUS MAP: NOT TO SCALE.

LEGEND:

BIT CONC	BITUMINOUS CONCRETE
CC	CONCRETE CURB
CONC	CONCRETE
CTV	CABLE TELEVISION
DWH	ELECTRIC MANHOLE
FND	FOUND
GC	GRANITE CURB
GD	GAS GATE
HYD	HYDRANT
LP	LIGHT POLE
MC	METAL COVER
MH	MANHOLE
NW	MONITORING WELL
P	POST
PB	PULL BOX
SID	SIDE
SB/DH	STONE BOUND/DRILL HOLE
TCB	TRAFFIC CONTROL BOX
TL	TRAFFIC LIGHT
WG	WATER GATE
WMH	WATER MANHOLE
T-T	TREE

AS-SURVEYED DESCRIPTION
Beginning at a point on the southeasterly sideline of Brookline Avenue, said point being the most northerly corner of the parcel herein described; thence running

S 61°18'00" E 33.94' to a point; thence turning and running S 63°33'34" E 50.53' to a point non-tangency at the sideline of River Road; thence turning and running 74.53' by a curve to the left having a radius of 200.00' to a point; thence turning and running 15.67' to a point non-tangency, thence turning and running 32.72' by a curve to the right having a radius of 20.00' to a point; thence turning and running 38.72' to a point; thence turning and running S 88°28'28" W 70.05' to a point; thence turning and running S 89°13'40" W 57.94' to a point; thence turning and running N 26°25'45" W 7.79' to a point; thence turning and running N 38°00'00" E 189.12' to the POINT OF BEGINNING.

Containing 19,051 square feet or 0.437 acres, more or less.

To: Benkert Goodman LLP, First American Title Insurance Company and Cumberland Farms Development LLC, a Massachusetts limited liability company, and each of their successors and/or assigns as their interests may appear

This is to certify that this map or plat 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 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, and 21 of Table A thereof. The field work was completed on August 28, 2015.

PROGRESS

Michael A. Putzitz, PLS
Registration No. 45505
in the Commonwealth of Massachusetts
Date of Survey: August 28, 2015
Date of Last Revision: September 30, 2015

#25 WASHINGTON STREET

ALTA/ACSM LAND TITLE SURVEY IN BROOKLINE, MA (NORFOLK COUNTY)

SCALE: 1"= 20' DATE: AUGUST 28, 2015

0 20 40 60 80 ft

Precision Land Surveying, Inc.
32 Timpale Road
Southborough, Massachusetts 01772
TEL No. (508) 461-7719 FAX No. (508) 978-0098
438111.DWG

PROGRAM SUMMARY

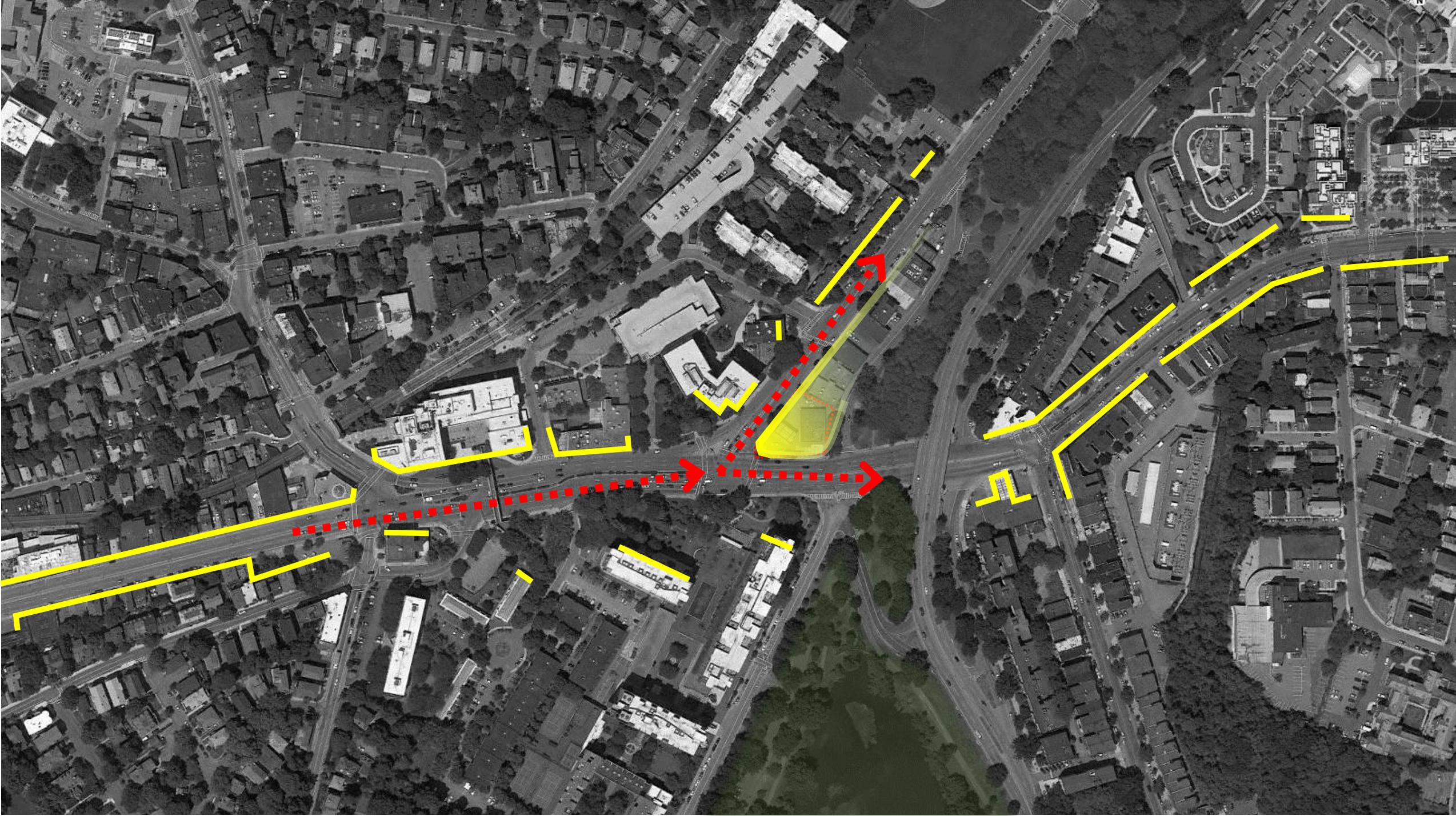
Total Keys approx. 175 Guest Rooms

Floor	SF	Notes
Basement	6,200	BOH
Ground	15,000	
Level 2	17,700	Parking
Level 3	17,700	Parking
Level 4	17,820	Fitness / Pool
Level 5	14,040	
Level 6	14,040	
Level 7	14,040	
Level 8	9,250	
Level 9	9,250	
Level 10	9,250	
Level 11	9,250	

