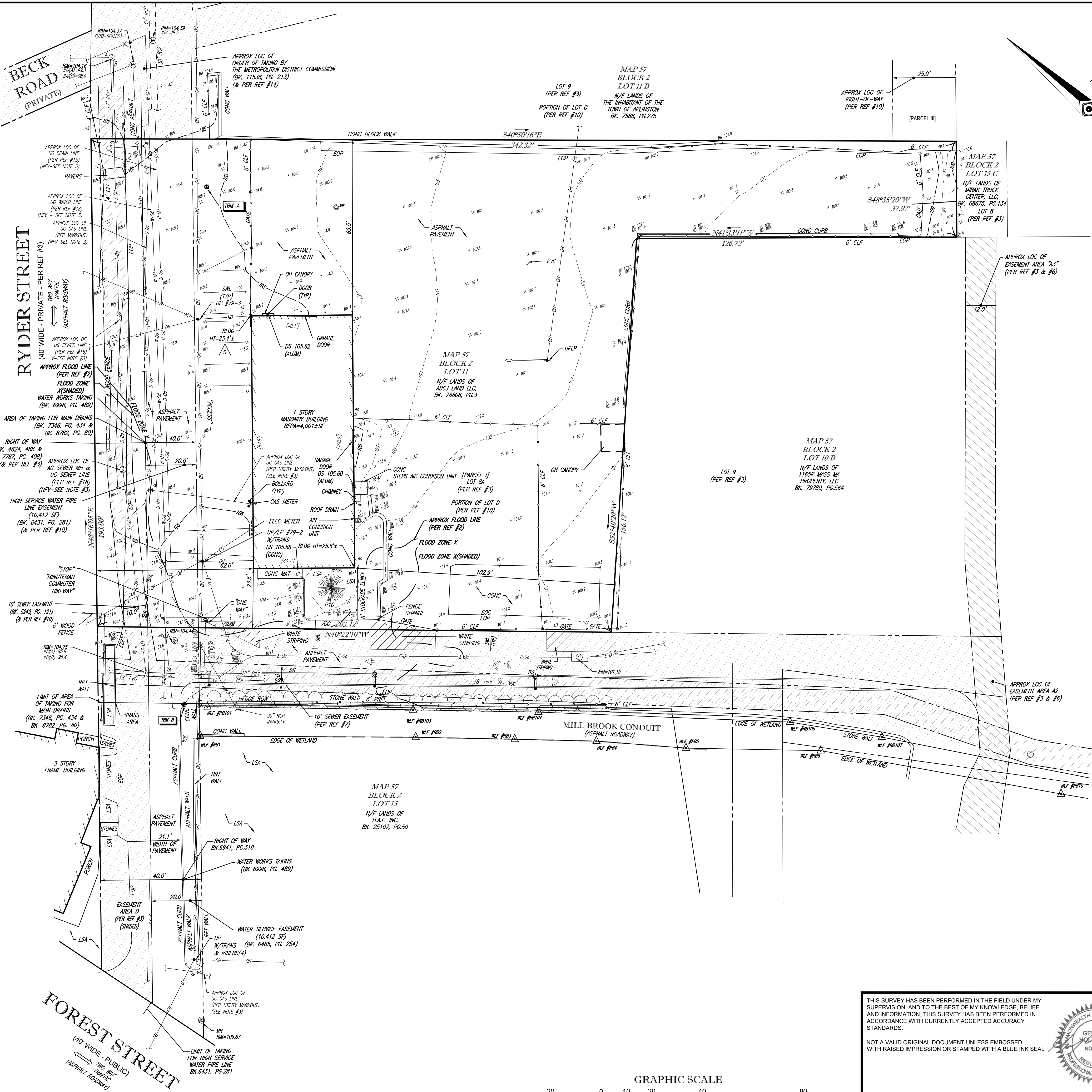


REFERENCES:

1. THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MAP 57.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 17 OF 176," COMMUNITY-PANEL NUMBER 2502SC0017K, EFFECTIVE DATE JULY 3, 2024.
3. MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA," PREPARED BY: RIM ENGINEERING CO., INC., DATED: OCTOBER 23, 2006, AND RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 1072 OF 2007.
4. MAP ENTITLED "PLAN OF LAND IN ARLINGTON, MA," PREPARED BY: RIM ENGINEERING CO., INC., DATED: DECEMBER 28, 2018, AND RECORDED WITH THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 110 OF 2019.
5. WATER MAPPING PROVIDED BY THE TOWN ENGINEERING DEPARTMENT.
6. MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA," PREPARED BY: RIM ENGINEERING CO., INC., DATED: JANUARY 21, 2003, AND RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 83 OF 2003 IN BOOK 37850 PAGE 612.
7. MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS." DATED SEPTEMBER 13, 1945, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 172 OF 1946.
8. MAP ENTITLED "AS-BUILT GEOTHERMAL SITE PLAN 1167R MASSACHUSETTS AVE. ARLINGTON, MA PREPARED FOR ACHIEVE RENEWABLE" DATES JANUARY 4, 2016 PREPARED BY PAUL LINDHOLM, P.E.
9. MAP ENTITLED "ALTANSPPS LAND TITLE SURVEY, 15 RYDER STREET, TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED: SEPTEMBER 28, 2021.
10. MAP ENTITLED "SUB-DIVISION OF LAND IN ARLINGTON MASS.", PREPARED BY: FRANK K. NICKSAY, CIVIL ENGINEER, DATED: AUGUST 2, 1947, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK 7178, PAGE 331 AS PLAN 1232 OF 1947.
11. MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS. TAKEN FOR STORM DRAIN PURPOSES", PREPARED BY: JAMES M. KEANE, TOWN ENGINEER, DATED: OCTOBER 16, 1937, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 992 OF 1937.
12. MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS. TAKEN FOR STORM DRAIN PURPOSES", PREPARED BY: JAMES M. KEANE, TOWN ENGINEER, DATED: DECEMBER 15, 1939, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 1086 OF 1939.
13. MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS. TAKEN FOR SEWER PURPOSES", PREPARED BY: JAMES M. KEANE, TOWN ENGINEER, DATED: DECEMBER 14, 1939, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 1086 OF 1939.
14. MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS METROPOLITAN DISTRICT COMMISSION SEWERAGE DIVISION PLAN OF LAND IN ARLINGTON", DATED: FEBRUARY 1968, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 729 OF 1968.
15. MAP ENTITLED "PLAN AND PROFILE OF STORM DRAIN IN RYDER STREET," PREPARED BY JAMES M. KEANE TOWN ENGINEER, DATED: AUGUST 8, 1949, FILED IN THE TOWN OF ARLINGTON ENGINEERS OFFICE AS PLAN 4822.
16. MAP ENTITLED "SEWER ASSESSMENT PLAN NO. 477," PREPARED BY J. M. KEANE TOWN ENGINEER, DATED: FEBRUARY 8, 1928, FILED IN THE TOWN OF ARLINGTON ENGINEERS OFFICE AS PLAN 2676.
17. UNDERGROUND GAS MAPPING PROVIDED BY NATIONAL GRID GAS, MAP ARLL1250.
18. UNDERGROUND WATER MAPPING PROVIDED BY MWRA.

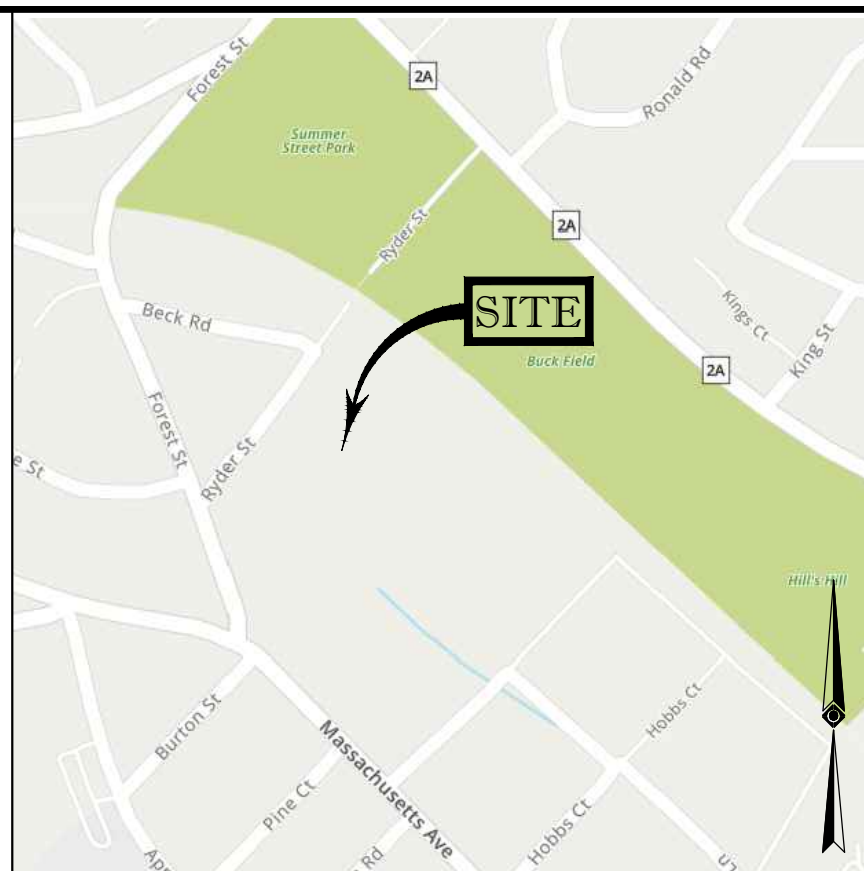
LEGEND

---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
X 102.45	EXISTING TOP OF CURB ELEVATION
X 102.45	EXIST. BOTTOM OF CURB ELEVATION
Y	HYDRANT
W	WATER VALVE
G	GAS VALVE
M	GAS METER
EM	ELECTRIC METER
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
D	APPROX. LOC. UNDERGROUND DRAINAGE LINE
S	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
-20	SUBSURFACE UTILITY QUALITY LEVEL B
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
MW	MONITORING WELL
BOLLARD	BOLLARD
(TYP)	METAL GUIDE RAIL
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
UMH	UNKNOWN MANHOLE
DL	DELINERATION FLAG
CT	CONIFEROUS TREE & TRUNK SIZE
SHRUBS	SHRUBS
10	PARKING SPACE COUNT
DEPRESSED CURB	DEPRESSED CURB
[PARCEL I]	TITLE REPORT PARCEL
(TRACT I)	DEED DESIGNATION
[10.5]	BUILDING DIMENSION
SWL	SOLID WHITE LINE
HT	HEIGHT
BLDG	BUILDING
BFP	BUILDING FOOTPRINT AREA
EDC	EDGE OF CONC.
EDP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
CLF	CHAIN LINK FENCE
MW	MONITORING WELL



NOTES:

1. PROPERTY KNOWN AS LOT 11 AS SHOWN ON THE TOWN OF ARLINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 57.
 2. AREA = 45,687 SQUARE FEET OR 1.049 ACRES.
 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
- QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
- QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
- QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
 6. EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET:
 - TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 105.23'
 - TBM-B: MAG NAIL SET IN ASPHALT WALK, ELEVATION= 105.52'
 9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 10. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
 11. THIS SURVEY WAS PREPARED FOR THE CLIENT, ABC BEER INC., AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.



LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



01-21-2025
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE
12-26-2024
FIELD BOOK NO.
24-14- MA
FIELD BOOK PG.
13

FIELD CREW
J.D.O.
DRAWN:
A.B.

REVIEWED:
R.J.K.

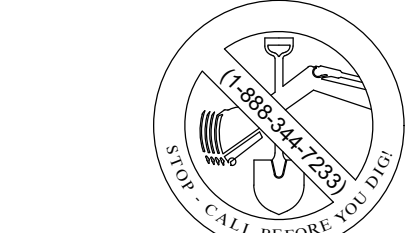
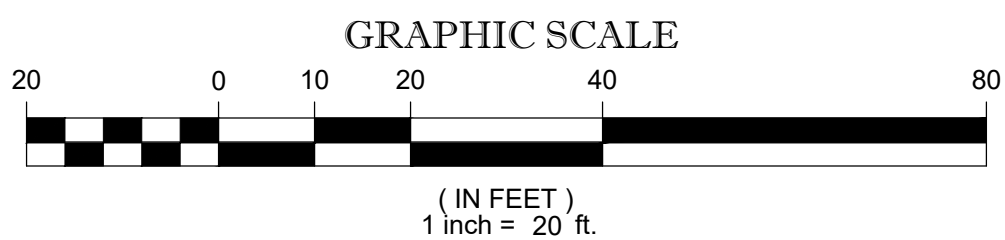
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
ABC BEER INC.

15 RYDER STREET
LOT 11, BLOCK 2, MAP 57
TOWN OF ARLINGTON, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

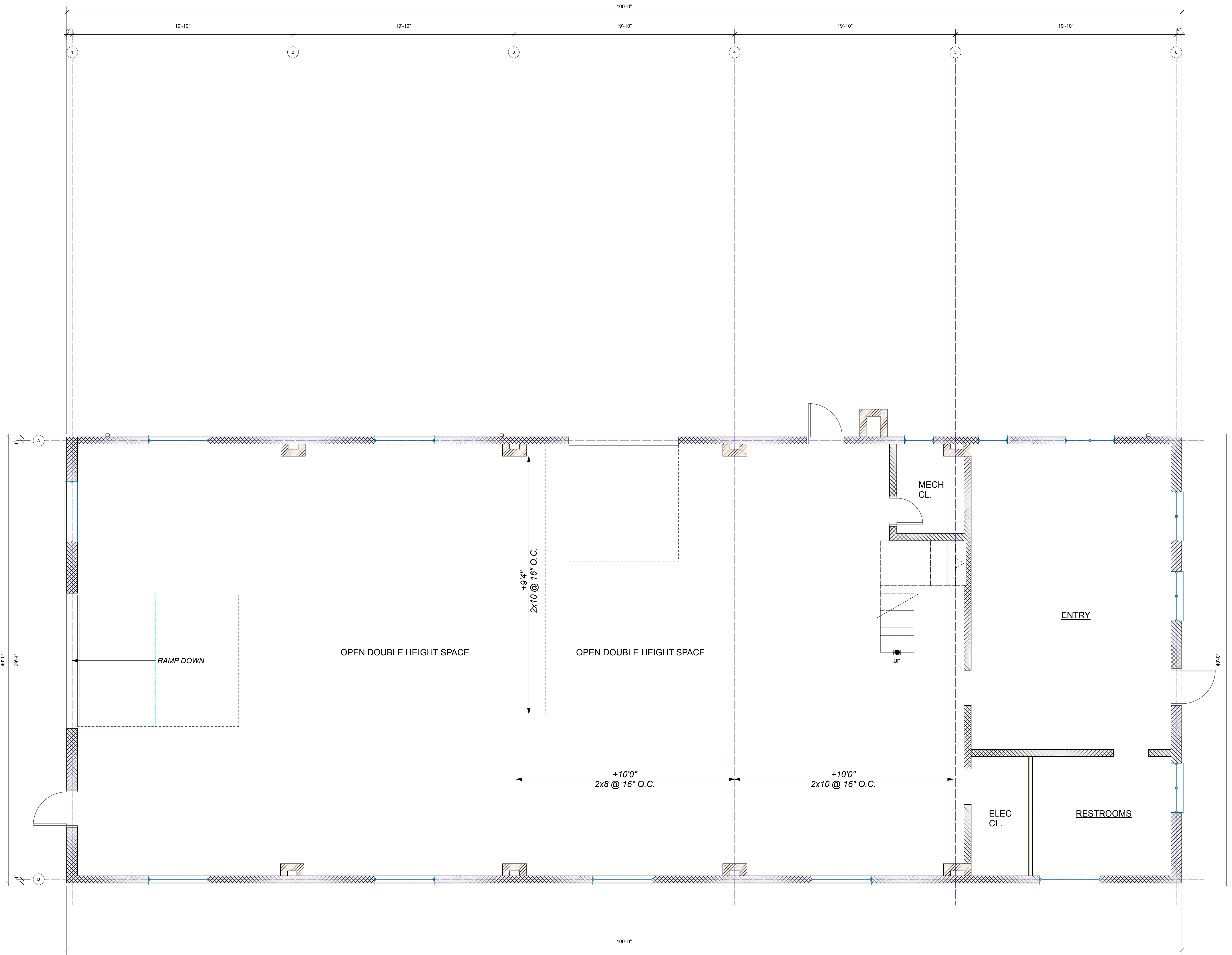
CONTROL POINT
ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
WWW.CPASURVEY.COM

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-880-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2999
WARREN, NJ 908-668-0999

FILE NO.
03-210320-01
DWS. NO.
1 OF 1



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



NOTES

Issue			Revision		
No.	Date	Issue Notes	No.	Date	Revision Notes

Reisen Design Associates
ARCHITECTURE
32R Essex Street, Studio 6
Cambridge MA 02139
(617) 876-7440

