

INSTITUTIONAL MASTER PLAN NOTIFICATION FORM

For

**FIRST AMENDMENT OF THE EMMANUEL COLLEGE
INSTITUTIONAL MASTER PLAN**

**EMMANUEL COLLEGE
400 THE FENWAY
BOSTON, MA 02115**

Submitted to:

**BOSTON REDEVELOPMENT AUTHORITY
One City Hall Square
Boston, MA 02201**

Submitted by:

**EMMANUEL COLLEGE
400 The Fenway
Boston, MA 02115
Sister Anne M. Donovan, SND, Treasurer**

and

**Rubin and Rudman LLP
50 Rowes Wharf
Boston, MA 02110
James H. Greene, Esquire**

May 1, 2012

Executive Summary

Emmanuel College (“Emmanuel”) submits this Institutional Master Plan Notification Form (“IMP NF”) to the Boston Redevelopment Authority (“BRA” or “Authority”) as an application for amendment of the pending Emmanuel College Institutional Master Plan (“Master Plan”) pursuant to Section 80D-9 (Amendment of Institutional Master Plan) of the Boston Zoning Code (“Code”).

Reference is made to that certain Master Plan dated May 15, 2012 filed by Emmanuel College and subject to approval by the BRA and the Boston Zoning Commission.

On April 30, 2012, Emmanuel caused to be filed with the BRA a Letter of Intent pursuant to Section 80D of the Code notifying the BRA of Emmanuel’s intention to file an IMP NF for Amendment of the Master Plan. Since the filing of the Notice of Intent on April 30, 2012, Emmanuel has been diligently proceeding with the acquisition of the convent of the Society of Saint Margaret at 17 Highland Park Street, Roxbury, Massachusetts (“Property”) for the establishment of Emmanuel’s educational and community programs at the Property.

Emmanuel had met with community leaders and neighbors on April 17, 2012 and reviewed with them the reason and goals for Emmanuel’s use of the Property and Emmanuel’s desire to incorporate the Property into its Master Plan..

History of the Property and Description of Buildings

The Society of Saint Margaret convent is located at 125 Highland Street (Highland Park Street) at the top of Fort Hill in Roxbury’s Highland Park neighborhood on a site of approximately 71,966 square feet (1.65 acres) with 240+/-feet of frontage along Highland Park Street and Cedar Park, and 338+/- feet of frontage along Highland Street (“Property”). The Property was acquired by the Society of Saint Margaret in 1904, and at one time was owned by William Lloyd Garrison (1805-1879), a significant figure in the abolitionist movement. Following his death, the Property was owned by the Rockledge Association, an organization of African Americans formed to preserve the house (Building C), which is currently on the National Register of Historic Places. The property was then acquired by the Society of Saint Margaret in 1904 and became known as Saint Monica’s Home, a nursing home for African American women. The Society of Saint Margaret has decided to move its convent to a new location in Duxbury, MA and has offered the Property to Emmanuel College.

The existing buildings (A, B, C and E) on the Property contain approximately 38,570 square feet of building area and are used as a convent and conference center by the Society of Saint Margaret. The Garrison House (Building C) is a two story and basement, wood frame structure which was first used as a nursing home in the early 1900’s. In 1962 an additional building was constructed on site (Building B) which enlarged the nursing home. However, the nursing home closed in 1989 and was subsequently renovated in 1991 for use by the Society of Saint Margaret as a residence hall. In 1992 a new building (Building A) was constructed for use as a chapel, conference center, and library. Since the early 1990’s the property has been the primary headquarters for the Society of Saint Margaret and used as a residence hall, conference center, meeting place, library and office for the Order.

The three main buildings (A, B and C) are all attached. In addition, there is a free-standing brick building (Building E) containing approximately 2,184 square feet, which was formerly used as a carriage house, but was renovated in 1992 and converted to apartment use on the second floor. The total floor area of the buildings is up to 38, 574 square feet and the condition and present use of buildings are described as follows:

Building A: Two story building constructed in 1992 of masonry and stucco exterior and copper-clad asphalt shingled roof with 6,242 square feet of floor area, and used for conference center, offices, library and chapel.

Building B: Four story central building constructed in 1962 of masonry and stucco exterior with copper-clad asphalt shingled roof, with 24,838 square feet of floor area and used for residential dormitory-style rooms, commercial-grade kitchen, dining hall, prayer room, meeting rooms and offices.

Building C: Three story building constructed in the 1840s of cedar clapboard exterior with an asphalt shingled roof was originally as a single-family residence, known as the William Lloyd Garrison House, with 5,310 square feet of floor area and previously used as a nursing home, it is designed for residential use for visitors and guests.

Building E: Originally a carriage house with a brick exterior with slate-shingled roof, the building was renovated in 1992 for first floor storage area and garage and second floor two-bedroom apartment with a full kitchen, with 2,184 square feet of floor area.

The Property currently has approximately 20 on-site parking spaces in front of Buildings A and B, along the side of Buildings B and C, and off Highland Street.

Prior Use by the Society of Saint Margaret

The Society of Saint Margaret Convent served as the administrative center for the Society, as the first residence for postulants and novices, as a retreat for sisters, associates of the order and members of the community and as a guest house for out of town families, whose children were undergoing treatment at various Boston hospitals. The buildings on the Property housed the Society's administrative offices, residences for the sisters, meeting rooms, chapel, meditation rooms, serving rooms, a library, music rooms, novice sister facilities and a temporary residence for visiting priests, located above the carriage house at 17R Highland Park Street. The Society of Saint Margaret supported and managed the Saint Monica's Home on the Property from 1904 until March, 1989. With the renovations in 1991 and 1992, the Society of Saint Margaret continued to make available to neighborhood groups meeting rooms within the Convent and developed community outreach programs commiserate with the Society's mission.

Proposed Project and Uses by Emmanuel College

Emmanuel College is pursuing the purchase of the Property for its intended use for programs related to Emmanuel's Mission. In the spirit of the Sisters of Notre Dame de Namur, who founded Emmanuel College, and who have served in Roxbury since 1854, Emmanuel will include programs for retreats, reflection and prayer, spiritual direction, social justice, service learning as well as some offices to support these programs on site. The Property will enable

Emmanuel to initiate a living-learning community for Emmanuel students, especially for those students who give service in the area. Emmanuel will invite neighbors and members of the local community to participate in its spiritual, cultural and educational offerings. The presence of Emmanuel in the neighborhood will continue the quest for justice and peace initiated by the Sisters of St. Margaret.

Requested IMP Amendment

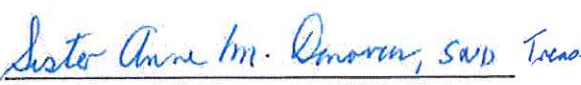
Emmanuel submits that the Proposed Project is eligible for review by the BRA under Section 80D-5.2(d), Abbreviated IMPNF for Certain Amendments, which qualify under Section 80D-9.2. Furthermore, Emmanuel respectfully requests that the BRA, upon review of the IMPNF, waive further review of the IMPNF and approve the IMPNF as the First Amendment to the Institutional Master Plan, pursuant to the provisions of Section 80D-9.2, Amendment of IMP-Expedited Review for Certain Small Projects.

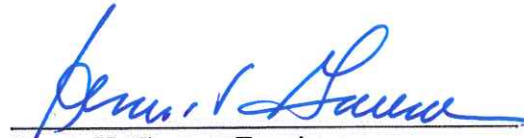
Community Outreach

Emmanuel considers that the proposed use of the Property will be complimentary to the neighborhood since the use by Emmanuel will be similar to the use of the Property by the Sisters of Saint Margaret. This position was supported by the overwhelming support indicated to Emmanuel and to the Sisters of Saint Margaret during a community meeting held at Police Station District 4 in Dudley Square on April 17, 2012. At the meeting hosted by City Councilor Tito Jackson, a number of individuals spoke warmly, not only of the Sisters of Saint Margaret, but also of Emmanuel College's intended and potential use of the Property.

Project Certification

This Form has been submitted to the Boston Redevelopment Authority as required by the Boston Zoning Code, Article 80.

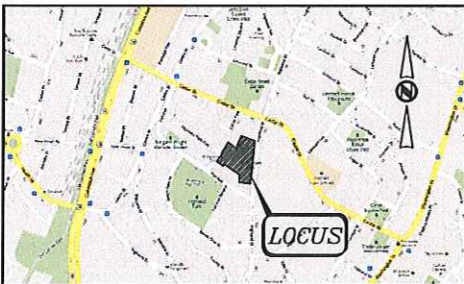

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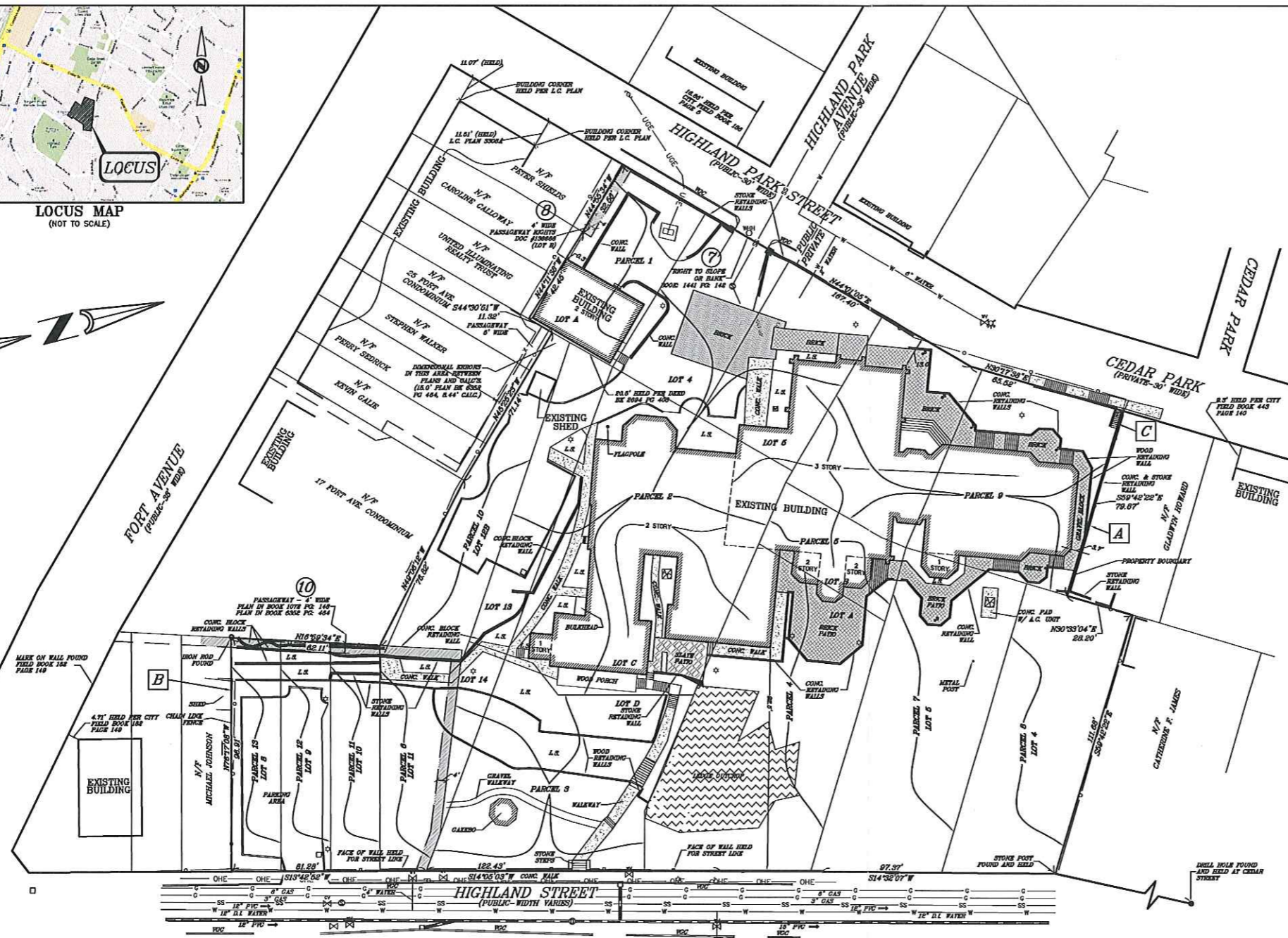
May 1, 2012
Date

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Date

Exhibits: Property Plan

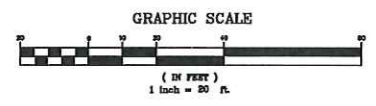


LOCUS MAP
(NOT TO SCALE)



LOT AREA SHOWN = 1.66± ACRES

- SCHEDULE B ITEMS:**
(Schedule B Section 2 Exception in Commonwealth Land Title Insurance Company Commitment for Title Insurance, Case No. 03078, Effective Date: March 24, 2012)
- 7) Easements to the City of Boston set forth in an instrument dated October 18, 1878 and recorded in Book 144, Page 142. (PLOTTED)
 - 8) Right in passageway four feet wide adjoining Lot B on Land Court Plan 33083 for the benefit of said Lot B as described in Certificate of Title 38662. (PLOTTED)
 - 9) Prescription Prescription Agreement between the Massachusetts Historical Commission and the Society of St. Margaret dated January 25, 1977 and recorded in Book 8038, Page 478. (NO FUTURE TITLE)
 - 10) Rights of others if any, in a four foot passageway as shown on a plan dated September 1981 and recorded in Book 1078, Page 148 and also shown on a plan dated March 8, 1947 and recorded in Book 8302, Page 464. (PASCAGWAY PLOTTED)
 - 11) Surveyors preliminary sketches that Lots 13 and 14 as shown on plan recorded in Book 6302, Page 464 and also shown on plan in Book 1078, Page 148 are located within Lots C and D as shown on plan recorded in Book 8597, Page 643. (LOTS 13 AND 14 ARE LOCATED WITHIN LOTS C AND D)



| LEGEND | |
|----------|-----------------------|
| [Symbol] | CATCH BASIN |
| [Symbol] | DRAIN LINE |
| [Symbol] | DRAIN MANHOLE |
| [Symbol] | SEWER MANHOLE |
| [Symbol] | SEWER LINE |
| [Symbol] | WATER VALVE |
| [Symbol] | WATER LINE |
| [Symbol] | HYDRANT |
| [Symbol] | WATER MANHOLE |
| [Symbol] | TRANSFORMER |
| [Symbol] | UTILITY POLE |
| [Symbol] | LIGHT POLE |
| [Symbol] | UNDERGROUND ELECTRIC |
| [Symbol] | OVERHEAD ELECTRIC |
| [Symbol] | GAS VALVE |
| [Symbol] | GAS LINE |
| [Symbol] | LANDSCAPED AREA |
| [Symbol] | ENTIRENESS CONC. CURB |
| [Symbol] | VERTICAL GRANITE CURB |
| [Symbol] | IRON HOLE |
| [Symbol] | IRON ROD |
| [Symbol] | CHAINLINK FENCE |
| [Symbol] | CONCRETE |
| [Symbol] | A.C. UNIT |
| [Symbol] | RETAINING WALL |

ZONING REQUIREMENTS:
 ZONE DESIGNATION: RESIDENT NEIGHBORHOOD DISTRICT (R-4000)
 RESIDENT NEIGHBORHOOD DISTRICT DESIGN HANDBOOK
 CITY OF BOSTON

FLOOD ZONE NOTE:
 THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP(S) (FIRM) FOR THE CITY OF BOSTON. MAXIMUM DATED SEPTEMBER 18, 2009. COMMUNITY PANEL NUMBER: 800003 0078 & 800003 0079.

LIST OF ENCROACHMENTS:

- A - CONCRETE STONE RETAINING WALL ENCROACHES OTHER PROPERTY LINE 1.5'
- B - ROOF OF ANOTHER'S SIDE CHASSES PROPERTY LINE 0.6'
- C - CONCRETE STONE AND CONCRETE WALL OVER PROPERTY LINE 1.5'

CURRENT OWNER:
 SOCIETY OF SAINT MARGARET

LEGAL DESCRIPTION:
 KEY: "A" Parcel One (Unplatted Land)
 A certain parcel of land in that part of Boston called Roxbury, bounded and described as follows:
 EASTERLY by the Southeasterly line of Highland Park Street thirty nine and 6/100 (39.06) feet;
 SOUTHWESTERLY by the line of the former of said Society of St. Margaret seventy four and 6/100 (74.06) feet;
 SOUTHWESTERLY by said Society's land and had now or formerly of George F. Hill and had now or formerly of Annie McDevitt forty and 6/100 (40.06) feet;
 SOUTHWESTERLY by had now or formerly of Sarah Williams and had now or formerly of Lawrence Moot of et al Trustees and by lot B on the plan hereinafter mentioned seventy four and 6/100 (74.06) feet, more or less.
 Being above as lot A on a plan drawn by C.R. Humphrey, Engineer, for the Land Court dated November 17, 1937 numbered 3303-B filed with Certificate of Title 38662.

Parcel Two (Unplatted Land)
 A certain parcel of land with the buildings thereon in that part of Boston called Roxbury, being lots four (4) and five (5) on a plan of Shook and Robbins dated June 1971 and recorded with Suffolk Deeds, Book 8997 Page 648 and lot C on a plan of the C.H.K. Wood Company dated July 25, 1900 and recorded with Suffolk Deeds Book 8997 Page 648 and described as follows:
 SOUTHWESTERLY by said Highland Street, thirty nine and 6/100 (39.06) feet;
 SOUTHWESTERLY by had now or his of William in three successive courses, sixteen 16/100 (16.00) feet; twenty one 21/100 (21.00) feet and nine 9/100 (9.00) feet respectively;
 SOUTHWESTERLY by had now or his of Curston and now or his of Putnam and others, ninety seven (97) feet;
 SOUTHWESTERLY by had now or his of Putnam, fifty six and 6/100 (56.06) feet;
 SOUTHWESTERLY by had now or his of Putnam, twenty seven and 6/100 (27.06) feet;
 SOUTHWESTERLY by had now or his of Barry and others, one hundred and thirty (130) feet;
 SOUTHWESTERLY by had now or his of them, twenty and 6/100 (20.06) feet;
 SOUTHWESTERLY again by lot three (3) on said Shook and Robbins Plan, seventy five (75) feet.

Parcel Three (Unplatted Land)
 A certain parcel of land in Highland Street in that part of Boston formerly Roxbury being lot D on a plan of land by the C.H.K. Wood Company dated July 25, 1900 and recorded with Suffolk Deeds, Book 8997 Page 648 and described as follows:
 SOUTHWESTERLY by said Highland Street, thirty nine and 6/100 (39.06) feet;
 SOUTHWESTERLY by had now or his of them in three successive courses, sixteen 16/100 (16.00) feet; twenty one 21/100 (21.00) feet and nine 9/100 (9.00) feet respectively;
 SOUTHWESTERLY by had now or his of Curston and now or his of Putnam and others, ninety seven (97) feet;
 SOUTHWESTERLY by had now or his of Putnam, fifty six and 6/100 (56.06) feet;
 SOUTHWESTERLY by had now or his of Putnam, twenty seven and 6/100 (27.06) feet;
 SOUTHWESTERLY by had now or his of Barry and others, one hundred and thirty (130) feet;
 SOUTHWESTERLY by had now or his of them, twenty and 6/100 (20.06) feet;
 SOUTHWESTERLY again by lot three (3) on said Shook and Robbins Plan, seventy five (75) feet.

Parcel Four (Unplatted Land)
 A certain parcel of land on the westerly side of Highland Street in that part of Boston formerly Roxbury, bounded and described as follows:
 Lot A on a certain plan made by the C.H.K. Wood Company, Surveyors dated October 28, 1899 and recorded with Suffolk Deeds, Book 8943, Page 288, bounded

LEGAL DESCRIPTION CONT.:
 EASTERLY by said Highland Street thirty nine and 6/100 (39.06) feet;
 SOUTHWESTERLY by had of this grantee in successive courses of twenty four and 7/100 (24.70) feet; fifty (50) feet and sixty eight and 37/100 (68.37) feet;
 WESTERLY by lot B on said plan, sixty one and 36/100 (61.36) feet;
 SOUTHWESTERLY by had of these grantors and others being lot 5 on plan by G.A. Webster, recorded with Suffolk Deeds in Book 1848 Page 214, one hundred eight and 3/100 (108.03) feet, said courses forming with each other respectively the angles respectively designated on said first mentioned plan;
 Said premises containing eight thousand four hundred and twenty four (8424) square feet, more or less.
 Parcel Five (Unplatted Land)
 A certain parcel of land shown as Lot B on plan made by the C.H.K. Wood Company Surveyors dated October 28, 1899 and recorded in Book 8943, Page 288, bounded:
 SOUTHWESTERLY by Lot A on said plan sixty one and 36/100 (61.36) feet;
 SOUTHWESTERLY by had formerly of Frank A. Garrison being marked lot C on a plan of the had of C.H.K. Company surveyors dated July 25, 1900 and recorded in Book 8997, Page 648 and 25/100 (25.00) feet;
 SOUTHWESTERLY by had now or formerly of Edgar fifty seven and 6/100 (57.06) feet;
 SOUTHWESTERLY by had of owners unknown thirty one and 7/100 (31.70) feet;
 Containing seventeen hundred and thirty one (1731) square feet, more or less.
 Parcel Six (Unplatted Land)
 A certain parcel of land with all buildings thereon, situated in that part of Boston, formerly Roxbury being lot 171 on a plan of land belonging to T.E. and J.E. Cox dated September 1872, drawn by E.K. Shook and recorded with Suffolk Deeds, Book 1844, Page 201 and described as follows:
 EASTERLY by Highland Street twenty and 3/100 (20.3) feet;
 SOUTHWESTERLY and
 SOUTHWESTERLY two straight lines, one of which is sixteen and 6/100 (16.60) feet and the other twenty seven and 7/100 (27.70) feet;
 SOUTHWESTERLY by lot 416 on above named Plan, thirty three and 6/100 (33.60) feet;
 SOUTHWESTERLY by lot 10 on said plan by a line running through the middle of a brick partition wall, ninety three and 6/100 (93.60) feet to said Highland Street;
 Containing 2107.7 square feet.
 Together with rights in a passageway shown on plan recorded in Book 1078, Page 147.
 Parcel Seven (Unplatted Land)
 A certain parcel of land in Roxbury containing six thousand six hundred thirty seven (6637) square feet of land on the westerly side of Highland Street being lot five (5) on the C.A. Webster's plan, dated June 12, 1864, recorded with Suffolk Deeds, Book 1844, Page 201.
 Parcel Eight (Unplatted Land)
 A certain parcel of land in Roxbury containing five thousand nine hundred thirty five (5935) square feet of land on the westerly side of Highland Street being lot four (4) on the C.A. Webster's plan, dated June 12, 1864, recorded with Suffolk Deeds, Book 1844, Page 201.
 Parcel Nine (Unplatted Land)
 A certain parcel of land in Highland Park and Highland Park Street in Roxbury bounded and described as follows:
 Beginning at a point on the Southeasterly side of Cedar Park Avenue (40) feet Southeasterly from the dividing line between lots seven (7) and eight (8) on a plan by G.A. Webster recorded with Suffolk Deeds, Book 1848, Page 214; thence running
 SOUTHWESTERLY on said Cedar Park Avenue to an angle sixty and 6/100 (60.06) feet thence containing
 SOUTHWESTERLY two straight lines, one of which is sixteen and 6/100 (16.60) feet and the other twenty seven and 7/100 (27.70) feet;
 SOUTHWESTERLY by lot 416 on above named Plan, thirty three and 6/100 (33.60) feet; thence turning at a right angle and running
 SOUTHWESTERLY eighty (80) feet to had of owners unknown; thence turning and running
 SOUTHWESTERLY by had of owners unknown, forty six and 6/100 (46.60) feet; thence slightly turning and running in a straight line to the Southeasterly corner of said lot seven (7) on said plan by G.A. Webster, thence containing
 SOUTHWESTERLY by a line parallel with and eight (8) feet distant from the Southeasterly line of said Cedar Park Avenue, seventy one and 6/100 (71.06) feet; thence turning at a right angle and running
 SOUTHWESTERLY eighty (80) feet to the point of beginning.
 Parcel Ten (Unplatted Land)
 The land that part of Boston called Roxbury being lot 18-B on a plan of land by J.A. Brockitt & Co. dated May, 1947, recorded with Suffolk Deeds in Book 8302, Page 464 and bounded and described as follows:
 Beginning at the northerly corner of Lot No. 10 on the first mentioned plan and running
 SOUTHWESTERLY by lot No. 11 on said plan, thirty three and 36/100 (33.36) feet; thence running
 SOUTHWESTERLY by lot No. 12 on said plan, one hundred thirty two and 4/100 (132.04) feet; thence running
 SOUTHWESTERLY on land formerly of Hinch and Robbins, now of the Society of St. Margaret, fifteen (15/100) thence running
 SOUTHWESTERLY on a passageway five feet wide in the rear of Lots 1, 2, 3 and 4 on said plan, seventy and 6/100 (70.60) feet; and thence containing
 SOUTHWESTERLY seventy five and 6/100 (75.60) feet by lot 18-A on said plan to the point of beginning.
 Containing 2808 square feet.
 Parcel Eleven (Unplatted Land)
 A certain parcel of land with all buildings and structure now or hereafter standing or placed thereon situated in Boston (Roxbury) in the County of Suffolk in the Commonwealth of Massachusetts, bounded and described as follows:
 EASTERLY by Highland Street twenty and forty seven hundredths (24.47) feet, more or less;
 SOUTHWESTERLY on lot numbered 11 on the plan hereinafter described by a line passing through the middle of a brick partition wall, ninety three and ninety six hundredths (93.96) feet, more or less;
 SOUTHWESTERLY by lot numbered 18 on said plan, twenty and eight tenths (20.8) feet, more or less;
 SOUTHWESTERLY by lot numbered 8 on said plan by a line passing through the middle of a brick partition wall, ninety four and fifty four hundredths (94.54) feet, more or less, or as described;
 Containing about nineteen hundred forty two (1942) square feet. The premises are shown on a plan made by E.K. Shook, C.E. dated September 1871, recorded with Suffolk Deeds Book 1078, Page 147, and thereon shown as lot 10.
 Land with the buildings thereon if any, on the westerly side of Highland Street, numbered one hundred thirty three (133) in the numbering of said Highland Street between an estate now or formerly of Pauline Latta (numbered 133) and an estate now or formerly of Society of St. Margaret (numbered 131) and supposed to contain about nineteen hundred forty two (1942) square feet.
 Together with rights in a passageway shown as lot 10 on the plan recorded in Book 1078, Page 147.
 Parcel Twelve (Unplatted Land)
 A certain parcel of land numbered 35 Highland Street in the Roxbury district of said Boston, shown as lot 8 on a plan by E.K. Shook dated September, 1871 and recorded with Suffolk Deeds in Book 1078, Page 147, bounded and described as follows:
 EASTERLY by Highland Street twenty and 67/100 (20.67) feet;
 SOUTHWESTERLY by lot 10 on said plan by a line passing through the center of a brick partition wall, ninety four and 64/100 (94.64) feet;
 SOUTHWESTERLY by lot 8 on said plan by a line running through the center of a brick partition wall, ninety four and fifty four hundredths (94.54) feet, more or less, or as described;
 Containing about nineteen hundred forty two (1942) square feet. The premises are shown on a plan made by E.K. Shook, C.E. dated September 1871, recorded with Suffolk Deeds Book 1078, Page 147, and thereon shown as lot 10.
 Land with the buildings thereon if any, on the westerly side of Highland Street, numbered one hundred thirty three (133) in the numbering of said Highland Street between an estate now or formerly of Pauline Latta (numbered 133) and an estate now or formerly of Society of St. Margaret (numbered 131) and supposed to contain about nineteen hundred forty two (1942) square feet.
 Together with rights in a passageway shown as lot 10 on the plan recorded in Book 1078, Page 147.
 Parcel Thirteen (Unplatted Land)
 A certain parcel of land numbered 177 Highland Street Roxbury and shown as lot 8 on a plan drawn by E.K. Shook C.E. dated September 1871, and recorded with Suffolk Deeds in Book 1078, Page 147, bounded and described as follows:
 EASTERLY on said Highland Street, twenty and 67/100 (20.67) feet;
 SOUTHWESTERLY by a line running through the center of a brick partition wall dividing the premises from lot 9 on said plan, ninety five and 61/100 (95.61) feet;
 SOUTHWESTERLY by a line running through the center of a brick partition wall dividing the premises from lot 77 on said plan, ninety six and 61/100 (96.61) feet;
 Containing 1978.1 square feet, more or less.
 Said premises are also bounded and described as follows:
 Land, with the buildings thereon if any, on the westerly side of Highland Street, numbered one hundred thirty seven (137), in the numbering of said Highland Street, between an estate now or formerly of Pauline Latta (numbered 137) and an estate now or formerly of Estabrook & Bar (numbered 138) and supposed to contain about nineteen hundred seventy nine (1979) square feet.
 Together with rights in a passageway shown on the plan recorded in Book 1078, Page 146.
 Square footage is not insured.

Surveyor's Certification:
 I, the Trustee of Emmanuel College and Commonwealth Land Title Insurance Company, and all of their associates and/or assigns

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/ACSM Land Title Surveys, hereby established and adopted by ALTA and ACSM and include Rules 2, 3, 4, 9(a), 10(a), 11(a), 12(a), 13(a), 14(a) and 15 of Table A thereof. The field work was completed in January of 2011.

Steven M. Hershell, P.L.S. Date
 Reg. No. 41008 within the Commonwealth of Massachusetts

ADVANCE COPY

| | | | | | |
|---|------------------|-----|------|----------|----|
| SCALE 1" = 20' | DATE 04-17-12 | REV | DATE | REVISION | BY |
| SHEET 1 OF 1 | | | | | |
| PLAN NO. 2011-009-ALTA | | | | | |
| DISK REF NO. P-V/2011-009 | | | | | |
| DRAWN BY JFM | | | | | |
| CHKD BY SMH | | | | | |
| APPD BY SMH | | | | | |
| THE TRUSTEES OF EMMANUEL COLLEGE 125 HIGHLAND ST. & 18 CEDAR PARK ROXBURY, MASSACHUSETTS ALTA/ACSM LAND TITLE SURVEY PLAN | | | | | |
| KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS 0 CAMPANELLO DRIVE - BRAINTREE MA - 02184 PHONE: 781 843 4533 FAX: 781 843 0028 | | | | | |
| | | | | | 1 |