Total Building Area 153,540 GSF

Parking approx. 70 car

Lot Size 19,051 SF

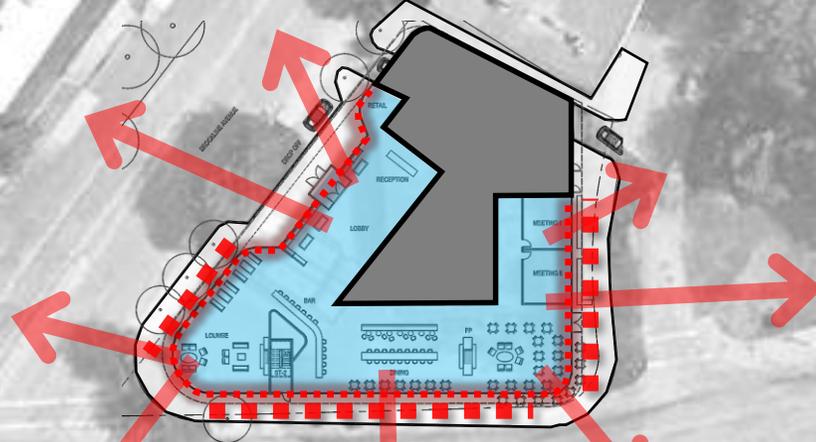


Public Realm

BROOKLINE AVENUE

RIVER ROAD

WASHINGTON STREET

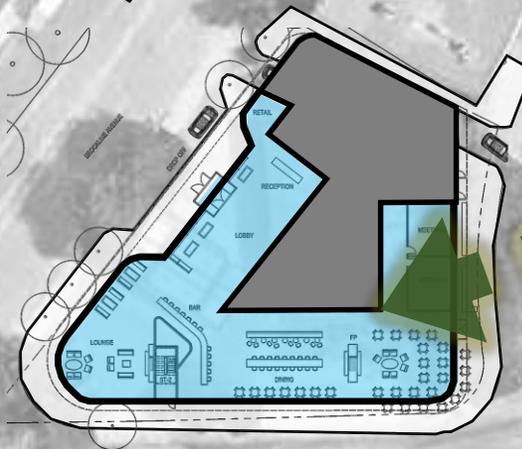


Public Realm

BROOKLINE AVENUE

RIVER ROAD

WASHINGTON STREET



Ground Plan

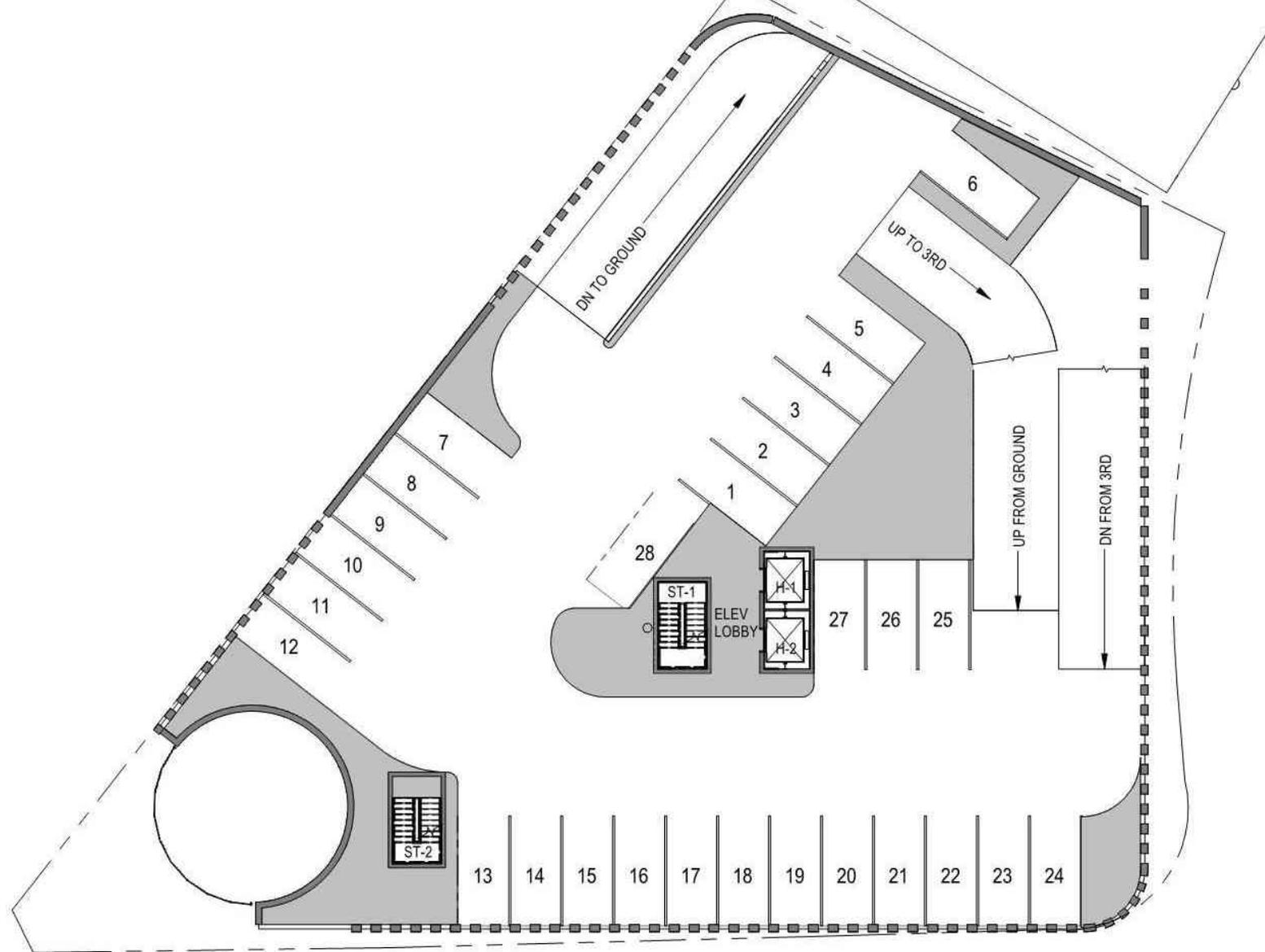


WASHINGTON STREET

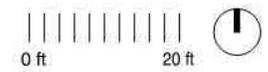


Basement

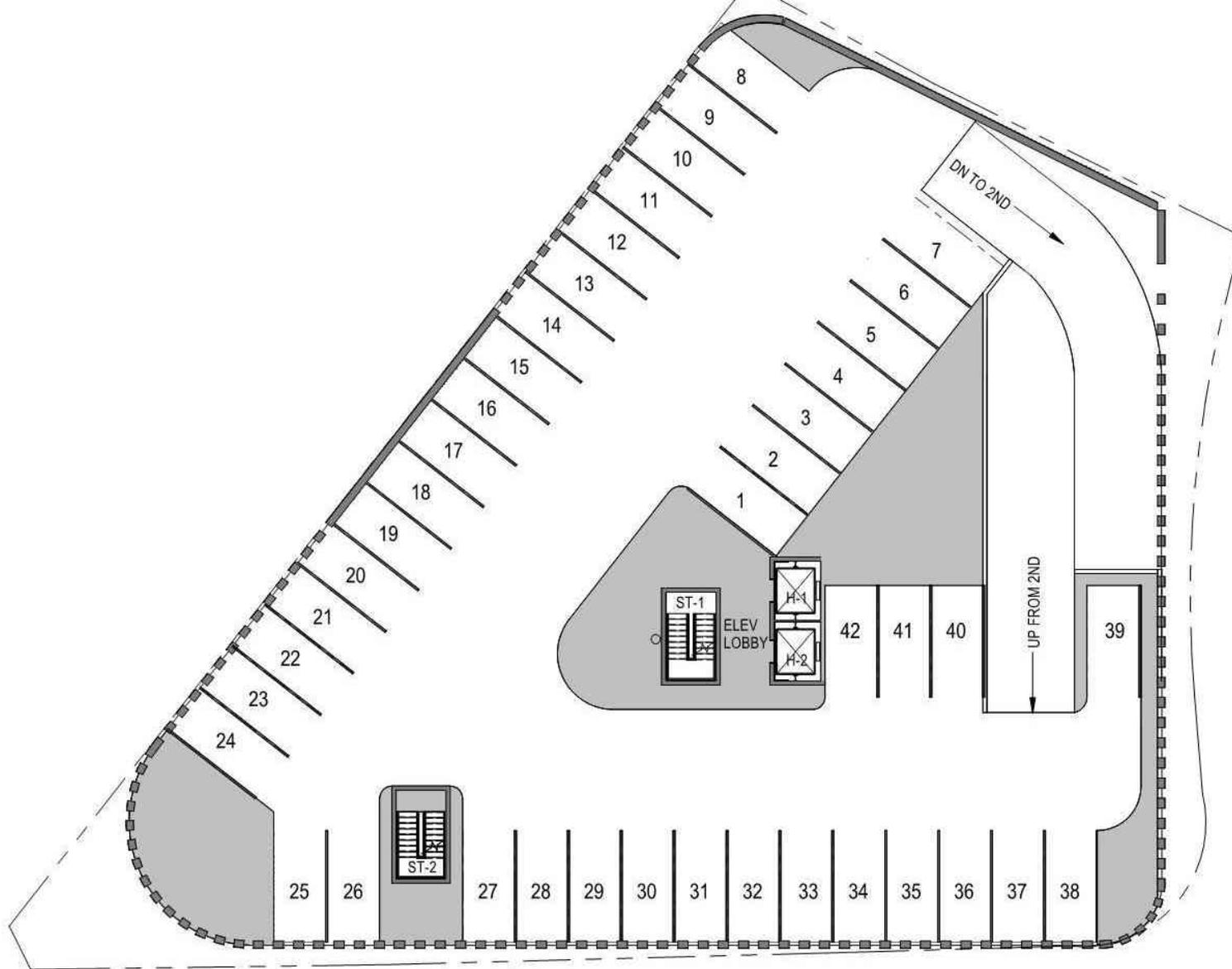




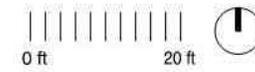
PARKING COUNT	
2ND	28
3RD	42
TOTAL	70



11/13/16 AM



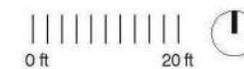
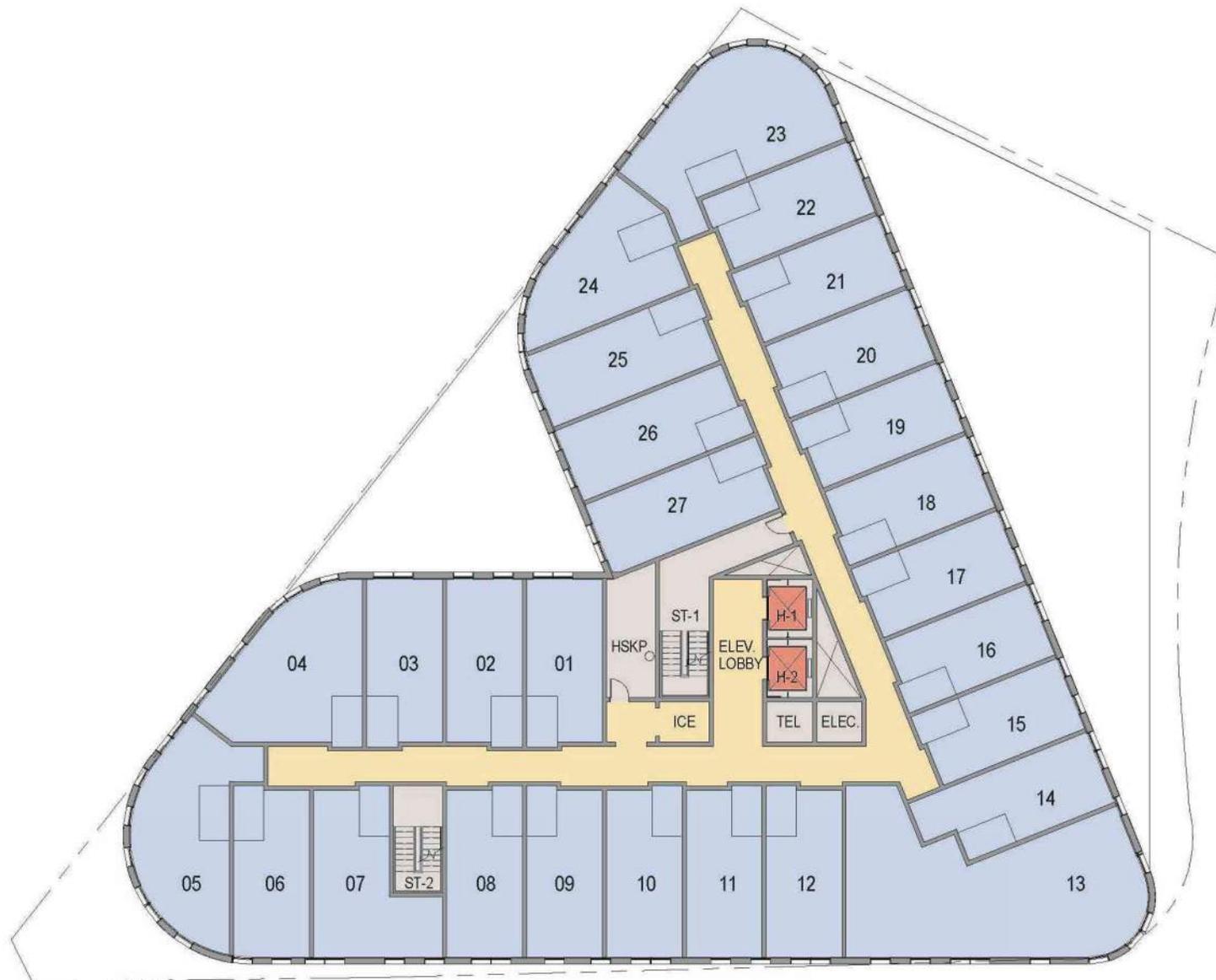
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TOTAL	70



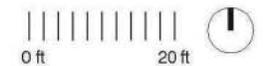
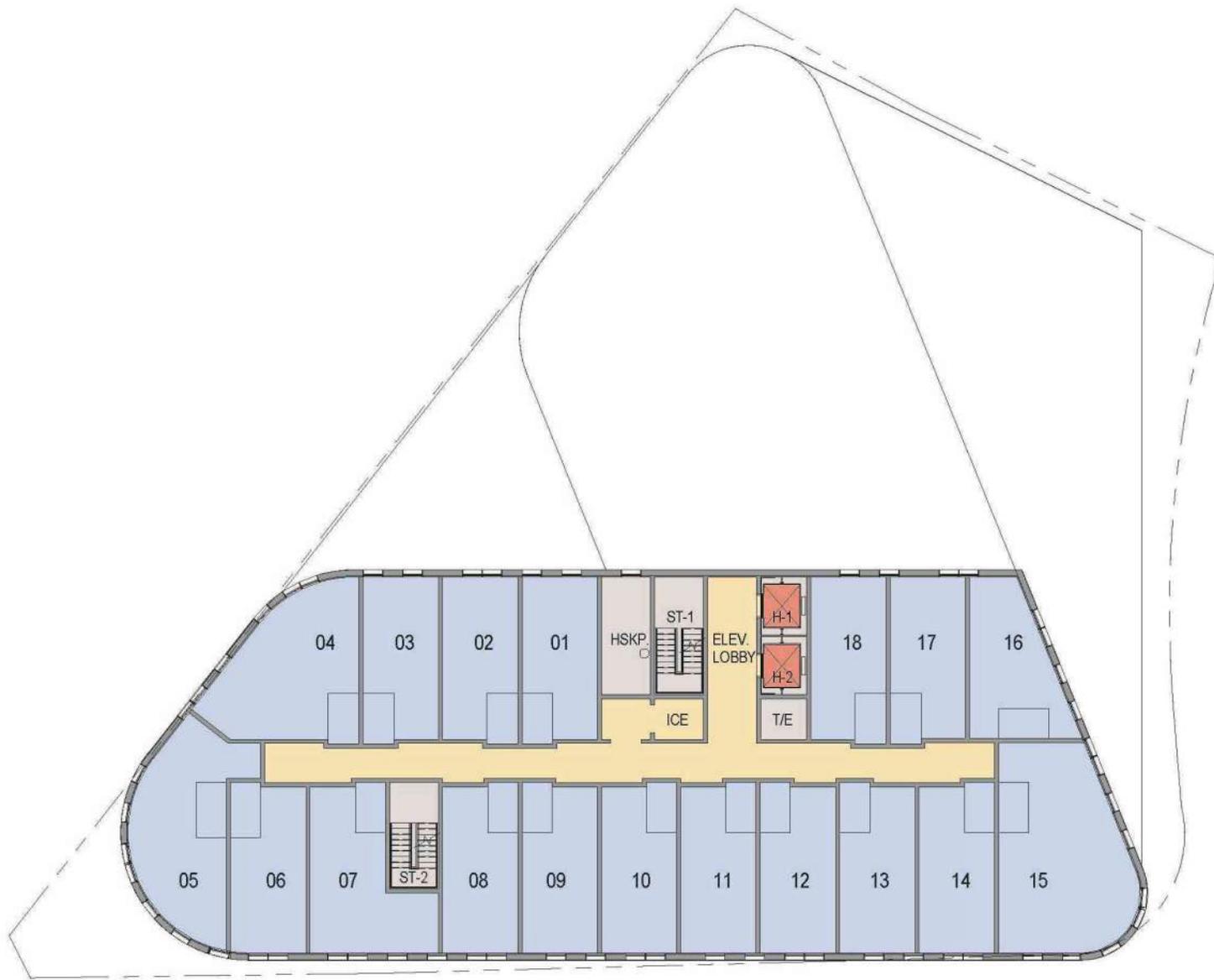
11/20/16/AM



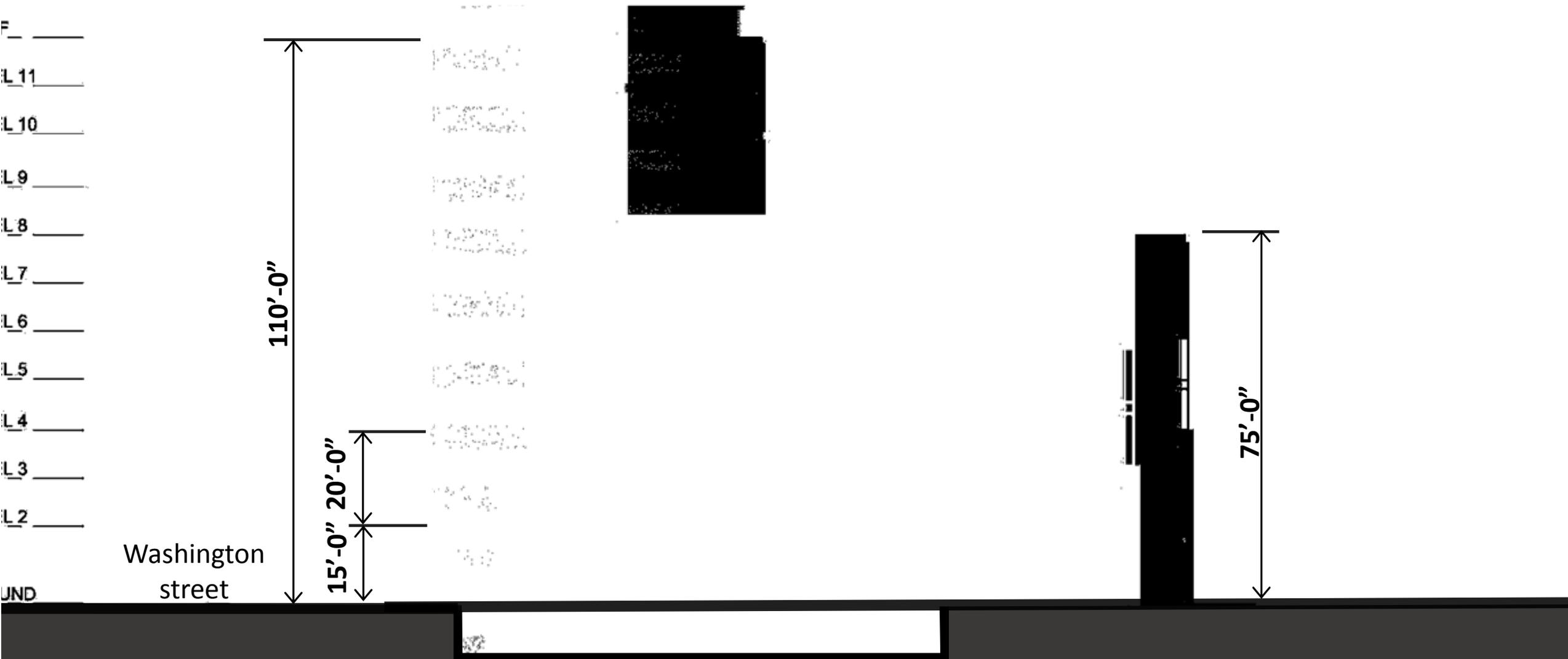
5,6,7



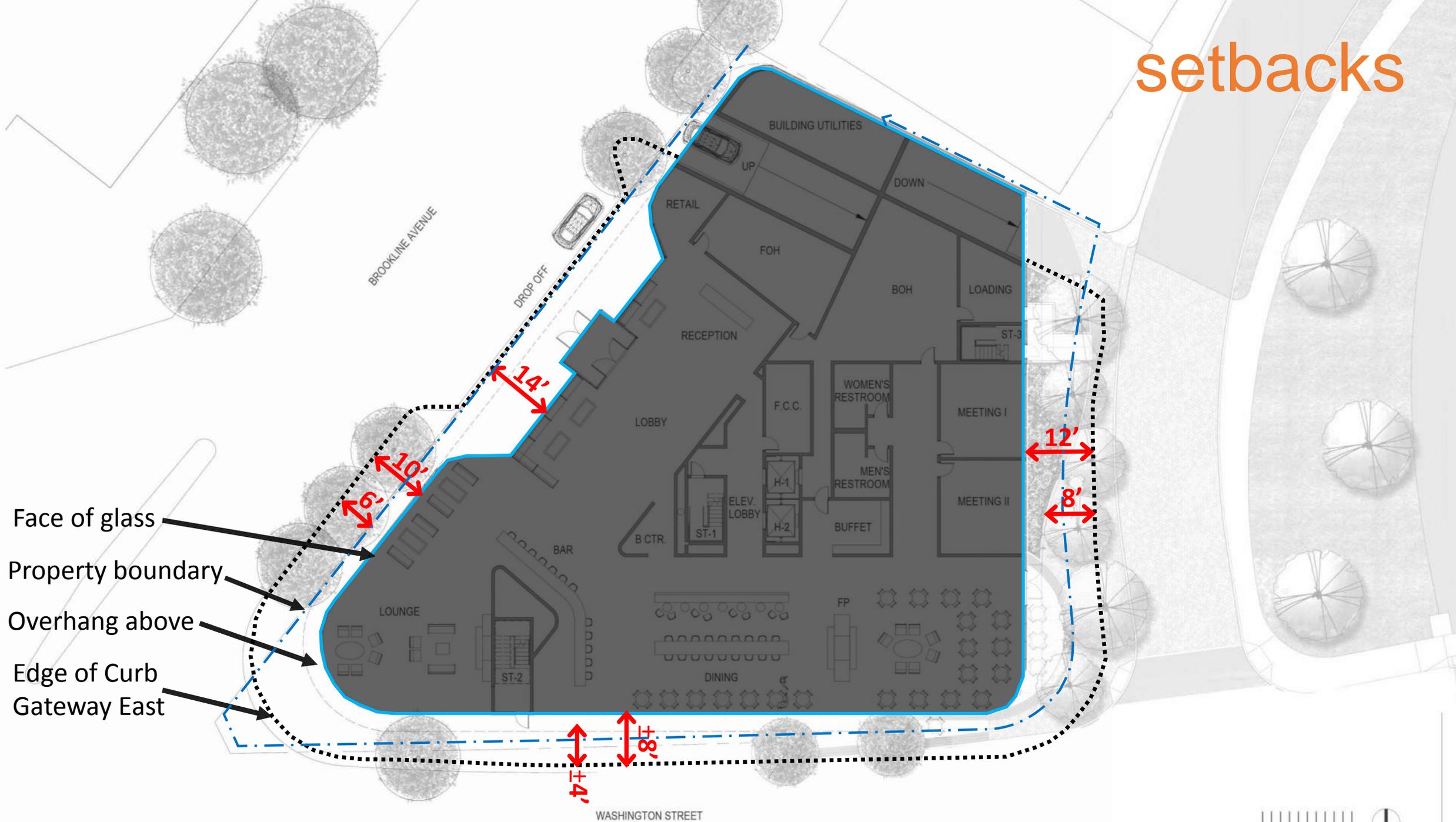
8,9,10,11



Building section



setbacks

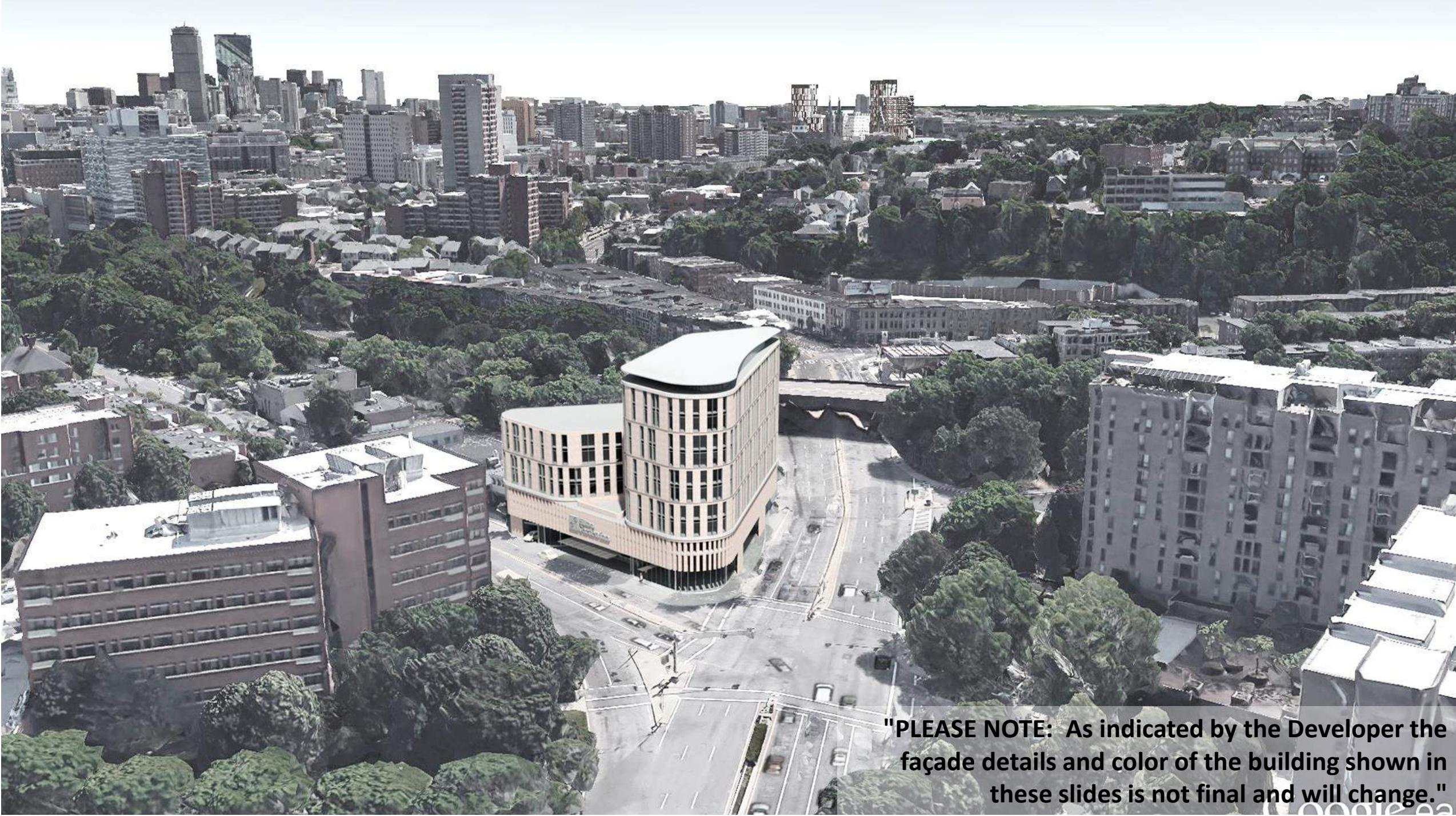


brookline imagery



building imagery





"PLEASE NOTE: As indicated by the Developer the façade details and color of the building shown in these slides is not final and will change."



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town massing study



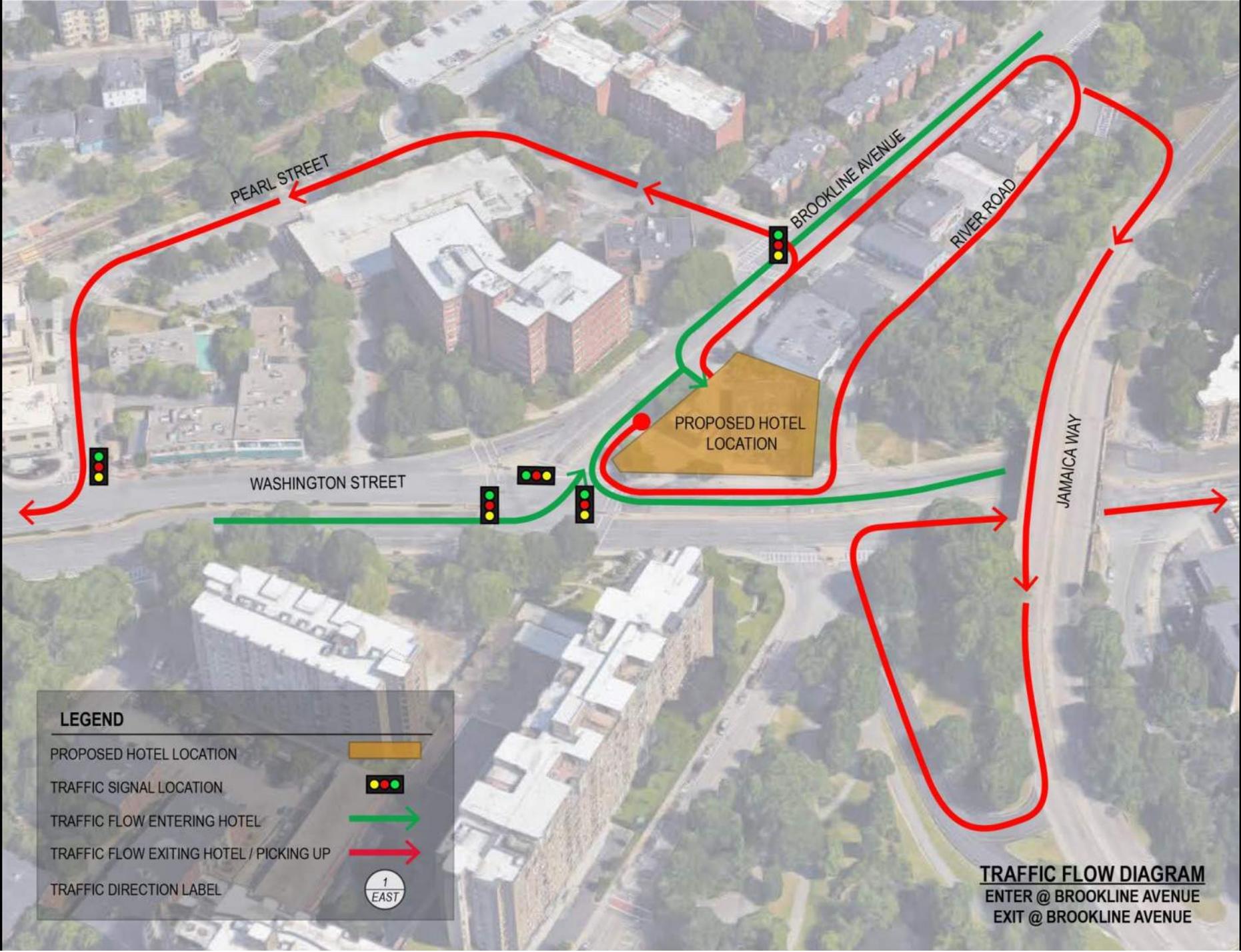
Brookline Avenue

110'

town massing study







LEGEND

- PROPOSED HOTEL LOCATION
- TRAFFIC SIGNAL LOCATION
●
●
●
- TRAFFIC FLOW ENTERING HOTEL
- TRAFFIC FLOW EXITING HOTEL / PICKING UP
- TRAFFIC DIRECTION LABEL
1
EAST

TRAFFIC FLOW DIAGRAM
 ENTER @ BROOKLINE AVENUE
 EXIT @ BROOKLINE AVENUE





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