

Property Address: Revolution Drive and Grand Union Boulevard, Assembly Row, Somerville,

After recording return to:

Deborah S. Horwitz, Esq.
Goulston & Storrs
400 Atlantic Ave.
Boston MA 02110

QUITCLAIM DEED

FEDERAL REALTY INVESTMENT TRUST, a Maryland real estate investment trust having an address of 1626 E. Jefferson Street, Rockville, Maryland 20852 (the “Grantor”), for consideration of One Dollar (\$1.00), grants to the **CITY OF SOMERVILLE**, a Massachusetts body corporate and politic with a usual place of business at 93 Highland Avenue, Somerville, MA 02143 (“Grantee”), with **quitclaim covenants**, the **fee simple interest** in those certain parcel of land located in Somerville, Middlesex County, Massachusetts shown as **Parcels 11B, 11C, 11D, 11G, 2B, 3B, 4B and 6B** on the plan entitled “Street Acceptance Plan of Land in Somerville, Massachusetts”, dated March 24, 2017, last revised July 7, 2017, prepared by Vanasse Hangen Brustlin, Inc., and recorded with the Middlesex South Registry of Deeds (the “Registry”) as Plan No. _____ of 2018 (the “Property”). The Property consists of private way portions of Revolution Drive and Grand Union Boulevard which are being conveyed to Grantee for purposes of recognizing such land as portions of the public rights of way.

Less and except an easement reserved in favor of Grantor (and Grantor’s assigns) located below elevation Ten and One-Half Feet (10.5’) and extending Three Feet (3’) on either side of the above described Property. Grantee shall be permitted to construct and permanently locate within such easement area building systems, including without limitation, ground improvements, footings, pile caps and utilities, provided that in each case such building systems do not permanently and unreasonably interfere with the operation of public utilities within the public right of way.

The Portion of the Property shown as Parcel 11B on the above-referenced plan is conveyed subject to a permanent easement granted to the Massachusetts Bay Transportation Authority pursuant to an Easement Agreement dated December 9, 2011 and recorded with the Registry in Book 58140, Page 419.

The Property is subject to that certain Notice of Activity and Use Limitation made as of October 6, 2009 by FR Sturtevant Street, LLC and recorded with the Registry in Book 53648, Page 514, as amended by First Amendment to Notice of Activity and Use Limitation dated August 13, 2014 and recorded with the Registry in Book 64091, Page 493. All use of the Property conveyed herein shall be in accordance with all terms, provisions, obligations and conditions set forth in the above-referenced Notice of Activity and Use Limitation and all applicable Laws, including without limitation the provisions of Chapter 21E of the Massachusetts General Laws, the Massachusetts Contingency Plan 310 CMR 400.0000 *et seq.*

To ensure that any construction taking place on the Property does not endanger commuter rail, freight rail, or rapid transit tracks, or other facilities of the Massachusetts Bay Transportation Authority or Guilford Transportation Industries (including the Boston and Maine Corporation) located adjacent to portions of the Property, or adversely affect drainage on the adjacent property, or endanger the safety of commuter rail, freight, or transit operations on the adjacent property, all owners of the applicable portions of the Property shall comply with and shall cause its general contractor(s) to comply with all railroad and transit requirements in effect at the time of such work. Prior to commencement of construction, written notice of the proposed work shall be given to the parties named below. Such parties shall determine whether the proposed work affects such adjacent property in the manner described in the immediately preceding sentences and, if so, may impose requirements and conditions, including without limitation, requirements for liability insurance, railroad protective insurance, the hiring of flagmen, and/or drainage related requirements.

Massachusetts Bay Transportation Authority
Director of Real Estate
10 Park Plaza
Boston, MA 02116

Massachusetts Bay Transportation Authority
Section Chief Engineering Officer - Railroad Operations
32 Cobble Hill Road
Somerville, MA 02143

Massachusetts. Bay Transportation Authority
Chief Operating Officer
45 High Street
Boston, MA 02110

Transit Realty Associates, LLC
Attn: Ms. Lorna J. Moritz or successor
20 Winthrop Square
Boston, MA 02110

National Railroad Passenger Corp. (Amtrak)
Attn: David M. Plante
132 Washington Street
Somerville, MA 02143

Guilford Transportation Industries
Attn. Mr. Robert Bergeron or successor
Ironhorse Park
North Billerica, MA 01821

Each of the parties listed above may change the address set forth above by written notice to the other parties at the addresses set forth above.

Grantor's ownership interest in the Property is derived from and is a portion of the property conveyed to Grantor pursuant to that certain Quitclaim Deed from IKEA Property, Inc. dated September 25, 2013 and recorded with the Registry in Book 62728, Page 311.

This conveyance is not the sale of all or substantially all of the assets of the Grantor located in the Commonwealth.

(The remainder of this page is intentionally left blank; Signature page follows.)

EXECUTED under seal this 3rd day of May, 2018.

GRANTOR:

FEDERAL REALTY INVESTMENT TRUST,
a Maryland real estate investment trust

By: 

Name: Dawn M. Becker

Title: Executive Vice President - Corporate

Approved as to Form:

GRANTEE:

CITY OF SOMERVILLE

By: _____

Joseph A. Curtatone
Its Mayor

Francis X. Wright, Jr., City Solicitor

COMMONWEALTH/STATE OF MARYLAND

Montgomery County

On this 31st day of May, 2018, before me, the undersigned notary public, personally appeared Dawn M. Becker as Executive Vice President - Corporate of Federal Realty Investment Trust, proved to me through satisfactory evidence of identification which was personal knowledge to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily, in such capacity for its stated purpose on behalf of and as the voluntary act of Federal Realty Investment Trust, a Maryland real estate investment trust.



Barbara Louise S. David
Name: BARBARA LOUISE S. DAVID
Notary Public
My Commission Expires 8/1/2021

COMMONWEALTH OF MASSACHUSETTS

Middlesex County

On this ____ day of _____, 2018, before me, the undersigned Notary Public, personally appeared the above-named Joseph A. Curtatone, Mayor of the City of Somerville, proved to me by my own knowledge of the identity of the signatory to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose as the voluntary act of the City of Somerville.

Name:
Notary Public
My Commission Expires:

EXHIBIT A
Legal Description

Legal Description - Parcel 2B

A CERTAIN PARCEL OF LAND LOCATED ON THE EASTERLY SIDE OF ASSEMBLY SQUARE DRIVE, IN THE TOWN OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ASSEMBLY SQUARE DRIVE, A DISTANCE OF NINE HUNDRED FIFTY FEET, MORE OR LESS (950±) FROM THE INTERSECTION OF FOLEY STREET AND ASSEMBLY SQUARE DRIVE AND BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREAFTER DESCRIBED; THENCE

N 41°58'46" W A DISTANCE OF ONE HUNDRED EIGHTY TWO AND EIGHTY EIGHT HUNDREDTHS FEET (182.88') TO A POINT; THENCE

NORTHWESTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A NON TANGENT CURVE HAVING A RADIUS OF NINE HUNDRED SEVENTY AND NO HUNDREDTHS FEET (970.00'), A LENGTH OF ONE HUNDRED SEVENTEEN AND NINETY NINE HUNDREDTHS FEET (117.99') WITH A CHORD BEARING OF S 38°35'01"E AND A CHORD LENGTH OF (117.92') TO A POINT; THENCE

N 35°18'16" W A DISTANCE OF SIXTY THREE AND FORTY HUNDREDTHS FEET (63.40') TO A POINT; THENCE

N 41°57'06" E A DISTANCE OF ONE HUNDRED TWENTY TWO AND FORTY FOUR HUNDREDTHS FEET (122.44') TO A POINT; THENCE

S 44°36'12" E A DISTANCE OF SEVENTY FOUR AND FIFTY SIX HUNDREDTHS FEET (74.56) TO A POINT; THENCE

SOUTHWESTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A NON TANGENT CURVE HAVING A RADIUS OF FIVE HUNDRED TWENTY NINE AND NO HUNDREDTHS FEET (529.00), A LENGTH OF NINETY AND FIFTY THREE HUNDREDTHS FEET (90.53') WITH A CHORD BEARING OF S 35°07'08"E AND A CHORD LENGTH OF (90.42') TO A POINT; THENCE

S 59°47'01" E A DISTANCE OF FIVE AND FIFTY HUNDREDTHS FEET (5.50') TO A POINT; THENCE.

S 29°15'09" W A DISTANCE OF SEVENTEEN AND SIXTY ONE HUNDREDTHS FEET (17.61') TO A POINT; THENCE

SOUTHWESTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A NON TANGENT CURVE HAVING A RADIUS OF TWENTY EIGHT AND FIFTY HUNDREDTHS FEET (28.50'), A LENGTH OF TWENTY EIGHT AND NINETY NINE HUNDREDTHS FEET (28.99') WITH A CHORD BEARING

OF S 0°51'07"E AND A CHORD LENGTH OF (27.76') TO A POINT;
THENCE

S 39°06'59" E A DISTANCE OF THIRTY FOUR AND NINTY SEVEN HUNDREDTHS
FEET (34.97') TO A POINT; THENCE

SOUTHEASTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING
A RADIUS OF FIVE HUNDRED FOURTY THREE AND NO HUNDREDTHS
FEET (543.00'), A LENGTH OF TWENTY NINE AND SEVENTY
HUNDREDTHS FEET (29.70') TO A POINT;THENCE.

S 40°04'13" E A DISTANCE OF THIRTY THREE AND SIXTY FOUR HUNDREDTHS
FEET (33.64') TO A POINT; THENCE

S 03°12'01" E A DISTANCE OF EIGHT AND SEVENTY TWO HUNDREDTHS FEET
(8.72') TO A POINT; THENCE

S 41°58'46" E A DISTANCE OF ONE HUNDRED FORTY EIGHT AND FORTY SEVEN
HUNDREDTHS FEET (148.47) TO A POINT; THENCE

S 71°12'51" W A DISTANCE OF EIGHT AND SEVENTY HUNDREDTHS FEET (8.70') TO
THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS 13,964 SQ. FT OR 0.320 ACRES OF LAND IN
THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS "PARCEL 2B" ON A
PLAN ENTITLED "STREET ACCEPTANCE PLAN OF LAND IN SOMERVILLE,
MASSACHUSETTS" PREPARED FOR FEDERAL REALTY INVESTMENT TRUST, PREPARED
BY VANASSE HANGEN BRUSTLIN, INC. DATED MARCH 24, 2017, REVISED JULY 7, 2017,
AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS HEREWITH IN
PLAN BOOK 2018, PAGE ____.

Legal Description - 3B

A CERTAIN PARCEL OF LAND LOCATED ON THE EASTERLY SIDE OF ASSEMBLY SQUARE
DRIVE, IN THE TOWN OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF
MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ASSEMBLY SQUARE DRIVE, A
DISTANCE OF NINE HUNDRED NINTY FEET, MORE OR LESS (990±) FROM THE
INTERSECTION OF FOLEY STREET AND ASSEMBLY SQUARE DRIVE AND BEING THE
NORTHWESTERLY CORNER OF THE PARCEL HEREAFTER DESCRIBED; THENCE

N 48°01'35" E A DISTANCE OF EIGHT AND NO HUNDREDTHS FEET (8.00') TO A
POINT; THENCE

S 41°58'46" E A DISTANCE OF NINETY EIGHT AND ONE HUNDREDTHS FEET (98.01')
TO A POINT; THENCE

S 42°03'50" E A DISTANCE OF THREE HUNDRED NINETY SIX AND FORTY FIVE HUNDREDTHS FEET (396.45') TO A POINT; THENCE

SOUTHEASTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF SIX HUNDRED FORTY SEVEN AND FIFTY FIVE HUNDREDTHS FEET (647.55'), A LENGTH OF FIFTY FOUR AND SEVENTY NINE HUNDREDTHS FEET (54.79') TO A POINT; THENCE

S 00° 36'20" W A DISTANCE OF NINE AND THIRTY EIGHT HUNDREDTHS FEET (9.38') TO A POINT; THENCE

N 41°58'46" W A DISTANCE OF SIXTY ONE AND FIFTY EIGHT HUNDREDTHS FEET (61.58') TO A POINT; THENCE

N 41°58'46"W A DISTANCE OF FOUR HUNDRED NINETY FOUR AND FIFTY TWO HUNDREDTHS FEET (494.52') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,523 SQ. FT OR 0.104 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS "PARCEL 3B" ON A PLAN ENTITLED "STREET ACCEPTANCE PLAN OF LAND IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FEDERAL REALTY INVESTMENT TRUST, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED MARCH 24, 2017, REVISED JULY 7, 2017, AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS HEREWITH IN PLAN BOOK 2018, PAGE ____.

Legal Description - Parcel 4B

A CERTAIN PARCEL OF LAND LOCATED ON THE EASTERLY SIDE OF ASSEMBLY SQUARE DRIVE, IN THE TOWN OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ASSEMBLY SQUARE DRIVE, A DISTANCE OF FOUR HUNDRED THIRTEEN FEET, MORE OR LESS (413[±]) FROM THE INTERSECTION OF MYSTIC AVE AND ASSEMBLY SQUARE DRIVE AND BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREAFTER DESCRIBED; THENCE

N 03° 58'05" W A DISTANCE OF TWO HUNDRED ELEVEN AND FORTY HUNDREDTHS FEET (211.40') TO A POINT; THENCE

NORTHWESTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF SIX HUNDRED THIRTY NINE AND FIFTY FIVE HUNDREDTHS FEET (639.55'), A LENGTH OF FOUR HUNDRED TWENTY FIVE AND TWENTY FOUR HUNDREDTHS FEET (425.24') TO A POINT; THENCE

S 41° 58'46" E A DISTANCE OF SIXTY ONE AND FIFTY EIGHT HUNDREDTHS FEET (61.58') TO A POINT; THENCE

N 00° 36'20" E A DISTANCE OF NINE AND THIRTY EIGHT HUNDREDTHS FEET (9.38') TO A POINT; THENCE

SOUTHEASTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE BEING NON TANGENT AND HAVING A RADIUS OF SIX HUNDRED FORTY SEVEN AND FIFTY FIVE HUNDREDTHS FEET (647.55'), A LENGTH OF THREE HUNDRED SEVENTY FIVE AND SEVENTY SIX HUNDREDTHS FEET (375.76') WITH A CHORD BEARING OF S 20°35'31"E AND A CHORD LENGTH OF (370.51') TO A POINT; THENCE

S 03° 58'05" E A DISTANCE OF TWO HUNDRED TWENTY SIX AND THIRTY FOUR HUNDREDTHS FEET (226.34') TO A POINT; THENCE

N 36° 06'18" W A DISTANCE OF SIXTEEN AND NINETY FOUR HUNDREDTHS FEET (16.94') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5,298 SQ. FT OR 0.121 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS "PARCEL 4B" ON A PLAN ENTITLED "STREET ACCEPTANCE PLAN OF LAND IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FEDERAL REALTY INVESTMENT TRUST, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED MARCH 24, 2017, REVISED JULY 7, 2017, AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS HEREWITH IN PLAN BOOK 2018, PAGE ____.

Legal Description - Parcel 6B

A CERTAIN PARCEL OF LAND LOCATED ON THE EASTERLY SIDE OF ASSEMBLY SQUARE DRIVE, IN THE TOWN OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ASSEMBLY SQUARE DRIVE, A DISTANCE OF NINE HUNDRED SEVENTY SEVEN FEET, MORE OR LESS (977±) FROM THE INTERSECTION OF FOLEY STREET AND ASSEMBLY SQUARE DRIVE AND BEING THE NOUTHWESTERLY CORNER OF THE PARCEL HEREAFTER DESCRIBED; THENCE

N 71° 12'51" E A DISTANCE OF EIGHT AND SEVENTY HUNDREDTHS FEET (8.70') TO A POINT; THENCE

S 41° 58'46" E A DISTANCE OF THIRTEEN AND SEVENTY ONE HUNDREDTHS FEET (13.71') TO A POINT; THENCE

S 48° 01'35" W A DISTANCE OF EIGHT AND NO HUNDREDTHS FEET (8.00') TO A POINT; THENCE

N 41° 58'46" W DISTANCE OF SEVENTEEN AND THIRTEEN HUNDREDTHS FEET (17.13') TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS 123 SQ. FT OR 0.002 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS "PARCEL 6B" ON A PLAN ENTITLED "STREET ACCEPTANCE PLAN OF LAND IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FEDERAL REALTY INVESTMENT TRUST, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED MARCH 24, 2017, REVISED JULY 7, 2017, AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS HEREWITH IN PLAN BOOK 2018, PAGE ____.

Legal Description – Parcel 11B

A CERTAIN PARCEL OF LAND LOCATED SOUTHERLY OF THE INTERSECTION OF REVOLUTION DRIVE AND GREAT RIVER ROAD, IN THE CITY OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF SAID INTERSECTION;
THENCE

S 04°27'59" E A DISTANCE OF FORTY THREE AND TWENTY TWO HUNDREDTHS FEET (43.22') TO A POINT; THENCE

S 85°47'01"W A DISTANCE OF NINETY AND SEVENTY TWO HUNDREDTHS FEET (90.72') TO A POINT; THENCE

N 11°54'29"W A DISTANCE OF THIRTY AND SEVENTY ONE HUNDREDTHS FEET (30.71') TO A POINT; THENCE

N 78°05'31"E A DISTANCE OF NINETY FIVE AND FIFTY ONE HUNDREDTHS FEET (95.51') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3,428 SQ. FT OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS "PARCEL 11B" ON A PLAN ENTITLED "STREET ACCEPTANCE PLAN OF LAND IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FEDERAL REALTY INVESTMENT TRUST, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED MARCH 24, 2017, REVISED JULY 7, 2017, AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS HEREWITH IN PLAN BOOK 2018, PAGE ____.

Legal Description - Parcel 11C

A CERTAIN PARCEL OF LAND LOCATED ON THE EASTERLY SIDE OF GRAND UNION BOULAVARD, IN THE CITY OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF GRAND UNION BOULAVARD, AT THE NORTHEASTERLY INTERSECTION OF GRAND UNION BOULAVARD AND REVOLUTION

DRIVE BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREAFTER DESCRIBED;
THENCE

N 57°59'12" E A DISTANCE OF FORTY FOUR AND ELEVEN HUNDREDTHS FEET
(44.11') TO A POINT; THENCE

N 44°51'41" E A DISTANCE OF ONE HUNDRED FOUR AND THIRTY FIVE
HUNDREDTHS FEET (104.35') TO A POINT; THENCE

N 68°47'57" E A DISTANCE OF EIGHTY NINE AND TWENTY ONE HUNDREDTHS
FEET (89.21') TO A POINT; THENCE

N 78°05'37" E A DISTANCE OF THREE HUNDRED TWENTY FOUR AND FIFTY NINE
HUNDREDTHS FEET (324.59') TO A POINT; THENCE

S 11°33'55" E A DISTANCE OF THIRTY TWO AND NINETY NINE HUNDREDTHS FEET
(32.99') TO A POINT; THENCE

S 78°05'31"W A DISTANCE OF TWO HUNDRED AND NINETY ONE HUNDREDTHS
FEET (200.91') TO A POINT; THENCE

S 46°16'38" W A DISTANCE OF EIGHTEEN AND THIRTY EIGHT HUNDREDTHS FEET
(18.38') TO A POINT; THENCE

S 73°43'42" W A DISTANCE OF FORTY ONE AND SIXTY HUNDREDTHS FEET (41.60')
TO A POINT; THENCE

SOUTHWESTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING
A RADIUS OF FEET TWO HUNDRED NINETY FOUR AND NO
HUNDREDTHS (294.00'), A LENGTH OF FIFTY FOUR AND SEVENTY
SEVEN HUNDREDTHS (54.77') TO A POINT; THENCE

SOUTHWESTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING
A RADIUS OF FIVE HUNDRED TWENTY NINE AND NO HUNDREDTHS
FEET (529.00'), A LENGTH OF TWO HUNDRED TWELVE AND SIXTY
SIX HUNDREDTHS FEET (212.66') TO A POINT; THENCE

N 44°36'12" W A DISTANCE OF SEVENTY FOUR AND FIFTY SIX HUNDREDTHS FEET
(74.56') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 26,646 SQ. FT OR 0.612 ACRES OF LAND IN
THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS "PARCEL 11C" ON A
PLAN ENTITLED "STREET ACCEPTANCE PLAN OF LAND IN SOMERVILLE,
MASSACHUSETTS" PREPARED FOR FEDERAL REALTY INVESTMENT TRUST, PREPARED
BY VANASSE HANGEN BRUSTLIN, INC. DATED MARCH 24, 2017, REVISED JULY 7, 2017,
AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS HEREWITH IN
PLAN BOOK 2018, PAGE ____.

Legal Description - Parcel 11D

A CERTAIN PARCEL OF LAND LOCATED ON THE EASTERLY SIDE OF GRAND UNION BOULAVARD, IN THE CITY OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF GRAND UNION BOULAVARD, AT THE SOUTHEASTERLY INTERSECTION OF GRAND UNION BOULAVARD AND REVOLUTION DRIVE BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREAFTER DESCRIBED; THENCE

N 59°47'01" W A DISTANCE OF FIVE AND FIFTY HUNDREDTHS FEET (5.50') TO A POINT; THENCE

NORTHEASTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A NON TANGENT CURVE HAVING A RADIUS OF FIVE HUNDRED TWENTY NINE AND NO HUNDREDTHS FEET (529.00'), A LENGTH OF NINETY AND FIFTY THREE HUNDREDTHS FEET (90.53') AND A CHORD LENGTH OF NINETY AND FORTY TWO HUNDREDTHS FEET (90.42') WITH A CHORD BEARING OF N 35°07'08" E TO A POINT; THENCE

NORTHEASTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FIVE HUNDRED TWENTY NINE AND NO HUNDREDTHS FEET (529.00'), A LENGTH OF TWO HUNDRED TWELVE AND SIXTY SIX HUNDREDTHS FEET (212.66') TO A POINT; THENCE

EASTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWO HUNDRED NINETY FOUR AND NO HUNDREDTHS FEET (294.00'), A LENGTH OF FIFTY FOUR AND SEVENTY SEVEN HUNDREDTHS FEET (54.77') TO A POINT; THENCE

N 73°43'42" E A DISTANCE OF FORTY ONE AND SIXTY HUNDREDTHS FEET (41.60') TO A POINT; THENCE

N 46°16'38" E A DISTANCE OF EIGHTEEN AND THIRTY EIGHT HUNDREDTHS FEET (18.38') TO A POINT; THENCE

N 78°05'31" E A DISTANCE OF TWO HUNDRED FIFTY AND FIFTY NINE HUNDREDTHS FEET (250.59') TO A POINT; THENCE

S 11°54'29" E A DISTANCE OF TWENTY TWO AND FORTY NINE HUNDREDTHS FEET (22.49') TO A POINT; THENCE

S 78°03'49" W A DISTANCE OF TWO HUNDRED THIRTY TWO AND TWENTY SEVEN HUNDREDTHS FEET (232.27') TO A POINT; THENCE

WESTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FEET THREE HUNDRED FIFTEEN AND NO

HUNDREDTHS (315.00'), A LENGTH OF TWENTY EIGHT AND SEVENTY ONE HUNDREDTHS (28.71') TO A POINT; THENCE

S 72°50'26" W A DISTANCE OF SEVENTY FOUR AND TWENTY FOUR HUNDREDTHS FEET (74.24') TO A POINT; THENCE

WESTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FEET ONE HUNDRED FORTY AND NO HUNDREDTHS (140.00'), A LENGTH OF NINETEEN AND FORTY EIGHT HUNDREDTHS (19.48') TO A POINT; THENCE

SOUTHWESTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FIVE HUNDRED EIGHTEEN AND NO HUNDREDTHS FEET (518.00'), A LENGTH OF ONE HUNDRED EIGHTY FIVE AND SEVENTY FOUR HUNDREDTHS FEET (185.74') TO A POINT; THENCE

SOUTHWESTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF ONE HUNDRED FORTY AND NO HUNDREDTHS FEET (140.00'), A LENGTH OF TWENTY SEVEN AND FIFTY NINE HUNDREDTHS FEET (27.59') TO A POINT; THENCE

S 33°01'52" W A DISTANCE OF EIGHTY SEVEN AND SEVENTY FOUR HUNDREDTHS FEET (87.74') TO A POINT; THENCE

N 59°47'01" W A DISTANCE OF SEVEN AND EIGHTY EIGHT HUNDREDTHS FEET (7.88') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 10,776 SQ. FT OR 0.247 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS "PARCEL 11D" ON A PLAN ENTITLED "STREET ACCEPTANCE PLAN OF LAND IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FEDERAL REALTY INVESTMENT TRUST, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED MARCH 24, 2017, REVISED JULY 7, 2017, AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS HERewith IN PLAN BOOK 2018, PAGE ____.

Legal Description - Parcel 11G

A CERTAIN PARCEL OF LAND SHOWN AS PARCEL 11G LOCATED ON THE EASTERLY SIDE OF GRAND UNION BOULAVARD AND NORTH OF THE INTERCETION OF MYSTIC AVE IN THE CITY OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, BEING APPROXIMATLY FOUR HUNDRED THIRTEEN FEET FROM THE NORTHEASTERLY INTERSECTION OF GRAND UNION BOULAVARD AND MIDDLESEX AVE AND IS SHOWN AS THE "POB" ON HEREIN AFTER SAID PLAN; THENCE

N 03°58'05" W A DISTANCE OF TWO HUNDRED TWENTY SIX AND THIRTY FOUR HUNDREDTHS FEET (226.34') TO A POINT; THENCE

NORTHERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF SIX HUNDRED FORTY SEVEN AND FIFTY FIVE HUNDREDTHS FEET (647.55'), A LENGTH OF EIGHTY THREE AND FIFTY TWO HUNDREDTHS FEET (83.52') TO A POINT; THENCE

N 89°15'28" E A DISTANCE OF FORTY SEVEN AND THIRTEEN HUNDREDTHS FEET (47.13') TO A POINT; THENCE

S 00°44'32" E A DISTANCE OF FIVE HUNDRED SEVEN AND SEVENTY THREE HUNDREDTHS FEET (507.73') TO A POINT; THENCE

N 01°50'56" W A DISTANCE OF FIFTY SEVEN AND EIGHTY HUNDREDTHS FEET (57.80') TO A POINT; THENCE

N 02°37'54" W A DISTANCE OF THIRTY ONE AND ZERO HUNDREDTHS FEET (31.00') TO A POINT; THENCE

N 06°02'13" W A DISTANCE OF FIFTY SEVEN AND FIFTEEN HUNDREDTHS FEET (57.15') TO A POINT; THENCE

N 14°50'54" W A DISTANCE OF FORTY SIX AND EIGHTY SIX HUNDREDTHS FEET (46.86') TO A POINT; THENCE

N 36°06'18" W A DISTANCE OF NINE AND FIFTY TWO HUNDREDTHS FEET (9.52') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 11,471.65 SQ. FT OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS "PARCEL 11G" ON A PLAN ENTITLED "STREET ACCEPTANCE PLAN OF LAND IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FEDERAL REALTY INVESTMENT TRUST, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED MARCH 24, 2017, REVISED JULY 7, 2017, AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS HERewith IN PLAN BOOK 2018, PAGE

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