

Property Address: Great River Road, Assembly Row, Somerville, Massachusetts

After recording return to:

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

QUITCLAIM DEED

STREET RETAIL, INC., a Maryland corporation 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 that certain parcel of land located in Somerville, Middlesex County, Massachusetts shown as **Parcel 34C** 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 is the private way portion of Great River Road, which is being conveyed to Grantee for purposes of recognizing such land as a portion of the public right 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 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.

A portion of the Property is subject to that certain Notice of Activity and Use Limitation made as of April 29, 2013 by Street Retail, Inc., recorded with the Registry in Book 61719, Page 474 with respect to RTN 3-4082. 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.*

Grantor's ownership interest in the Property is derived from and is a portion of the property conveyed pursuant to that certain Quitclaim Deed from FR Sturtevant Street, LLC, a Delaware limited liability company, Street Retail, Inc., a Maryland corporation, SRI Assembly Row B2, LLC, a Delaware limited liability company, SRI Assembly Row B3, LLC, a Delaware limited liability company, SRI Assembly Row B5, LLC, a Delaware limited liability company, SRI Assembly Row B6, LLC, a Delaware limited liability company, SRI Assembly Row B7, LLC, a Delaware limited liability company, SRI Assembly Row B8, LLC, a Delaware limited liability company, and SRI Assembly Row B9, LLC, a Delaware limited liability company, dated July 31, 2014 and recorded with the Registry in Book 64037, Page 542.


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

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

GRANTOR:

STREET RETAIL, INC.

By: 
Dawn Becker,
Vice President - Corporate

Approved as to Form:

GRANTEE:

CITY OF SOMERVILLE

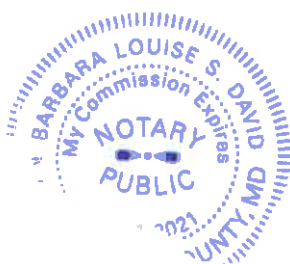
Francis X. Wright, Jr., City Solicitor

By: _____
Joseph A. Curtatone
Its Mayor

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 Vice President – Corporate of Street Retail, Inc., 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 she signed it voluntarily, in such capacity for its stated purpose on behalf of and as the voluntary act of Street Retail, Inc., a Maryland corporation.



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 34C

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 AND SHOWN ON HEREIN AFTER SAID PLAN AS THE POINT OF BEGINNING; THENCE

S 78°05'31" W A DISTANCE OF NINETY FIVE AND FIFTY ONE HUNDREDTHS FEET (95.51') TO A POINT; THENCE

S 78°05'31" W A DISTANCE OF FORTY NINE AND SIXTY EIGHT HUNDREDTHS FEET (49.68') TO A POINT; THENCE

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

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

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

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

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

N 41°57'06" E A DISTANCE OF EIGHT AND THIRTY TWO HUNDREDTHS FEET (8.32') TO A POINT; THENCE

N 56°28'54" E A DISTANCE OF TWENTY THREE AND FORTY SIX HUNDREDTHS FEET (23.46') TO A POINT; THENCE

N 45°32'46" E A DISTANCE OF ONE HUNDRED FIVE AND NINETY SEVEN HUNDREDTHS FEET (105.97') TO A POINT; THENCE

NORTHEASTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FIFTY FIVE AND FIFTY HUNDREDTHS FEET (55.50'), A LENGTH OF TWENTY ONE AND FIFTY ONE HUNDREDTHS FEET (21.51') TO A POINT; THENCE

N 67°44'56" E A DISTANCE OF EIGHTY EIGHT AND FORTY SEVEN HUNDREDTHS FEET (88.47') TO A POINT; THENCE

N 78°05'31" E A DISTANCE OF SIXTY THREE AND NO HUNDREDTHS FEET (63.00') TO A POINT; THENCE

N 78°05'31" E A DISTANCE OF ONE HUNDRED SEVENTEEN AND FIFTY HUNDREDTHS FEET (117.50') TO A POINT; THENCE

N 78°05'31" E A DISTANCE OF ONE HUNDRED THIRTY SIX AND TEN HUNDREDTHS FEET (136.10') TO A POINT; THENCE

N 78°03'36" E A DISTANCE OF EIGHTY SIX AND FIFTY SEVEN HUNDREDTHS FEET (86.57') TO A POINT; THENCE

N 32°55'42" E A DISTANCE OF THIRTY ONE AND FIFTY HUNDREDTHS FEET (31.50') TO A POINT; THENCE

N 04°27'59" W A DISTANCE OF TWO HUNDRED FIFTY THREE AND FOURTEEN HUNDREDTHS FEET (253.14') TO A POINT; THENCE

N 11°56'24" W A DISTANCE OF SEVENTEEN AND SIXTY FIVE HUNDREDTHS FEET (17.65') TO A POINT; THENCE

N 04°27'59" W A DISTANCE OF SEVENTY FOUR AND FORTY FOUR HUNDREDTHS FEET (74.44') TO A POINT; THENCE

S 78°03'36" W A DISTANCE OF THREE AND FIFTY NINE HUNDREDTHS FEET (3.59') TO A POINT; THENCE

N 11°56'10" W A DISTANCE OF EIGHT AND FIFTY THREE HUNDREDTHS FEET (8.53') TO A POINT; THENCE

N 00°48'13" E A DISTANCE OF SIXTY TWO AND TWENTY SEVEN HUNDREDTHS FEET (62.27') TO A POINT; THENCE

N 01°56'55" W A DISTANCE OF FORTY ONE AND TWENTY ONE HUNDREDTHS FEET (41.21') TO A POINT; THENCE

N 02°47'54" E A DISTANCE OF SEVEN AND TWENTY SEVEN HUNDREDTHS FEET (7.27') TO A POINT; THENCE

N 89°49'18" E A DISTANCE OF FORTY SEVEN AND SIX HUNDREDTHS FEET (47.06') TO A POINT; THENCE

S 01°47'52" W A DISTANCE OF TWENTY FOUR AND FIVE HUNDREDTHS FEET (24.05') TO A POINT; THENCE

SOUTHERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF THREE HUNDRED AND NO HUNDREDTHS FEET (300.00'), A

LENGTH OF THIRTY TWO AND EIGHTY HUNDREDTHS FEET (32.80') TO A POINT; THENCE

S 04°27'59" E A DISTANCE OF FOUR HUNDRED SIXTY AND NINETY EIGHT HUNDREDTHS FEET (460.98') TO A POINT; THENCE

N 11°56'24" W A DISTANCE OF SEVENTEEN AND SIXTY FIVE HUNDREDTHS FEET (17.65') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 31,515 SQ. FT OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS "PARCEL 34C" 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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