Consultant

Project Title

Arlington Brewing Co.
15 Ryder St.
Arlington MA

Sheet Title

Existing 1st Floor Plan

NOT FOR CONSTRUCTION

Project ID

Drawn By

Reviewed By

Scale

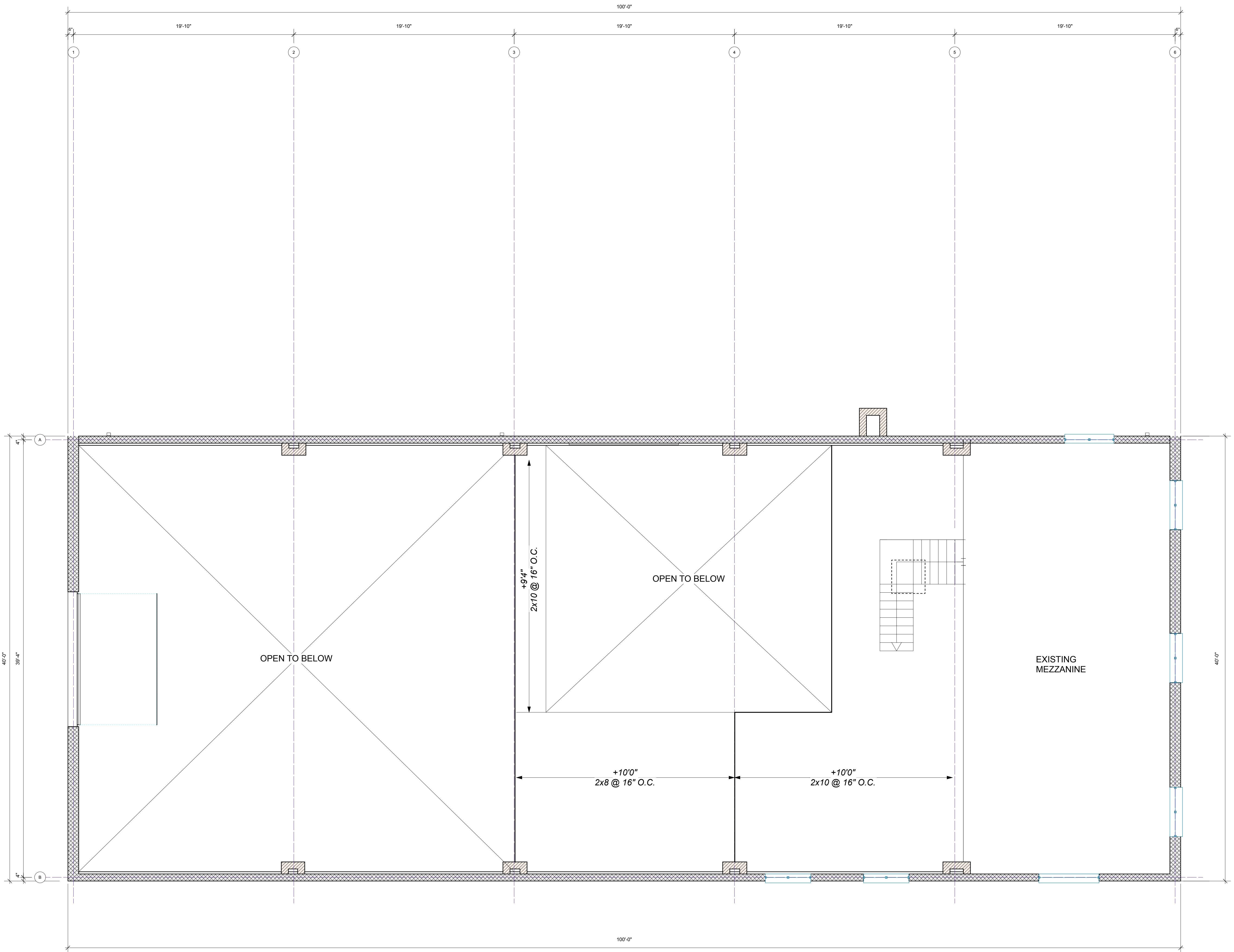
Date

As Noted

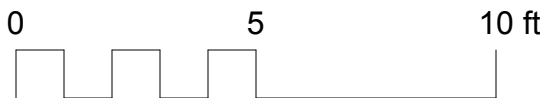
01.27.2025

Drawing No.

EC110



1 Mezzanine Floor Plan
Scale: 1/4" = 1'-0"



NOTES

Issue			Revision		

No.	Date	Issue Notes	No.	Date	Revision Notes
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Reisen Design Associates
ARCHITECTURE
32R Essex Street, Studio 6
Cambridge MA 02139
(617) 876-7440

Consultant

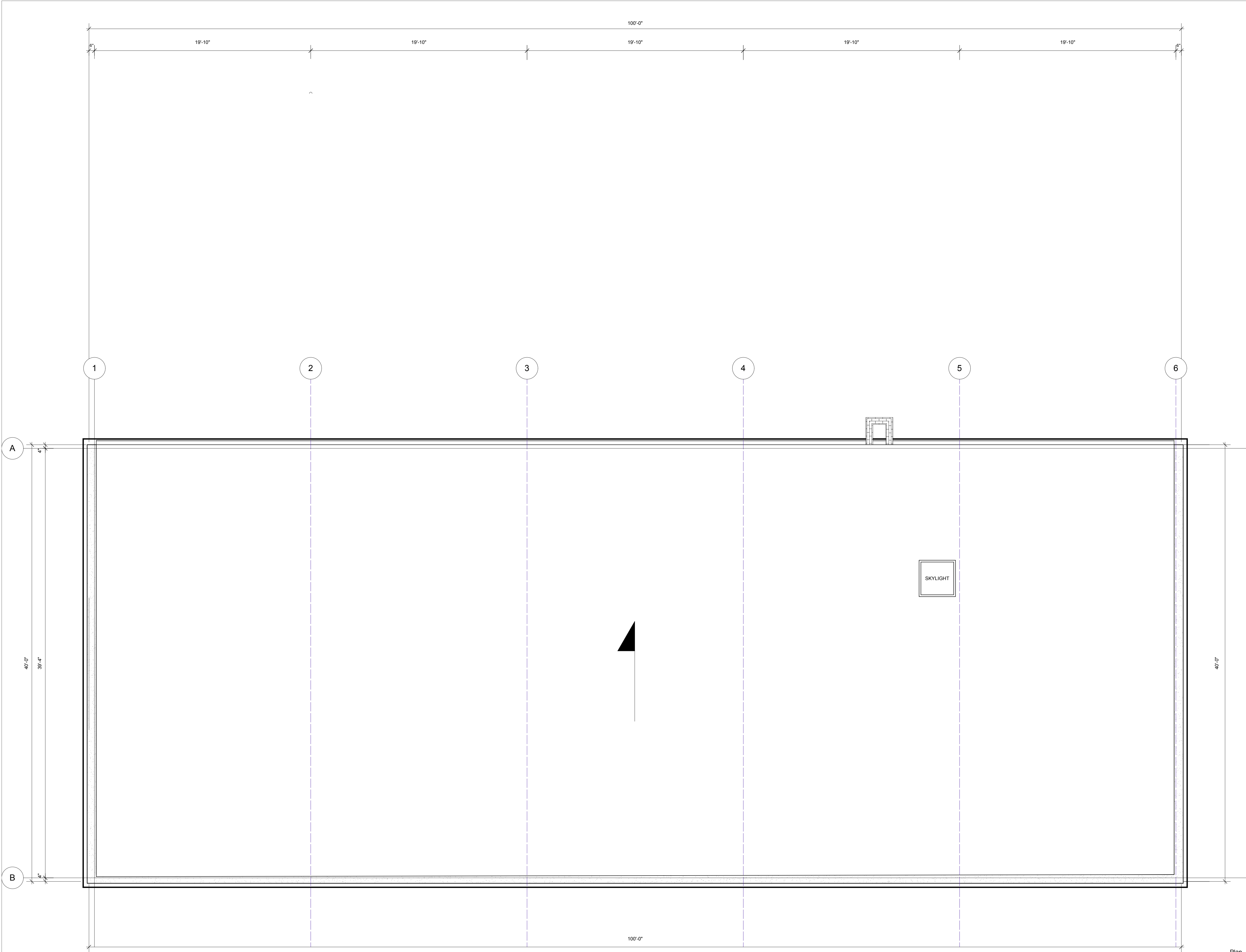
Project Title
Arlington Brewing Co.
15 Ryder St.
Arlington MA

