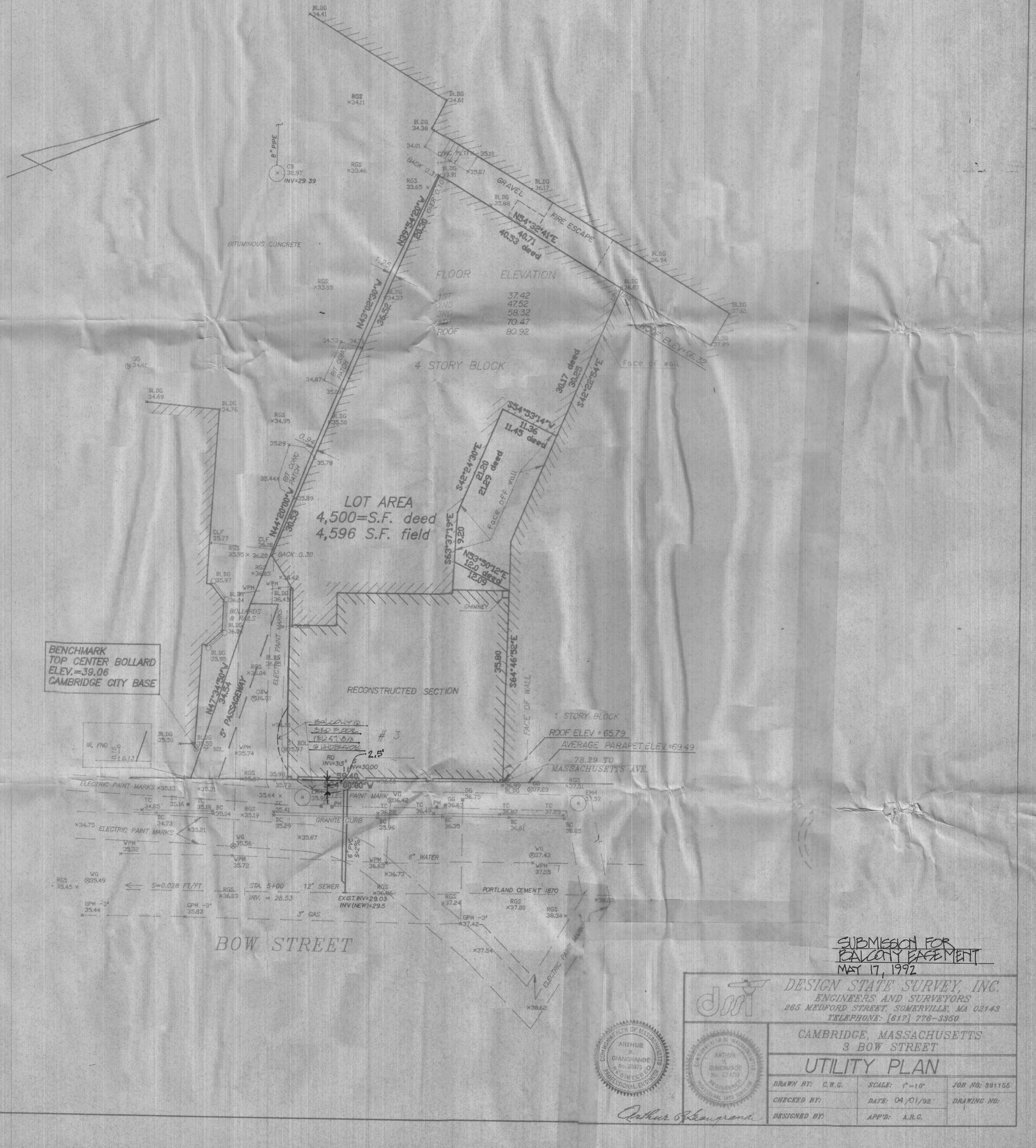


SUBMISSION FOR
BALCONY EASEMENT
MAY 17, 1992

DESIGN STATE SURVEY, INC.
ENGINEERS AND SURVEYORS
265 MEDFORD STREET, SOMERVILLE, MA 02143
TELEPHONE: (617) 776-3950

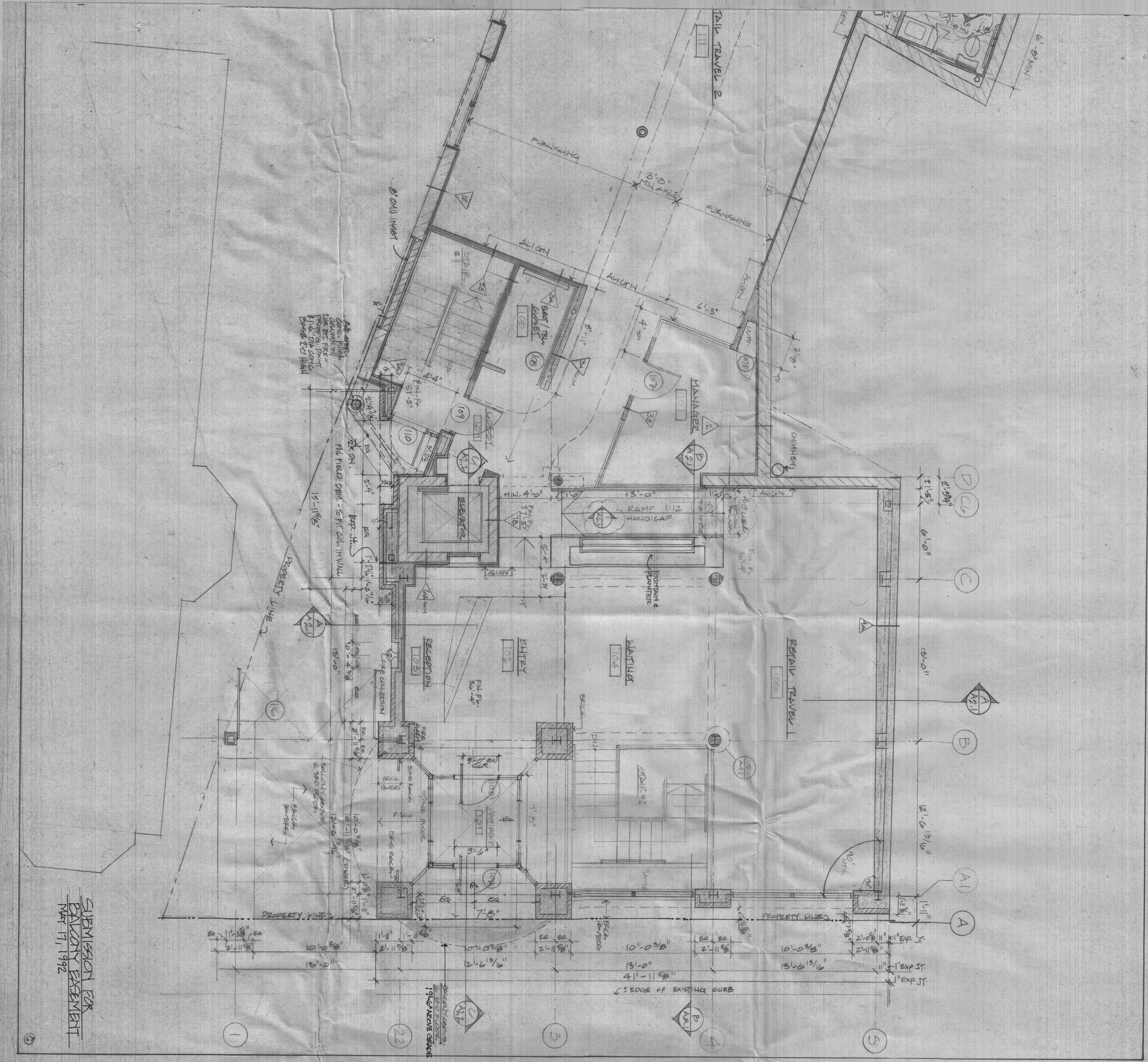
CAMBRIDGE, MASSACHUSETTS
3 BOW STREET

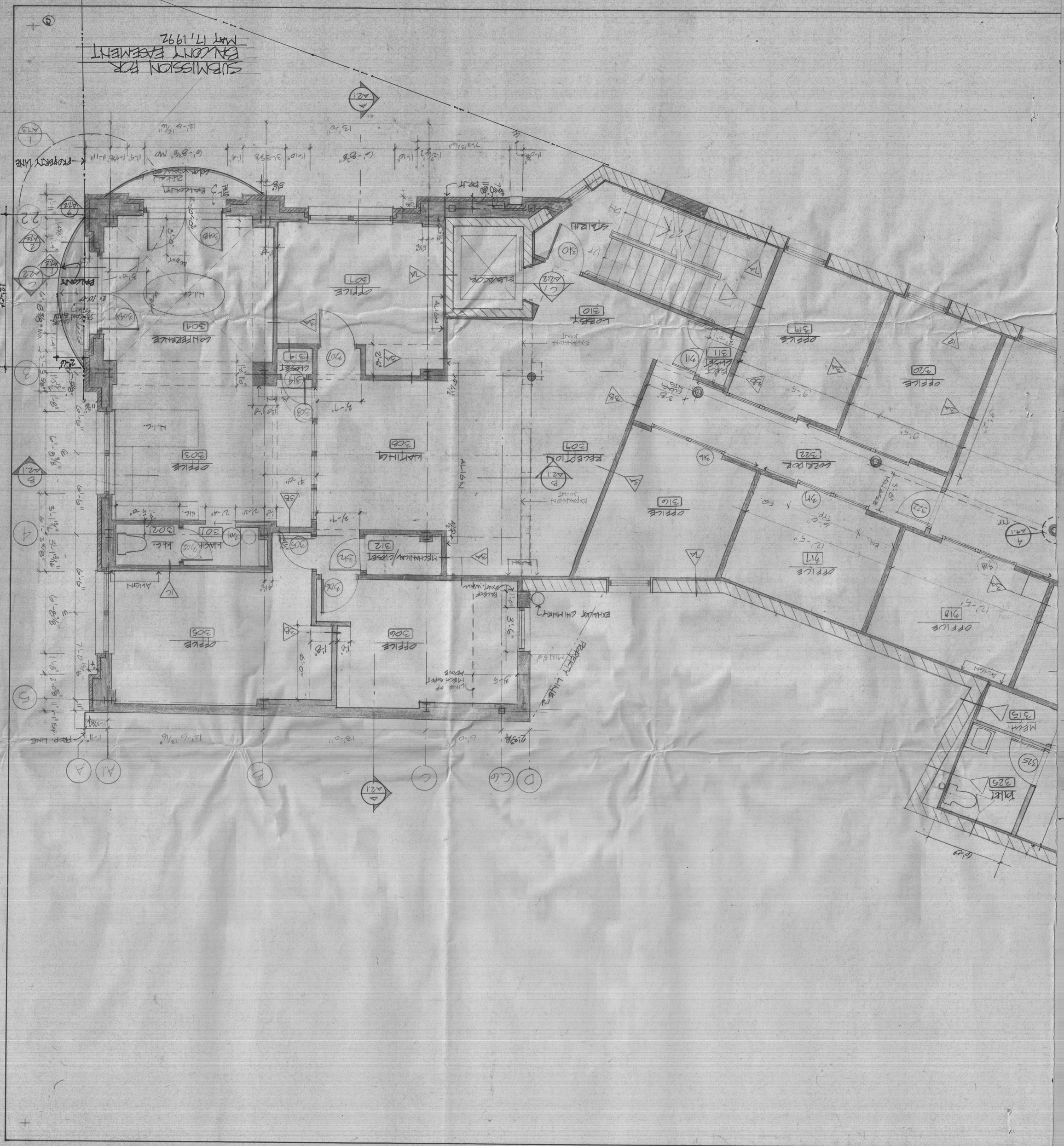
UTILITY PLAN

DRAWN BY: C.W.G.	SCALE: 1"=10'	JOB NO: 991155
CHECKED BY:	DATE: 04/01/92	DRAWING NO:
DESIGNED BY:	APP'D: A.R.G.	

COMMONWEALTH OF MASSACHUSETTS
ARTHUR R. GIANGRANDE
No. 20373
REGISTERED PROFESSIONAL ENGINEER

Arthur R. Giangrande


TAIL TRAVEL 2
FURNISHING
3'-8" MIN. AISLE
FURNISHING
ALIGN
ALIGN
6'-3"
6'-8" MIN
8" CMU INSET
STAIR #1
EXIST. TELE. CLOSET
108
8'-11"
4'-0"
ALIGN
12
12
12



Drawing No.

A-1.3

Registration

REGISTERED ARCHITECT
ERIK H. RHODIN
No. 5571
BELMONT, MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

THIRD FLOOR PLAN

Scale 1/4" = 1'-0"

Drawn By ER

Date 04-02-92

Rev. No.	Date	Remarks
△	6 MAY 92	MASWALL @ ELEV, BALC. CHANGES, DEM. APD, & H.P. TOILET

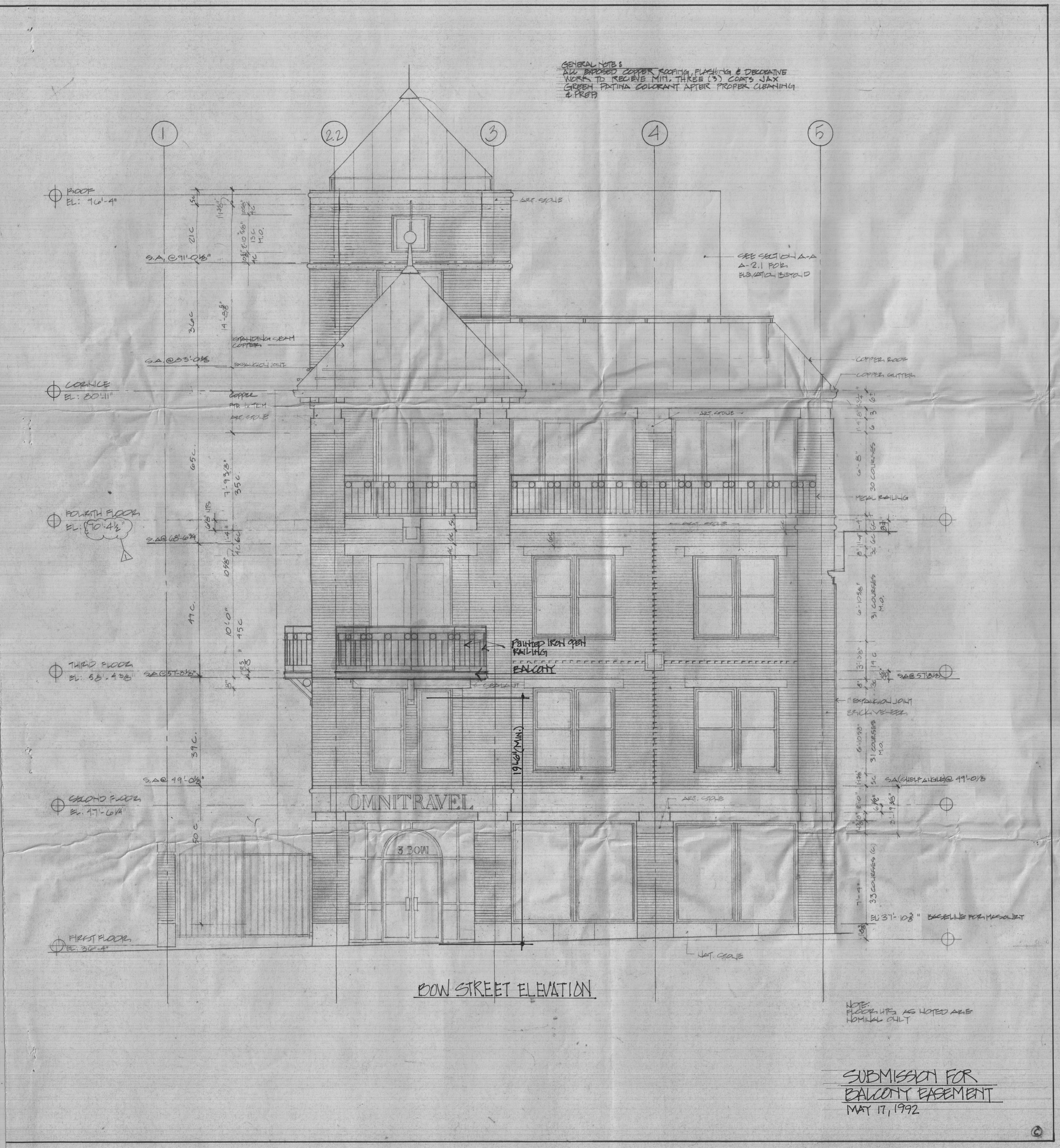
OMNI TRAVEL MANAGEMENT HEADQUARTERS

BOW STREET PROPERTIES INC
3 BOW STREET
CAMBRIDGE MA 02138

Architect

LINE COMPANY ARCHITECTS Incorporated

955 Massachusetts Avenue
Cambridge, MA 02139-3107
Telephone 617 547-0023



Architect

LINE COMPANY ARCHITECTS Incorporated

955 Massachusetts Avenue
Cambridge, MA 02139-3107
Telephone 617 547.0023

Owner

OMNI TRAVEL MANAGEMENT HEADQUARTERS
BOW STREET PROPERTIES INC
3 BOW STREET
CAMBRIDGE MA 02138

Rev. No.	Date	Remarks
1.	05.06.92	GENERAL REVISION & FLOOR HGTS.

Drawing Title: BOW STREET ELEVATION (EAST ELEVATION)

Scale: 1/4"=1'-0"

Drawn By: ER

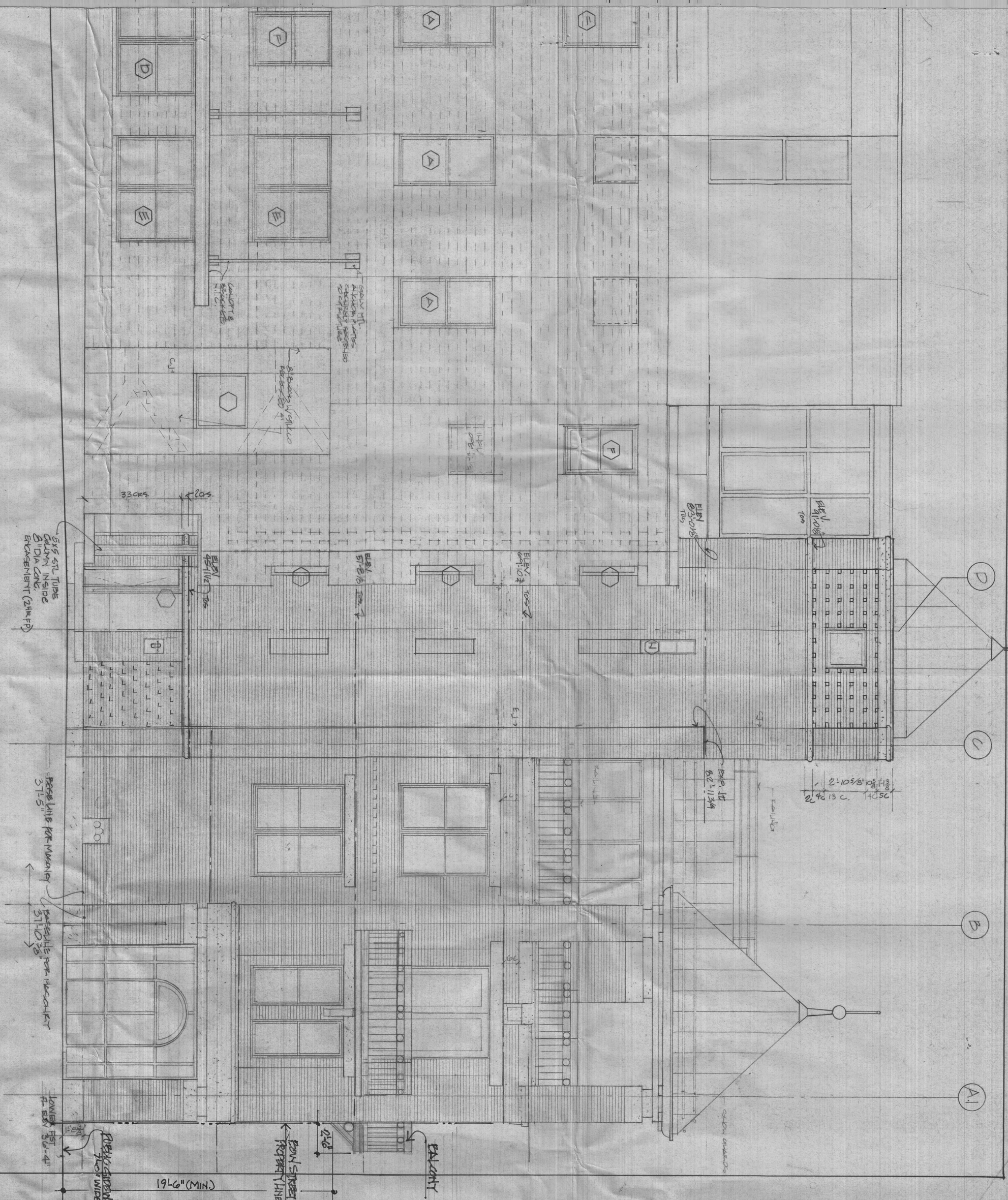
Date: 04-02-92

Registration

REGISTERED ARCHITECT ERIK H. RHODIN No. 5571 BELMONT, MA COMMONWEALTH OF MASSACHUSETTS

Drawing No.

A-3.1


SIDE ELEVATION
SCALE: 1/8" = 1'-0"
2nd FLR
BASE LINE FOR MEASUREMENT 37'-5"
BASELINE FOR MEASUREMENT 37'-10 3/8"
LOWER FF. ELEV. 36'-4"
PUBLIC SIDEWALK 7'-0" WIDE
19'-6" (MIN.)
BOW STREET PROPERTY LINE
2'-0"
BALCONY
EXP. JT.
EJ
5'x5 STL TUBE COLUMN INSIDE 8" DIA CONC. ENCASEMENT (2 HR FP)
33 CRS.
7 CRS.
ELEV. 51'-8 3/8" TOS
ELEV. 45'-11 1/2" TOS
ELEV. 37'-10 3/8" TOS
ELEV. 81'-10 3/8" TOS
ELEV. 93'-0 1/8" TOS
CONCRETE BRICK N.I.C.
ALIGN TL JOINTS CAREFULLY PREPARED TO CAP FLASHING
SLIDING W/ STILLO EXPOSED 4"
CJ
HIGH PRESS. LAM.
EXP. JT. 82'-11 3/4"
2'-10 5/8" 10 @ 1'-4 3/8" = 13'-4" 14 SC
2C
4C
13 C.
14 SC
BALCONY
BALCONY
BALCONY

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

April 28, 1993

Mr. Jack I. Joseph, AIA
Line Company Architects, Inc.
955 Mass. Avenue
Cambridge, MA 02139-3107

Dear Mr. Joseph:

Enclosed you will find a copy of an easement granted by the Cambridge City Council for the premises numbered 3 Bow Street.

As you will note this easement was recorded at the Registry of Deeds on November 11, 1992.

I am sorry for the inconvenience in this regard.

Thank you for your cooperation in this matter.

Very truly yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

DMD/dl

Enc.

3 2 2 6 1 1 5 1 2 3

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City of Cambridge, a municipal corporation in Cambridge, Middlesex County, Massachusetts, is the owner of certain land hereinafter more particularly described:

NOW THEREFORE, for consideration paid, the City of Cambridge, acting by and through its City Manager, thereunto authorized, does hereby grant an easement for the use of CSILLA JACOBSON, her heirs, successors, transferees and assigns, to use the land described herein and the structures that are presently on the said parcel for the use and behoof for the lifetime of the structure now located thereon, with the right and the obligation to repair, maintain and even abolish that portion of the structure that is part of the easement as shown on the plan referred to hereinafter. However, if the structure presently on said parcel of land is abolished or ceases to exist in its entirety then the within easement shall expire.

The Grantees agree for themselves, their heirs, transferees and assigns to save the City of Cambridge harmless from any and all liability that might ensue from the Grantee's assumption of the repair, maintenance and control of the structures within the easement area, with the exception of any poles or lines that might fall within the said area.

That portion of the Grantor's land that is subject to the said easement is further described as follows:

A certain parcel of land located in Cambridge, Middlesex County, Massachusetts, shown as Balcony Easement on the 3rd Floor Plan, Sheet A-1.3, latest revision date May 6, 1992, of the architectural drawings entitled "Omni Travel Management Headquarters, Bow Street Properties, Inc., 3 Bow Street, Cambridge, Mass." by Line Company Architects, Inc. The parcel is more particularly bounded and described as follows:

Beginning at a point on the southwesterly sideline of Bow Street, S24-00-00 E twenty-seven and 64/100 (27.64) feet from the right front property corner of the locus parcel, thence running;

Southeasterly	On a curve to the right having a radius of ten and 25/100 (10.25) feet, and arc length of thirteen and 91/100 (13.91) feet to a point, thence turning and running;
N 24-00-00 E	On the southwesterly sideline of Bow Street, twelve and 87/100 (12.87) feet to the point of beginning.

LOCUS: 3 BOW ST, CAMBRIDGE, MA.

MARGINAL REF... REQUESTED
767

Said parcel containing twenty square feet more or less, (20 s.f. +/-).

IN WITNESS WHEREOF, said City of Cambridge has caused these presents to be signed in its name and behalf by ROBERT HEALY, City Manager, hereunto duly authorized, and corporate seal affixed.

CITY OF CAMBRIDGE

By: Robert W. Healy

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS. November 2, 1992

Then personally appeared the above named Robert Healy, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of the City of Cambridge, before me.

Maryellen Vau

Notary Public
My Commission expires: 11/5/93

RECEIVED BY
OFFICE OF CITY CLERK
1992 MAY 19 PM 2:57
CAMBRIDGE MA.

May 17, 1992

LINE
COMPANY
ARCHITECTS
Incorporated

955
Massachusetts
Avenue
Cambridge, MA
02139-3107

Telephone
617 547.0023
Fax
617 876.2782

Mr. Joseph Connarton
City Clerk
City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Request for Easement for 3 Bow Street, Cambridge

Dear Mr. Connarton:

My client Csilla Jacobson, of Bow Street Properties, would appreciate it if you would submit, at your earliest convenience, a request for an Easement of two foot six inches(maximum) over the public sidewalk at 3 Bow Street for a twelve foot wide balcony. This single, painted iron balcony will be nineteen foot above the public sidewalk grade.

The new construction and associated renovation at three Bow Street site, of which this balcony is part, encompasses the design as presented to the Community Development Department and the Cambridge Planning Board for which they have issued a Special Permit. The purpose of this balcony is mainly of a decorative nature, serving also as a safety rail for a full length pair of French doors. This east facing balcony matches the balcony on the south face of the building which is entirely on the 3 Bow Street property.

I have enclosed a site plan, a balcony floor plan, and building elevations. If I am required to be present during the relevant City Counsel meeting or if you have any questions please contact me.

Sincerely yours,

Jack I. Joseph AIA
Principal

cc. C. Jacobson, B. Gaynor

Jack I. Joseph AIA
Erik H. Rhodin AIA
Rolf Aamodt MNAL

CONSENT COMMUNICATION# 10

Petition received from Jack I. Joseph, Principal, Line Company Architects, requesting an easement of two foot six inches over the public sidewalk at 3 Bow Street for a twelve foot wide balcony.

In City Council,

June 1, 1992

Referred to the City Manager & Law Dept.
Copy sent to City Mgr & Law Dept 6/3/92 @