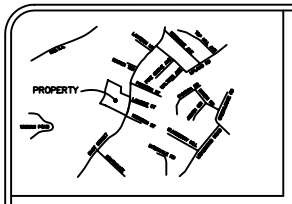


VICINITY MAP

NOT TO SCALE

SCHEDULE B-2 EASEMENT NOTES

7. Easement by Beverly Enterprises–Massachusetts, Inc. to the Town of Dedham, dated January 20, 1998, recorded in Book 13750, Page 1 applies and affects property as shown.

LIST OF ENCROACHMENTS:

"NONE APPARENT"

LEGEND OF SYMBOLS:

CB	CATCH BASIN
CLF	CHAIN LINK FENCE
DMH	DRAIN MANHOLE
GM	GAS METER
GW	GUY WIRE
HVAC	AIR CONDITIONING UNIT
HYD	HYDRANT
LP	LIGHT POLE
M	METAL COVER
P	POST
S	SIGN
SMH	SEWER MANHOLE
TCB	TRAFFIC LIGHT CONTROL BOX
TL	TRAFFIC LIGHT
UP	UTILITY POLE
WG	WATER GATE
WSF	WOOD STOCKADE FENCE
	OVERHEAD WIRE
	HANDICAP

ZONING INFORMATION.

Zoning District: SRB, RDO (SINGLE RESIDENT B & RESEARCH DEVELOPMENT AND OFFICES)

Setbacks:
Front: 70'
Side: 25'
Rear: 25'

Existing Building Height at highest point: 24.4'
Maximum Building Height permitted: 40'

Existing Square Footage of building(s): 25,176± S.F.
Floor Space Area Restrictions: MAXIMUM LOT COVERAGE - 30%

Zoning Source: DEDHAM ZONING BY-LAWS

LAND AREA:

3.396± ACRES OR 147,942± S.F.

SURVEYORS CERTIFICATION

I hereby certify to:

The U.S. Department of Housing and Urban Development (HUD)
GPH Dedham LLC
Walker & Dunlop, LLC
Chicago Title Insurance Company, a Nebraska corporation
and to their successors and assigns, that:

(a) I made an on the ground survey per record description of the land shown hereon located in Dedham, Norfolk County, Massachusetts, on February 9, 2010 as updated on _____, 2010; and it and this map were made in accordance with the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

(b) To the best of my knowledge, belief and information, except as shown hereon: there are no encroachments either way across property lines; there are no encroachments of any structures over any applicable set back lines or upon any easements; title lines and lines of actual possession are the same; and the premises are subject to a 100/500 year return frequency flood hazard, and such flood condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 250237 0005 C."

(Seal)

By: _____

Name: _____

Date: _____

This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1 through 4, 7 through 13 (except for sub-items 7b and 7c), 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the Commonwealth of Massachusetts, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

RECORD LEGAL DESCRIPTION

The land with buildings thereon situated in Dedham, Norfolk County, Massachusetts, as follows:

Being shown as Lots 1, 2 and 3 on a plan entitled "Plan of land in Dedham, Massachusetts, dated March 23, 1970, Pilling Engineering Company, Inc., 26 Norfolk Street, Dedham, Massachusetts", duly recorded in the Norfolk Registry of Deeds in Plan Book 227 as Plan No. 558 of 1970, containing 147, 942 square feet, more or less, bounded and described as follows:

Easterly: Three hundred six and thirty–one hundredths (306.31) feet by East Street as shown on said plan; then

Southwesterly: Four hundred fifty–two and eighty–seven hundredths (452.87) feet, by land now or formerly of Angelo J. Ray, et ux., and J.F. & J. Corporation; then

Westerly: About three hundred ninety–two (392.00) feet by land now or formerly of Francis Marsh, et als., Estate of Sidney Batchelder and Francis Marsh et als., shown on said plan; then

Northerly: Two hundred and thirty–seven (237.00) feet more or less, by Lot 5 as shown on said plan; then

Easterly: One hundred and sixty–four hundredths (100.64) feet by Lot 5 as shown on said plan; then

Northerly: One hundred fifty–nine and twenty–three hundredths (159.23) feet by Lot 5 as shown in said plan, to the point of beginning.

Containing Thirteen Thousand Three Hundred Sixty (13,360) square feet in Lot 1, Fourteen Thousand Three Hundred Seven (14,307) square feet in Lot 2, and One Hundred Twenty Thousand Two Hundred Seventy–Five (120,275) square feet more or less in Lot 3, all as shown on said plan.

AS SURVEYED LEGAL DESCRIPTION

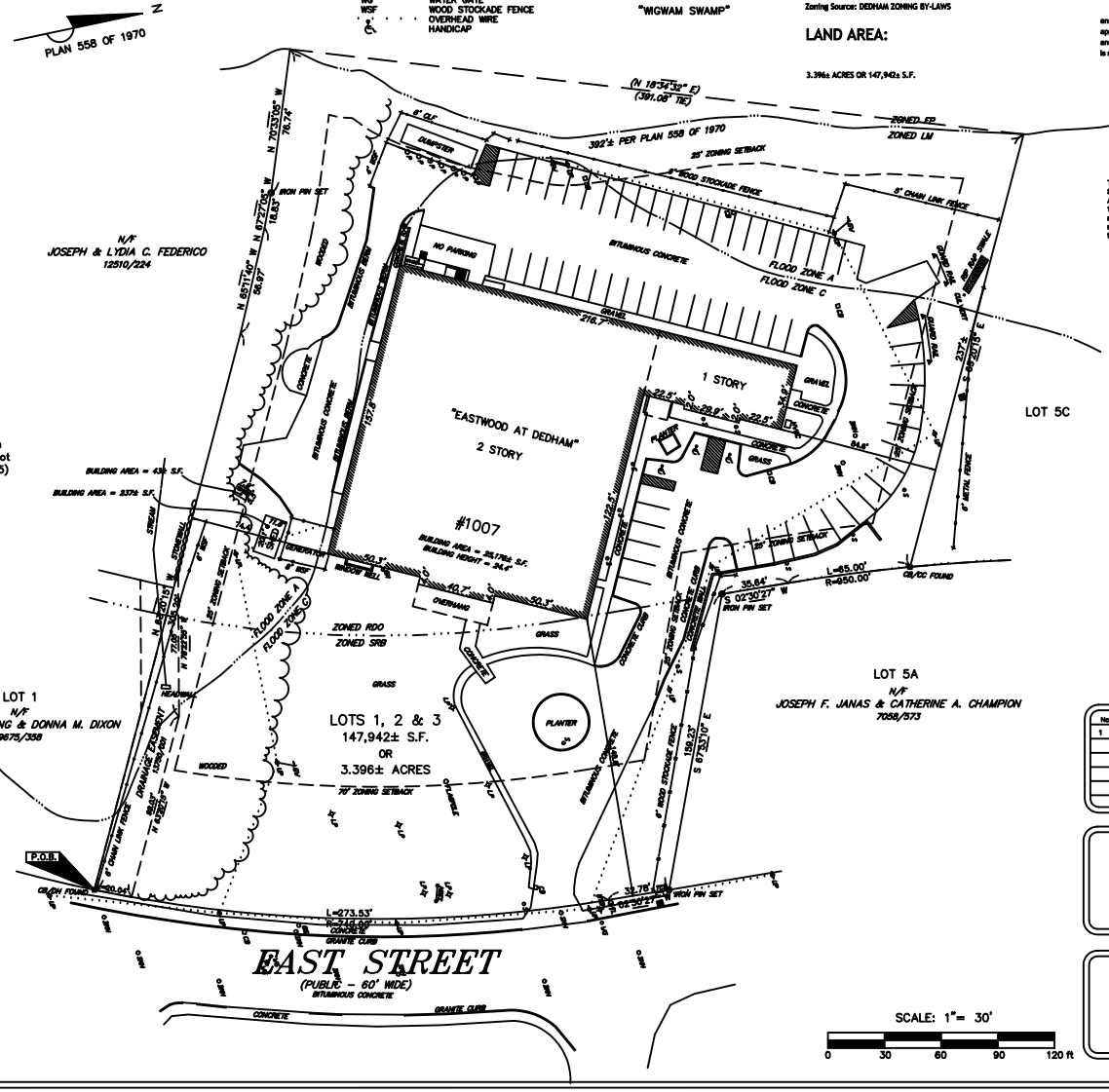
A certain parcel of land located in the Commonwealth of Massachusetts, County of Norfolk, Town of Dedham. Situated on the westerly side of East Street, said parcel is shown as 1007 East Street on an ALTA/ACSM Land Title Insurance Plan dated June 29, 2005, by Rober Survey," more particularly bounded and described as follows.

Beginning at a point on the westerly sideline of East Street, said point being the most southeasterly corner of the parcel; thence running

N63°20'15"W	305.20' to a point; thence turning and running
N65°11'40"W	56.97' to a point; thence turning and running
N67°27'05"W	18.83' to a point; thence turning and running
N70°33'05"W	76.74' to a point; thence turning and running
NORTHERLY	392'± by the Town of Dedham to a point; thence turning and running
S63°20'15"E	237'± to a point; thence turning and running
SOUTHERLY	65.00' by a curve to the left having a radius of 950.00' to a point; thence running
S02°30'27"W	35.64' to a point; thence turning and running
S67°53'10"E	159.23' to a point; thence turning and running
S02°30'27"W	32.78' to a point; thence running
SOUTHERLY	273.53' by a curve to the right having a radius of 740.00' by the westerly sideline of East Street to the Point of Beginning.

Containing 147,942± Square Feet.

The property described hereon is the same property described in Chicago Title Insurance Company Commitment No. 1051–25025 with as effective date of January 25, 2010, as amended _____, 2010.



GENERAL SURVEY NOTES:

The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 1051-25025 with an effective date of January 25, 2010 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

NORFOLK COUNTY REGISTRY OF DEEDS
DEED BOOK 23611 PAGE 551 (LOCUS DEED)
PLAN 558 OF 1970 (LOCUS PLAN)
PLAN 594 OF 1999 (LOCUS PLAN)
PLAN 838 OF 1970
PLAN 711 OF 1955
PLAN BOOK 471 PLAN 38

TOWN OF DEDHAM
EAST STREET LAYOUT

PARKING NOTES
63 REGULAR SPACES
3 HANDICAP SPACES
66 TOTAL SPACES

No.	REVISIONS	Date
1	COMMENTS	4/21/10

COORDINATED BY:
SMITH-ROBERTS
NATIONAL CORPORATION
100 NE 6th Street
OKLAHOMA CITY, OK 73104
800.411.2010
www.smith-roberts.com

ALTA/ACSM LAND TITLE SURVEY

HUD PROJECT #023-22073
GOLDEN LIVING
1007 EAST STREET
DEDHAM, NORFOLK COUNTY, MASSACHUSETTS
APRIL 21, 2010

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648–5533
JOB REF. – R–2166713

SCALE: 1"= 30'
0 30 60 90 120 ft

Sheet No. 1 of 1

1857-942-Eastwood At Deadham-3970-version 2