Sheet Title
Existing Mezzanine Floor Plan

**NOT
FOR
CONSTRUCTION**

Project ID	Drawing No.
Drawn By	EC120
Reviewed By	
Scale	
Date	

As Noted
01.27.2025



NOTES

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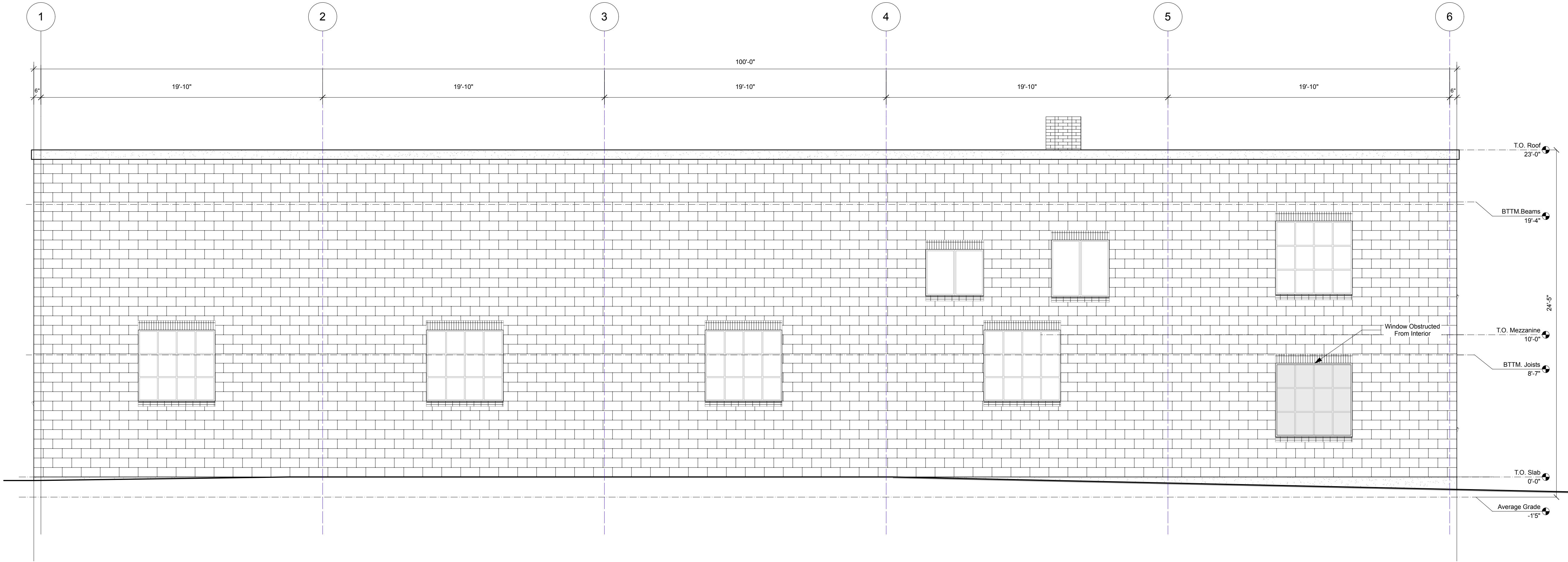
Issue			Revision		

No.	Date	Issue Notes	No.	Date	Revision Notes
Reisen Design Associates ARCHITECTURE 32R Essex Street, Studio 6 Cambridge MA 02139 (617) 876-7440			Consultant		

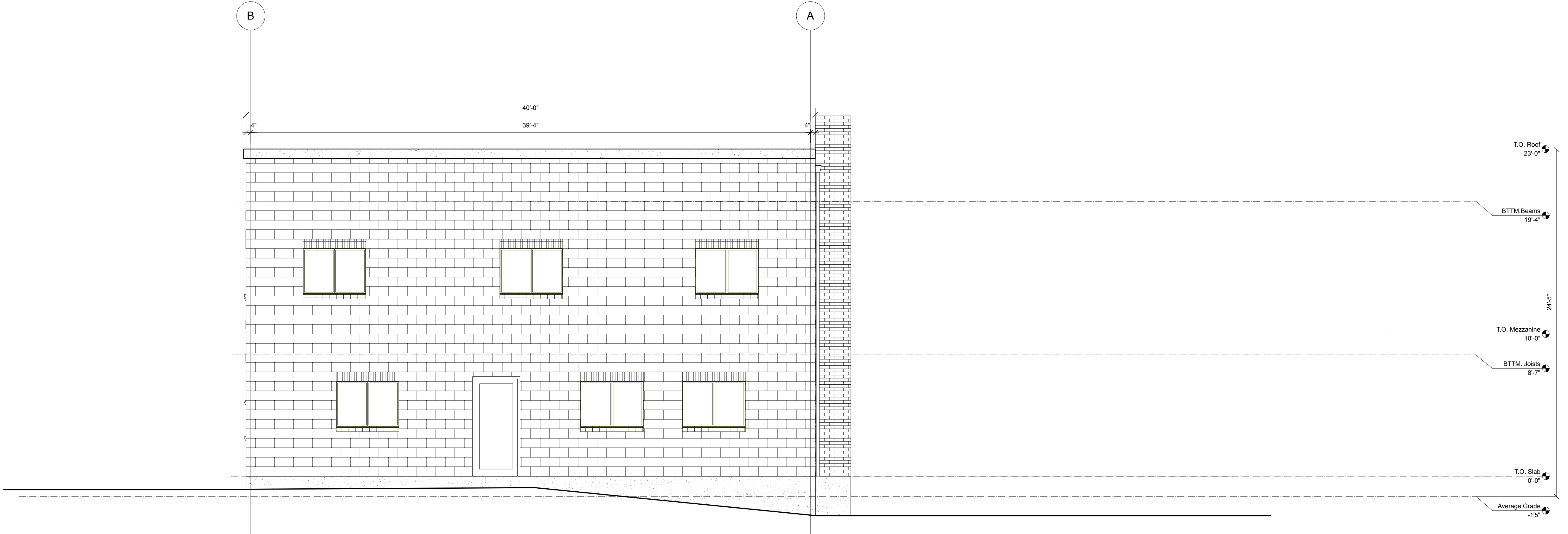
Project Title	
Arlington Brewing Co. 15 Ryder St. Arlington MA	

Sheet Title	
Existing Roof Plan	

NOT FOR CONSTRUCTION	Project ID	Drawing No.
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1 North Elevation
Scale: 1/4" = 1'-0"



2 West Elevation
Scale: 1/4" = 1'-0"

NOTES

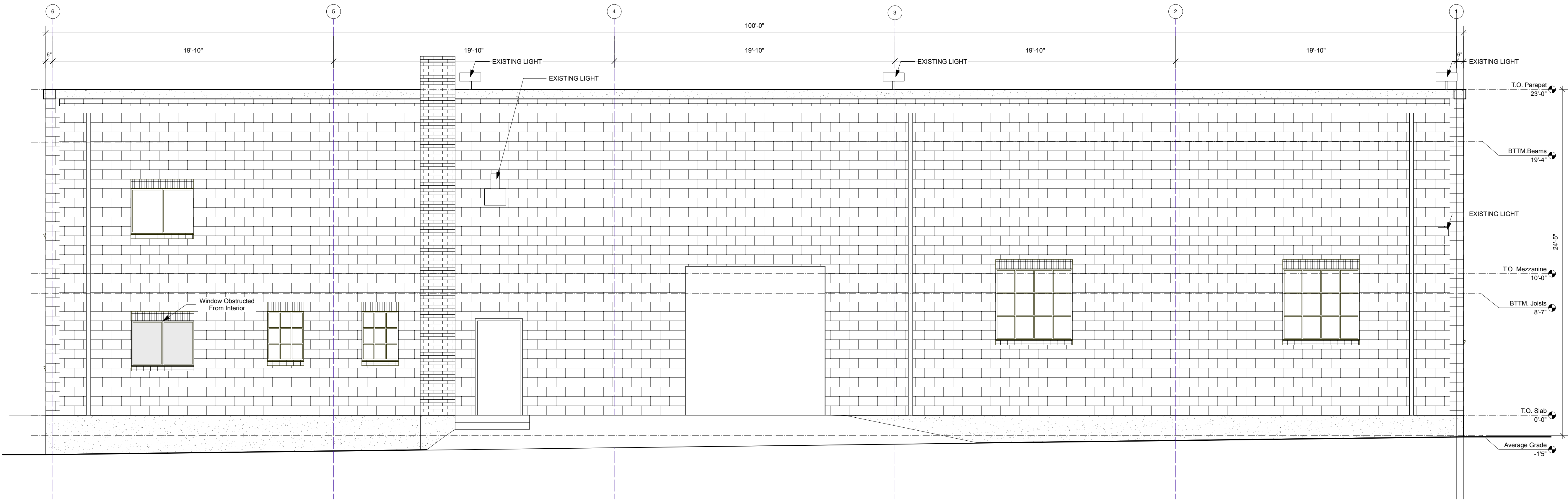
Issue			Revision		
No.	Date	Issue Notes	No.	Date	Revision Notes

Reisen Design Associates ARCHITECTURE 32R Essex Street, Studio 6 Cambridge MA 02139 (617) 876-7440			Consultant		
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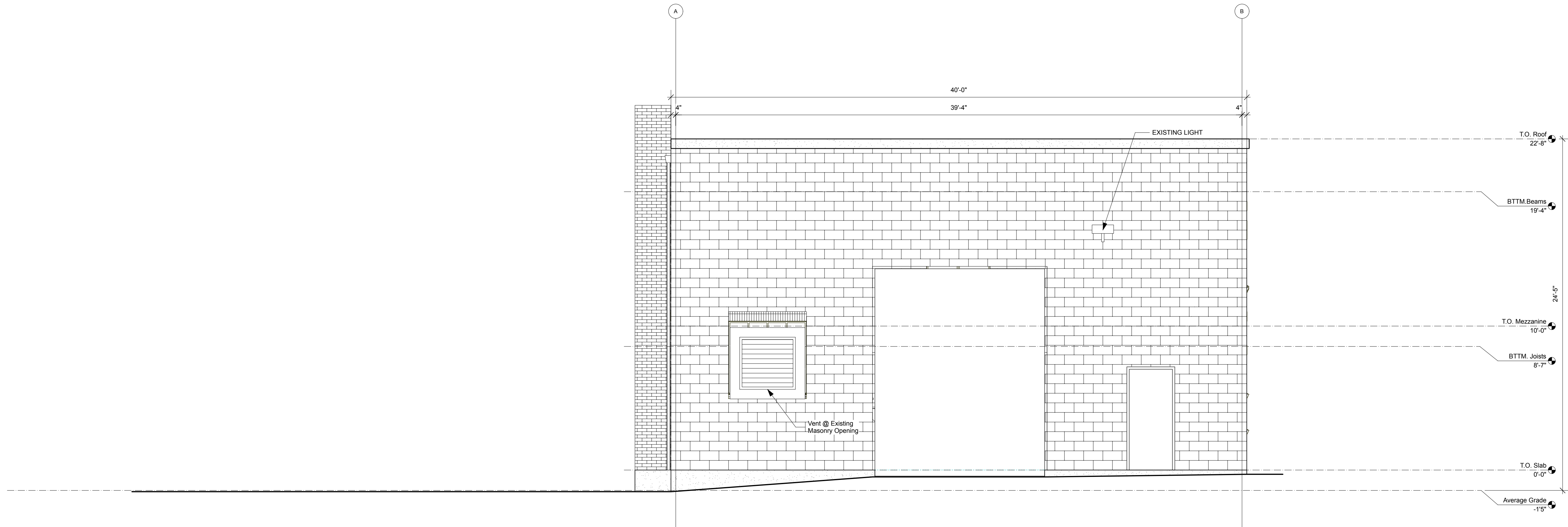
Project Title Arlington Brewing Co. 15 Ryder St. Arlington MA		
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Sheet Title Existing Building Elevations		
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NOT FOR CONSTRUCTION	Project ID	Drawing No. EC210
	Drawn By	
	Reviewed By	
	Scale As Noted	
	Date 01.27.2025	



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



2 East Elevation
Scale: 1/4" = 1'-0"

NOTES

Issue			Revision		
No.	Date	Issue Notes	No.	Date	Revision Notes

Reisen Design Associates ARCHITECTURE 32R Essex Street, Studio 6 Cambridge MA 02139 (617) 876-7440			Consultant		
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Project Title Arlington Brewing Co. 15 Ryder St. Arlington MA		
---	--	--

Sheet Title Existing Building Elevations		
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NOT FOR CONSTRUCTION	Project ID	Drawing No. EC220
	Drawn By	
	Reviewed By	
	Scale	
	As Noted	
Date	01.27.2025	