

PARKER SCHEER LLP

One Constitution Center  
Boston, Massachusetts  
02129

Telephone:  
617.886.0500

Facsimile:  
617.886.0100

427 Main Street  
Boston, Massachusetts  
02109

Telephone:  
617.221.1100

1280 Massachusetts Street  
Boston, MA  
02109

Telephone:  
617.451.1000

Telephone:  
617.221.1100

617.221.1100

December 1, 2010

City of Somerville  
Board of Alderman  
93 Highland Avenue  
Somerville, MA 02143  
[dshapiro@somervillema.gov](mailto:dshapiro@somervillema.gov)

RE: Grant of easement to Somerville Fire Station located at  
266 Broadway, Somerville, MA

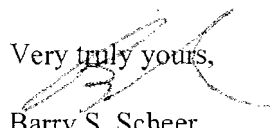
Ladies and Gentlemen:

This office represents 272 Broadway, LLC, the owner of the contiguous lots located at 272 Broadway and 8 Kennison Road. My client has submitted plans for the erection of a small office building on the site. The abutter at 266 Broadway is the Broadway Somerville Fire Station.

We were asked to prepare specific easements relative to two issues. There is a side door to the fire station. In order to access the door however, it is necessary for those having the right to enter or exit to cross over the land of my client. The land in question will be adjacent to the building and the easement goes only so far as to permit access to the side door. The second issue is that there is a generator on a generator pad in the 8 Kennison Road lot to which the Fire Department will, from time to time, require access for maintenance. Because the generator pad straddles the line between the two properties, it is unclear as to whether the easement is actually needed but it would appear prudent to grant it. The easement is akin to a utility easement.

Please feel free to contact me with any questions or comments you may have.

Very truly yours,

  
Barry S. Scheer  
Attorney for the Applicant

cc: Christopher Kokoras  
Ann Bates

GRANT OF EASEMENT

272 Broadway, LLC., having a principal place of business at 187 Westminster Avenue, Watertown, Massachusetts, (hereinafter the "Grantor"), owner of a parcel of land, situated at 272 Broadway, Somerville, Middlesex County, Massachusetts, referenced on that certain deed from Nicholas P. Salerno and Anthony P. Salerno to Grantor dated and recorded on March 17, 2009 at Book 52421, Page 350- designated as "Parcel I" (the "Premises") on said deed, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged

does hereby grant to the City of Somerville, Massachusetts, a body corporate and politic and political subdivision of the Commonwealth of Massachusetts, ("Grantee") the perpetual right and easement for persons lawfully entitled to use that certain side door to the City of Somerville Fire House located on the Northerly side of the building which is located at 266 Broadway, Somerville, Massachusetts, said doorway being immediately adjacent to the contiguous boundary of the grantor,

the right to pass and repass over a strip of land on the Southeast corner of Lot 1 as depicted on the plan of land attached hereto as Exhibit 1, approximately thirty five (35) feet in length and four (4) feet in width running from the Southwesterly side of Broadway to a point just past the side door, as same is depicted on Exhibit 1.

Grantee hereby covenants to indemnify and save Grantor harmless from any injury to person or property or death arising from the use of said easement.

This Grant of Easement shall be binding upon the Grantor and its respective successors and assigns and shall inure to the benefit of the City of Somerville and the benefits and burdens hereof shall run with the land described above.

For grantor's title see Deed reference hereinabove.

Signed as a sealed instrument this                      day of November, 2010

272 Broadway, LLC. , by:

\_\_\_\_\_  
Christopher Kokoras  
its Manager and not individually

Commonwealth of Massachusetts  
Middlesex County

On the            day of November, 2010, before me personally appeared Christopher Kokoras, to me known and known by me to be the Manager of 272 Broadway, LLC, and proven to me by furnishing a Massachusetts drivers license to be the party executing the foregoing agreement, and he acknowledged said instrument by him to be the signed on behalfo of 272 Broadway LLC, for the purposes stated therein.

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Notary Public  
My Commission Expires: 09/22/11

Seal:

