CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 250990

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____ Variance: __X__ Appeal: _____

PETITIONER: IQHQ-Alewife LLC

PETITIONER'S ADDRESS: 201 Washington Street, MA, Boston 02108

LOCATION OF PROPERTY: **2 Alewife Pk , Cambridge, MA**

TYPE OF OCCUPANCY: Office and lab **ZONING DISTRICT:** Special District 3

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

IQHQ-Alewife LLC (the "Petitioner") seeks a use variance pursuant to Section 10.31 of the Zoning Ordinance to allow for approximately 6,500 sq. ft. of gross floor area ("GFA") of restaurant use on the ground floor of Building No. 2 of the Alewife Park Project (the "Project") located at 36-64 Whittemore Avenue in the Special District 3 Zoning District ("SD-3"). Pursuant to Section 17.32.3 of the Zoning Ordinance, in the SD-3, any one

retail establishment must be limited to no more than 1,200 sq. ft. of GFA. The Petitioner seeks a use variance to allow for the additional approximately 5,300 sq. ft. of GFA of restaurant use.

The Petitioner began a community engagement process almost three years ago in connection with development of the Project. This community engagement process is actively ongoing. During this continuing process, it has been uniformly stated that a public use, full service restaurant is needed for both tenants and the community.

Section 17.32.2 expressly allows for restaurant use (Use 4.35(f-1)), but limits any individual retail establishment to 1,200 sq. ft. of GFA. This restriction renders a restaurant infeasible for the Project. The Petitioner seeks a use variance to allow a single restaurant that includes approximately 6,500 sq. ft. of GFA to provide tenants and the community with a desired use.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 17.000 Section: 17.32.2 (Permitted Non-Residential Uses).
Article: 4.000 Section: 4.35.f.1 (Restaurant Use).
Article: 10.000 Section: 10.30 (Variance).

Original Signature(s): _____

(Petitioner (s) / Owner)

DAVID J. SURETTE

(Print Name)

Address: _____

Tel. No. kthai@iqhqreit.com

E-Mail Address: 617-999-3739

The Commonwealth of Massachusetts

County: Suffolk

On this 11 day of January, 20 24 before me, the undersigned Notary Public, personally appeared David Joseph Surette (name of document signer proved to me through satisfactory evidence of identification which was/were MA driver's license, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Amanda L. Chajon
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
07/15/2027

Notary Seal / Stamp

Signature: _____

/_/ Notary Public /_/ Justice of the Peace

My Commission expires 7 / 15 / 2027

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I, David Surette, as authorized signatory, on behalf of IQHQ-Alewife LLC, a Delaware limited liability company

(OWNER)

Address: 36-64 Whittemore Avenue

State that IQHQ-Alewife LLC owns the property located at 36-64 Whittemore Avenue which is the subject of this zoning application.

The record title of this property is in the name of IQHQ-Alewife, LLC

*Pursuant to a deed of duly recorded on the date August 4, 2020, with Middlesex South County Registry of Deeds at Book 75297, Page 443; or Middlesex Registry District of Land Court, Certificate No. 273807.

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Suffolk

The above-named, David Surette, personally appeared before me, in his capacity as authorized signatory for IQHQ-AlewifeLLC, this 30 day of November, 2023, and made oath that the above statement is true.

Notary My commission expires 7/15/2027 (Notary Seal)

Amanda L. Chajon
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
07/15/2027

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

Original
Signature(s): _____

(Petitioner (s) / Owner)

_____

(Print Name)

Address: _____
Tel. No. kthai@iqhqreit.com
E-Mail Address: 617-999-3739

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: IQHQ-Alewife LLC
Location: 2 Alewife Pk., Cambridge, MA
Phone: kthai@iqhqreit.com

Present Use/Occupancy: Office and lab
Zone: Special District 3
Requested Use/Occupancy: Retail

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		Building No. 2 is under construction		6,500 sq. ft. of GFA within Building No. 2		Sec. 17.33.11 permits up to 782,500 sq. ft. of GFA in the SD-3.	(max.)
LOT AREA:		735,500		No Change		20,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.94 for the Alewife Park Project as approved by Special Permit No. 387.		No Change		N/A	
LOT AREA OF EACH DWELLING UNIT		N/A		N/A		2,500	
SIZE OF LOT:	WIDTH	961		No Change		100	
	DEPTH	N/A		N/A		N/A	
SETBACKS IN FEET:	FRONT	Approved by Special Permit No. 387		No Change		25	
	REAR	Approved by Special Permit No. 387		No Change		50	
	LEFT SIDE	Approved by Special Permit No. 387		No Change		64.58	
	RIGHT SIDE	Approved by Special Permit No. 387		No Change		25, 50	
SIZE OF BUILDING:	HEIGHT	48 - 52 as approved by Special Permit No. 387		No Change		55	
	WIDTH	N/A		N/A		N/A	
	LENGTH	961		No Change		100	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		Approved by Special Permit No. 387		No Change		20% Open Space Requirement. No Permeable Open Space Requirement	
NO. OF DWELLING UNITS:		0		0		N/A	

NO. OF PARKING SPACES:		Up to 609 Parking Spaces Approved by Special Permit No. 387.		No Change		No minimum requirement. Maximum of 1,000 parking spaces	
NO. OF LOADING AREAS:		8 approved by Special Permit No. 387.		No change		5	
DISTANCE TO NEAREST BLDG. ON SAME LOT		Approved by Special Permit No. 387		No Change		Per Sec. 5.13	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

The proposed retail use is a part of the Alewife Park Project. The Alewife Park Project includes the renovation of two buildings (the former One Alewife and Building 29, to be renamed Buildings 1 and 2 respectively) and the construction of three new three-story lab/office buildings (Buildings 3, 4, and 5) and a four-story parking structure.

The proposed program mix for Buildings 3, 4 and 5 consists of approximately 60-percent lab and 40-percent office in addition to campus amenities, including pedestrian plaza, outdoor seating areas, space for food trucks, temporary performance platform and other such programming and design features and retail space for two distinct concepts. In addition to the new construction buildings, Buildings 1 and 2 will be improved and converted to include lab use with a ratio of lab to office consistent with the new buildings.

The approved site plan includes six structures connected by a service drive, pedestrian paths and landscaped areas. The proposed parking garage will also be a new building and will consolidate at-grade parking spaces that are currently spread throughout the Proposed Site.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The 1,200 sq. ft. of GFA limitation on retail in Sec. 17.32.2 creates a hardship as literal enforcement would prevent a full service restaurant from being operationally feasible as it would limit (a) the type of restaurant that would be operated in the space, (b) hours or operation, and (c) food and beverage options. These limitations would significantly and adversely impact whether a restaurant would be successful at this location.

A literal enforcement of Sec.17.32.3 of the Zoning Ordinance would involve a substantial hardship and would be inconsistent with the community interest as it would prevent (i) the Project from including a use that is expressly allowed under applicable zoning and (ii) a use that is desired by both the community and the Petitioner. It is understood that the applicable zoning was drafted to prevent " box store ," high traffic, retail on the Site, but it was not intended to preclude reasonably sized restaurant space.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The unique nature of Building No. 2, which is a research and development building that has been located on the Site for several decades, does not allow for retail or community service establishments that are visible or directly accessible from Whittemore Avenue. Retail and consumer service establishments can only be developed on the south side of the building. The lack of visibility and direct access from Whittemore Avenue to the retail or consumer use establishments within Building No. 2 create profound challenges for the viability of small retailers having 1,200 square feet or less, thereby creating a real hardship for the Project.

C) **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Granting the requested use variance would not be detrimental to the public good. Retail, and specifically restaurant, is allowed in the SD-3 , but such use is limited to 1,200 sq. ft. of GFA. The community has expressed a desire for a successful full service restaurant space and the Petitioner's needs to include this type of amenity space to attract the types of tenants that would occupy a Project that is a world-class hub for research and innovation. The proposed use variance is necessary to make a restaurant viable in the proposed pace and there would be no detrimental impact if the use variance is granted.

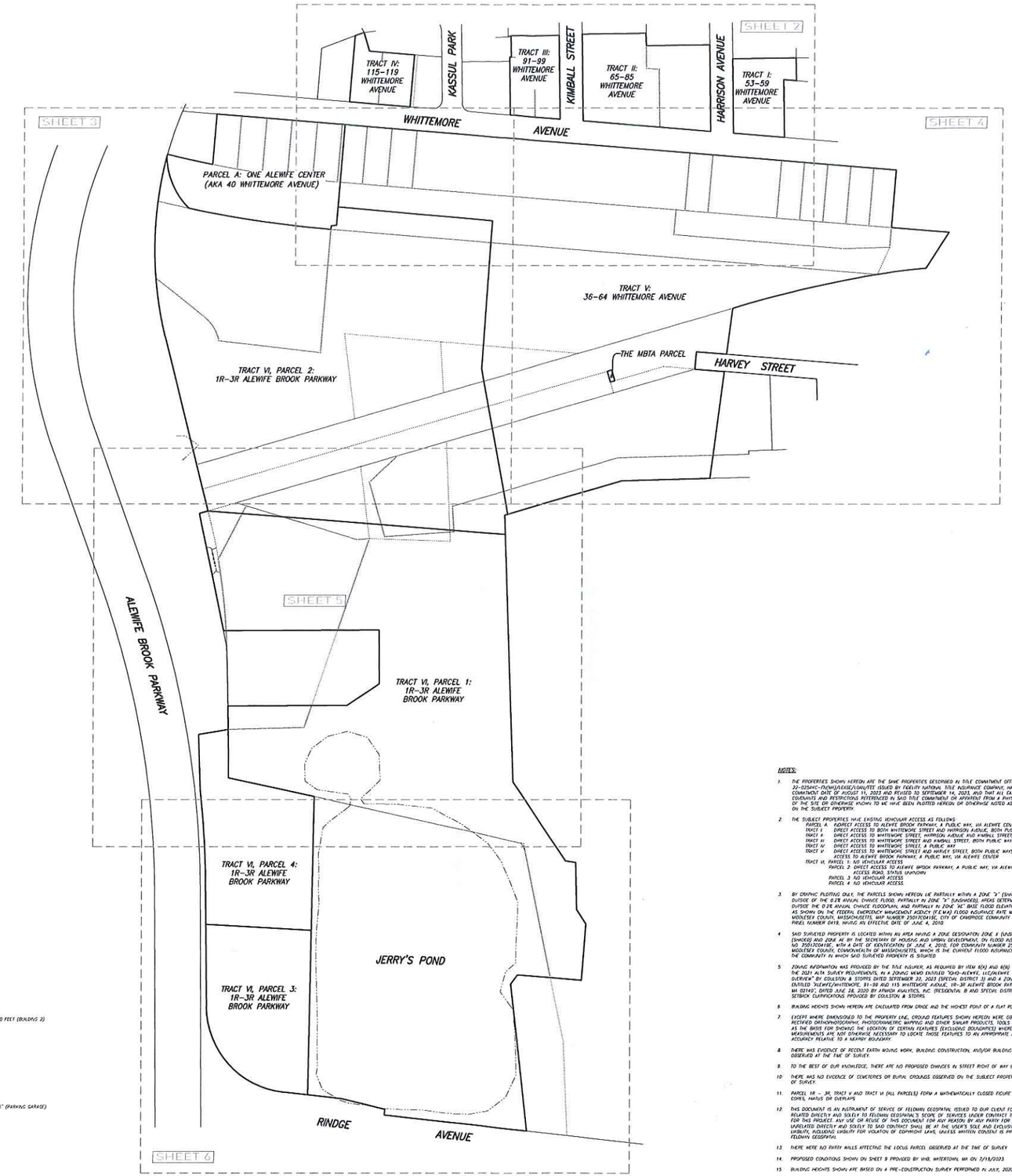
2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Granting the requested uses variance would not nullify or substantially derogate from the intent or purpose of the Zoning Ordinance as the proposed use would not just encourage an expressly allowed

use, but would make such a use viable in this location and it would allow the Proponent to provide a use that is compatible with the expressly stated request of the community.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983



SHEET INDEX

SHEET NO	DESCRIPTION
1	TITLE SHEET
2	EXCEPTIONS, PLAN SHEET
3–6	PLAN SHEETS
7–8	PARCEL DESCRIPTIONS
9	PROPOSED CONDITIONS

PARKING SUMMARY

THE PARKING SUMMARY BELOW IS BASED ON A PRE-CONSTRUCTION SURVEY PERFORMED IN JULY, 2020. THE PARKING COUNT WAS NOT UPDATED AT THE TIME OF THE RECENT SURVEY DUE TO CONSTRUCTION ACTIVITIES.

ASSESSOR'S PARCEL 268-132 (PARCEL A)
NO STRIPED SURFACE PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY

ASSESSORS PARCEL 188-140 (TRACT I)
35 REGULAR SPACES
3 TANDEM SPACES
2 HANDICAP SPACES
43 TOTAL SPACES

ASSESSORS PARCEL 188-141 (TRACT II)
90 REGULAR SPACES
16 TANDEM SPACES
122 TOTAL SPACES

ASSESSORS PARCEL 187-76 (TRACT III):
22 REGULAR SPACES
4 TANDEM SPACES
30 TOTAL SPACES

ASSESSORS PARCEL 187-75 (TRACT IV)
19 REGULAR SPACES
6 TANDEM SPACES
31 TOTAL SPACES

ASSESSORS PARCEL 269-131 (TRACT V)
113 REGULAR SPACES (TOTAL)

ASSESSORS PARCEL 269-135 (TRACT VI)
337 REGULAR SPACES
6 HANDICAP SPACES
343 TOTAL SPACES

NIX ADDITIONAL 3 REGULAR SPACES LIE IN PART ON ASSESSORS PARCEL 269-131 (TRACT V) AND IN PART ON ASSESSORS PARCEL 269-135 (TRACT VI)

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN NO 577 OF 1942
PLAN NO 356 OF 1891
PLAN NO 337 OF 1891
PLAN NO 538 OF 1885
PLAN NO 625 OF 1902
PLAN NO 1410 OF 1899
PLAN NO 1218 OF 1939

MASSACHUSETTS LAND COURT
LCC 5238
LCC 5524
LCC 8151
LCC 9944
LCC 16059
LCC 18108
LCC 18405
LCC 23209
LCC 24288

CITY OF CAMBRIDGE ENGINEERING DEPARTMENT
1905 CITY LAYOUT OF WHITTEMORE AVENUE (STR-16-30)
1930 CITY LAYOUT OF WHITTEMORE AVENUE (STR-20-06)
PLAN ENTITLED "MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, RED LINE EXTENSION NW DWGS TO ALEWIFE CONTRACT NO. EQ03L, RESTORATION – RUSSELL FIELD PROPERTY PLAN," BY SVERDRUP & PARCEL AND ASSOCIATES, INC. DATED SEPTEMBER 16, 1985.

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
LAYOUT 2578
LAYOUT 2581
LAYOUT 7102
LAYOUT 7348

ZONING CLASSIFICATION – RB "RESIDENTIAL B"

FLOOD PLAIN OVERLAY DISTRICT
(PARCELS I, II, III, IV)

HEIGHT (MAX.)	35 FEET
TOTAL FAR	0.5
LOT AREA (MIN.)	5,000 SQ. FT.
LOT WIDTH (MIN.)	50 FEET
FRONT SETBACK (MIN.)	15 FEET
SIDE SETBACK (MIN.)	7.5 FEET
COMBINED SIDE SETBACK (MIN.)	20 FEET
REAR SETBACK (MIN.)	25 FEET
OPEN SPACE (MIN.)	40%
OFF-STREET PARKING SPACES (MIN.)	SEE ZONING REPORT

ZONING CLASSIFICATION – SD-2 "SPECIAL DISTRICT 2"

FLOOD PLAIN OVERLAY DISTRICT
(PORTION OF PARCEL V)

HEIGHT (MAX.)	45 FEET
TOTAL FAR	0.5
LOT AREA (MIN.)	5,000 SQ. FT.
LOT WIDTH (MIN.)	50 FEET
FRONT SETBACK (MIN.)	15 FEET
SIDE SETBACK (MIN.)	7.5 FEET
COMBINED SIDE SETBACK (MIN.)	20 FEET
REAR SETBACK (MIN.)	25 FEET
OPEN SPACE (MIN.)	40%
OFF-STREET PARKING SPACES (MIN.)	SEE ZONING REPORT

ZONING CLASSIFICATION – SD-3 "SPECIAL DISTRICT 3"

PARKWAY OVERLAY DISTRICT
FLOOD PLAIN OVERLAY DISTRICT
(PORTION OF PARCEL V, PARCEL VI, PARCEL A)

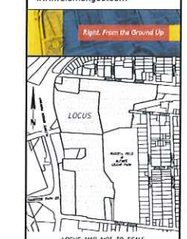
HEIGHT (MAX.)	55 FEET
GFA (MAX.)	782,500 SQ. FT.
TOTAL FAR	N/A
LOT AREA (MIN.)	20,000 SQ. FT.
LOT WIDTH (MIN.)	100 FEET
MINIMUM SETBACK WHITTEMORE AVENUE	25 FEET, 21 FEET (ONE ALEWIFE CENTER), 0 FEET (BUILDING 2)
MINIMUM SETBACK ALEWIFE BROOK PARKWAY	25 FEET
MINIMUM SETBACK ALEWIFE BROOK PARKWAY AND OPEN SPACE DISTRICT CONTAINING ALEWIFE BROOK PARKWAY	50 FEET (OPEN SPACE DISTRICT)
MINIMUM SETBACK-SIDE YARD FOR NEW STRUCTURES WITHIN 100 FEET OF RB DISTRICT LINE IN WHITTEMORE AVENUE	26'4" (BUILDING 1)(EAST AND WEST) 24'4" (BUILDING 2)(WEST) 64'7" (BUILDING 3)(EAST)
MINIMUM SETBACK-SIDE YARD (EAST) (FROM OPEN SPACE DISTRICT)	50 FEET
MINIMUM SETBACK-REAR YARD (FROM OPEN SPACE DISTRICT)	50 FEET
HEIGHT SETBACK FROM PUBLIC PARK OR RECREATION AREA	
MINIMUM RATIO OF PRIVATE OPEN SPACE TO LOT AREA	29% (BUILDING 3), 27% (BUILDINGS), 28% (PARKING GARAGE)
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	15'4"(Building 2 and Building 3) 15'4"(Building 2 and Building 4) 15'4"(Building 2 and Building 5) 18'8"(Building 3 and Building 5) 18'8"(Building 4 and Building 5) 17'2"(Building 4 and Parking Garage) 17'2"(Building 5 and Parking Garage)
OFF-STREET PARKING SPACES (MIN.)	NO MORE THAN 1000 SPACES
BICYCLE PARKING REQUIRED	135-184 LONG-TERM, 40 SHORT-TERM

FELDMAN GEOSPATIAL

BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608

(617)357-9740
www.feldmangeo.com



LOCUS MAP: NOT TO SCALE

TO JP MORGAN CHASE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION CHARTERED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AS ADMINISTRATIVE AGENT FOR itself AND THE OTHER LENDERS, TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS, KHO-ALEWIFE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, ALEWIFE TRAIN GROUND LESSOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GROUND LESSOR") AND ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 23, 2023

DATE OF PLAT OR MAP: MARCH 23, 2023

FELDMAN GEOSPATIAL

KEVIN ARSENAULT, PLS (MA# 45288)
KARSENAULT@FELDMANGEO.COM

9/23/2023
DATE

KEVIN M. ARSENAULT No. 45288 COMMONWEALTH OF MASSACHUSETTS

RECORD OWNER:

New or Formerly
KHO-ALEWIFE, LLC

ONE ALEWIFE CENTER
(AKA 40 WHITTEMORE AVENUE)
BOOK 76165, PAGE 78
CERTIFICATE NO. 274637
PARCEL ID 268-132

53-59 WHITTEMORE AVENUE
BOOK 75297, PAGE 443
PARCEL ID 188-140

65-85 WHITTEMORE AVENUE
CERTIFICATE #273807
PARCEL ID 188-141

91-99 WHITTEMORE AVENUE
BOOK 75297, PAGE 443
CERTIFICATE #273807
PARCEL ID 187-76

113-119 WHITTEMORE AVENUE
CERTIFICATE #273807
PARCEL ID 187-50

36-124 WHITTEMORE AVENUE
BOOK 75297, PAGE 443
CERTIFICATE #273807
PARCEL ID 269-135

1R-3R ALEWIFE BROOK PARKWAY
BOOK 75297, PAGE 443
CERTIFICATE #273807
PARCEL ID 269-135

NOTES:

1. THE PROPERTIES SHOWN HEREON ARE THE SAME PROPERTIES DESCRIBED IN TITLE COMMITMENT OFFICE FILE NO 22-0254HC-FN(NH)(EASE/GRN/TEE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING A COMMITMENT DATE OF AUGUST 11, 2023 AND REVISED TO SEPTEMBER 14, 2023, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO WE HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
2. THE SUBJECT PROPERTIES HAVE EXISTING VEHICULAR ACCESS AS FOLLOWS:
   PARCEL A DIRECT ACCESS TO ALEWIFE BROOK PARKWAY, A PUBLIC WAY, VIA ALEWIFE CENTER
   TRACT I DIRECT ACCESS TO BOTH WHITTEMORE STREET AND HARRISON AVENUE, BOTH PUBLIC WAYS.
   TRACT II DIRECT ACCESS TO WHITTEMORE STREET, HARRISON AVENUE AND KIMBALL STREET, ALL PUBLIC WAYS
   TRACT III DIRECT ACCESS TO WHITTEMORE STREET AND KIMBALL STREET, BOTH PUBLIC WAYS
   TRACT IV DIRECT ACCESS TO WHITTEMORE STREET, A PUBLIC WAY
   TRACT V DIRECT ACCESS TO WHITTEMORE STREET AND HARVEY STREET, BOTH PUBLIC WAYS, AND INDIRECT ACCESS TO ALEWIFE BROOK PARKWAY, A PUBLIC WAY, VIA ALEWIFE CENTER
   TRACT VI: PARCEL 1: NO VEHICULAR ACCESS
   PARCEL 2 DIRECT ACCESS TO ALEWIFE BROOK PARKWAY, A PUBLIC WAY, VIA ALEWIFE STATION ACCESS ROAD, STATUS UNKNOWN
   PARCEL 3 NO VEHICULAR ACCESS
   PARCEL 4 NO VEHICULAR ACCESS
3. BY GRAPHIC PLOTTING ONLY, THE PARCELS SHOWN HEREON LIE PARTIALLY WITHIN A ZONE "X" (SHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, PARTIALLY IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY IN ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED. AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0419E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0419, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010
4. SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE X (UNSHADED), ZONE X (SHADED) AND ZONE AE BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO 25017C0419E, WITH A DATE OF IDENTIFICATION OF JUNE 4, 2010, FOR COMMUNITY NUMBER 250186, IN MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED
5. ZONING INFORMATION WAS PROVIDED BY THE TITLE INSURER, AS REQUIRED BY ITEM 6(A) AND 6(B) OF TABLE "A" IN THE 2021 ALTA SURVEY REQUIREMENTS, IN A ZONING MEMO ENTITLED "KHO-ALEWIFE, LLC/ALEWIFE PARK/ZONING OVERVIEW" BY COLLIERS & STORRS DATED SEPTEMBER 22, 2023 (SPECIAL DISTRICT 3) AND A ZONING REPORT ENTITLED "ALEWIFE/WHITTEMORE, 91-99 AND 115 WHITTEMORE AVENUE, 1R-3R ALEWIFE BROOK PARKWAY, CAMBRIDGE, MA 02140", DATED JULY 28, 2020 BY STANTON ANALYTICS, INC. (RESIDENTIAL B AND SPECIAL DISTRICT 3). ZONING SETBACK CLARIFICATIONS PROVIDED BY COLLIERS & STORRS
6. BUILDING HEIGHTS SHOWN HEREON ARE CALCULATED FROM GRADE AND THE HIGHEST POINT OF A FLAT ROOF.
7. EXCEPT WHERE DIMENSIONED TO THE PROPERTY LINE, GROUND FEATURES SHOWN HEREON WERE OBTAINED BY RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY.
8. THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, AND/OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
10. THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED ON THE SUBJECT PROPERTIES AT THE TIME OF SURVEY.
11. PARCEL 1R – 3R, TRACT V AND TRACT VI (ALL PARCELS) FORM A MATHEMATICALLY CLOSED FIGURE WITHOUT GAPS, GORES, HATCH OR OVERLAPS.
12. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL
13. THERE WERE NO PARTY WALLS AFFECTING THE LOCUS PARCEL OBSERVED AT THE TIME OF SURVEY
14. PROPOSED CONDITIONS SHOWN ON SHEET 9 PROVIDED BY VHB, WATERTOWN, MA ON 7/19/2023
15. BUILDING HEIGHTS SHOWN ARE BASED ON A PRE-CONSTRUCTION SURVEY PERFORMED IN JULY, 2020

DRAWING NAME:

ALTA/NSPS LAND TITLE SURVEY

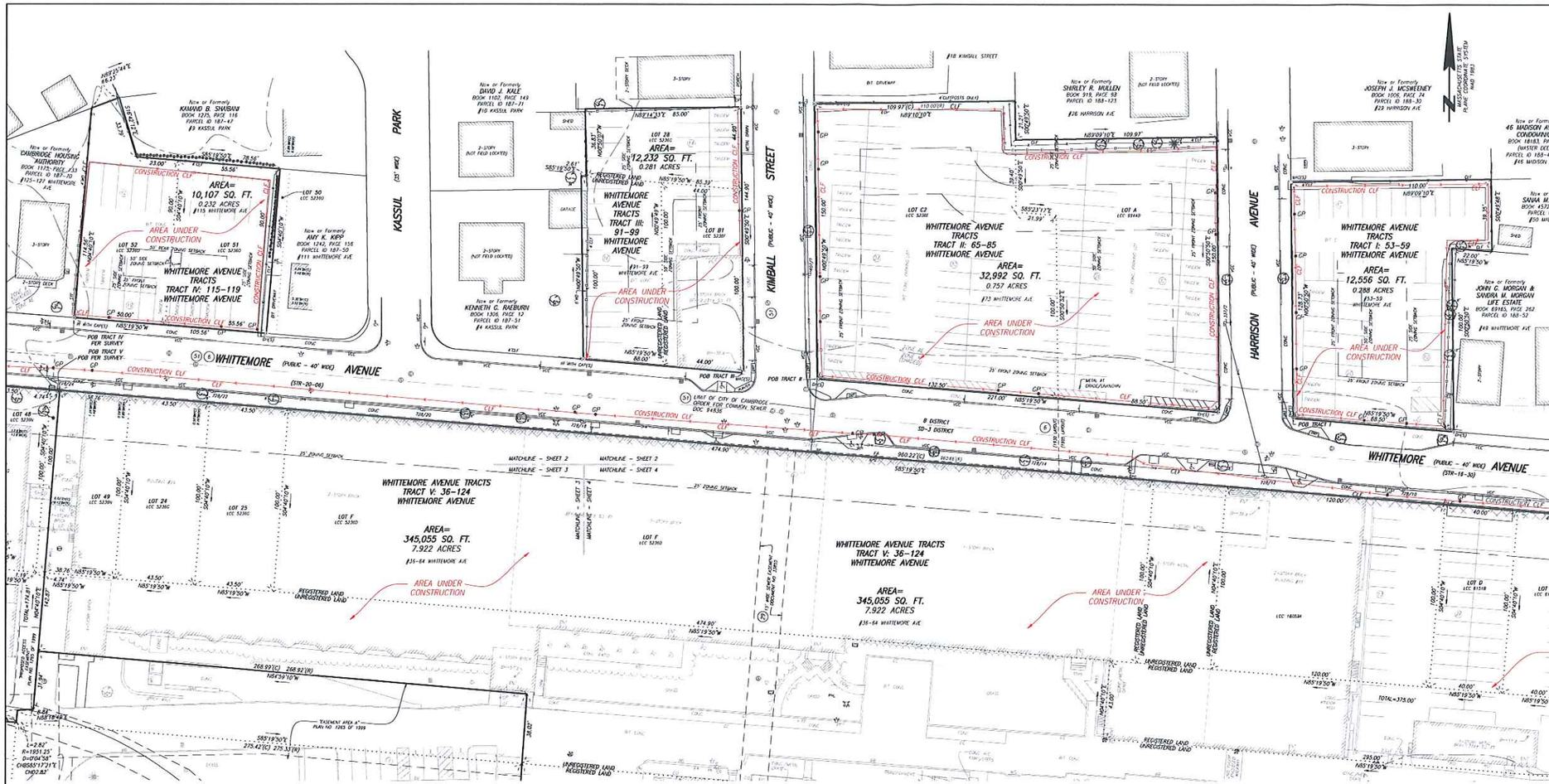
ONE ALEWIFE CENTER (A/K/A 40 WHITTEMORE AVENUE), 53-59, 65-85, 91-99; 115-119 & 36-64 WHITTEMORE AVENUE AND 1R-3R ALEWIFE BROOKE PARKWAY CAMBRIDGE, MASS.

DATE:	MARCH 23, 2023
REVISIONS	
9/13/2023	ADDRESS COMMENTS
9/21/2023	UPDATE LOCUS MAP
9/23/2023	ADDRESS COMMENTS, UPDATED ZONING MEMO

FILENAME:	174355-ALTA.dwg		
RESEARCH:		FIELD CHIEF:	AB
PROJ MGR	KSA	APPROVED	KMA
CALC:		CADD	LK/WS/DV/MLM
FIELD CHK	PS	CRD FILE	174355-ALTA

60 0 30 60 120
SCALE: 1"=60'

SHEET NO. 1 OF 8



FELDMAN GEOSPATIAL

BOSTON HEADQUARTERS
152 HAMPDEN STREET
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WORCESTER OFFICE
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TO JP MORGAN CHASE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION CHARTERED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AS ADMINISTRATIVE AGENT FOR itself AND THE OTHER LENDERS, TOGETHER WITH THEIR SUCCESSORS AND/OR assigns, KHO-ALEWIFE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, ALEWIFE PARK GROUND LESSOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GROUND LESSOR") AND ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 23, 2023

DATE OF PLAT OR MAP: MARCH 23, 2023

FELDMAN GEOSPATIAL

KEVIN ARSENAULT, PLS (MA# 43286)
KARSENAULT@FELDMANGEO.COM

9/22/2023
DATE

KEVIN M. ARSENAULT No 43286 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL LAND SURVEYOR

EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, PART II, LISTED IN TITLE COMMITMENT OFFICE FILE NO. 22-0254KC-TN(MA)(LEASE/GOU/TE) ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY HAVING A COMMITMENT DATE OF AUGUST 11, 2023 AND REVISED TO SEPTEMBER 14, 2023

(6) TAXES BY THE CITY OF CAMBRIDGE IN FEE OF WHITTEMORE AVENUE AS A PUBLIC WAY, FILED AS DOCUMENT NO. 103988, AS FURTHER AFFECTED BY A DEED OF STREET DATED SEPTEMBER 18, 1930, FILED AS DOCUMENT NO. 109887. (AFFECTS ONE ALEWIFE AND TRACTS III, IV AND V) SEE ALTA 34 ENDORSEMENT. - (AS SHOWN HEREON)

(7) MOVED TO SCHEDULE B, PART I

(8) EASEMENT TO CAMBRIDGE ELECTRIC LIGHT COMPANY, DATED SEPTEMBER 26, 1988, FILED AS DOCUMENT NO. 784907 AND RECORDED IN BOOK 13585, PAGE 105. (AFFECTS ONE ALEWIFE AND TRACTS V AND VI) - (AS SHOWN HEREON)

(9) NOTICE OF DECISION BY THE CITY OF CAMBRIDGE ZONING BOARD, FILED AS DOCUMENT NO. 581118 (AFFECTS ONE ALEWIFE AND TRACTS V AND VI) SEE ALTA 34 ENDORSEMENT. - (NOT PLOTTABLE)

(10) THE FOLLOWING ITEM, WHICH IS NOT A MATTER RELATING TO TITLE, AND IS, THEREFORE EXCLUDED FROM COVERAGE AND IS NOTED FOR INFORMATIONAL PURPOSES ONLY: ORDER OF CONDITIONS BY THE COMMONWEALTH OF MASSACHUSETTS, DEED, FILED AS DOCUMENT NO. 675135 AND RECORDED IN BOOK 30139, PAGE 153, AS AFFECTED BY A CERTIFICATE OF COMPLIANCE, FILED AS DOCUMENT NO. 715535 AND RECORDED IN BOOK 30696, PAGE 207. (AFFECTS ONE ALEWIFE AND TRACTS V AND VI) - (NOT PLOTTABLE)

(11) DECISION BY THE CITY OF CAMBRIDGE ZONING BOARD OF APPEALS, FILED AS DOCUMENT NO. 758783 AND RECORDED IN BOOK 17638, PAGE 258. (AFFECTS ONE ALEWIFE AND TRACT VI) SEE ALTA 34 ENDORSEMENT. - (NOT PLOTTABLE)

(12) THE FOLLOWING ITEM, WHICH IS NOT A MATTER RELATING TO TITLE, AND IS, THEREFORE EXCLUDED FROM COVERAGE AND IS NOTED FOR INFORMATIONAL PURPOSES ONLY: ORDER OF CONDITIONS BY THE CAMBRIDGE CONSERVATION COMMISSION, FILED AS DOCUMENT NO. 812201 AND RECORDED IN BOOK 20254, PAGE 583, AS AFFECTED BY CERTIFICATE OF COMPLIANCE RECORDED AT BOOK 81450, PAGE 428, AND FILED AS DOCUMENT 1834906 (AFFECTS ONE ALEWIFE AND TRACT VI). - (NOT PLOTTABLE)

(13) THE FOLLOWING ITEM, WHICH IS NOT A MATTER RELATING TO TITLE, AND IS, THEREFORE EXCLUDED FROM COVERAGE AND IS NOTED FOR INFORMATIONAL PURPOSES ONLY: ORDER OF CONDITIONS BY THE CAMBRIDGE CONSERVATION COMMISSION, FILED AS DOCUMENT NO. 824065 AND RECORDED IN BOOK 20857, PAGE 283, AS AFFECTED BY CERTIFICATE OF COMPLIANCE, RECORDED AT BOOK 81450, PAGE 425, AND FILED AS DOCUMENT 1834905 (AFFECTS ONE ALEWIFE AND TRACTS V AND VI) - (NOT PLOTTABLE)

(14) DECISION BY THE CITY OF CAMBRIDGE ZONING BOARD OF APPEALS, RECORDED IN BOOK 20314, PAGE 255 AND FILED AS DOCUMENT NO. 814710. (AFFECTS ONE ALEWIFE AND TRACTS V AND VI) SEE ALTA 34 ENDORSEMENT. - (NOT PLOTTABLE)

(15) ZONING DECISION, PROJECT REVIEW SPECIAL PERMIT AND FLOOD PLAIN OVERLAY DISTRICT SPECIAL PERMIT ISSUED BY THE CITY OF CAMBRIDGE PLANNING BOARD IN CASE NO. 381, NOTICE OF WHICH IS DATED SEPTEMBER 12, 2022 AND RECORDED IN BOOK 80814, PAGE 329 AND FILED AS DOCUMENT NO. 1924936 (AFFECTS ALL) - (NOT PLOTTABLE)

(16) THE FOLLOWING ITEMS, WHICH ARE NOT MATTERS RELATING TO TITLE, AND ARE, THEREFORE EXCLUDED FROM COVERAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY: FINAL ORDER OF CONDITIONS/WETLANDS PROTECTION ACT (DEP FILE NO. 123-20), FILED AS DOCUMENT NO. 804074 AND RECORDED IN BOOK 14158 PAGE 389, AS AFFECTED BY PARTIAL CERTIFICATE OF COMPLIANCE FILED AS DOCUMENT NO. 833133 AND RECORDED IN BOOK 21024, PAGE 390, AND FURTHER AFFECTED BY ORDER OF CONDITIONS/WETLANDS PROTECTION ACT (DEP FILE NO. 123-50), ISSUED ON OCTOBER 23, 1984, RECORDED IN BOOK 16044, PAGE 562, AS AFFECTED BY CERTIFICATE OF COMPLIANCE RECORDED IN BOOK 20138, PAGE 173 (AS TO TRACTS I AND VI), FILED AS DOCUMENT NO. 637332, AS AFFECTED BY A PARTIAL CERTIFICATE OF COMPLIANCE FILED AS DOCUMENT NO. 808969, AND AS AFFECTED BY ORDER OF CONDITIONS, MASSDEP FILE #121-0311, ISSUED BY THE CAMBRIDGE CONSERVATION COMMISSION ON FEBRUARY 11, 2022, RECORDED IN BOOK 80814, PAGE 348 AND FILED AS DOCUMENT NO. 1924797. (AFFECTS ALL) - (NOT PLOTTABLE)

THE FOLLOWING ITEMS 17 - 25 AFFECT ONE ALEWIFE CENTER:

(17) TERMS AND PROVISIONS OF NOTICE OF ACTIVITY AND USE LIMITATION, RECORDED IN BOOK 30854, PAGE 573 AND FILED AS DOCUMENT NO. 1127417, INCLUDING BUT NOT LIMITED TO REQUIREMENT OF INCORPORATION INTO DEEDS, MORTGAGES, LEASES, AND INSTRUMENTS OF TRANSFER SET FORTH IN PARAGRAPH 8 THEREOF. - (AS SHOWN HEREON - ENCOMPASSES THE ENTIRETY OF PARCEL A)

(18) THE FOLLOWING ITEM, WHICH ARE NOT MATTERS RELATING TO TITLE, IS HEREBY EXCLUDED FROM COVERAGE AND IS NOTED FOR INFORMATIONAL PURPOSES ONLY: ORDER OF CONDITIONS BY THE CAMBRIDGE CONSERVATION COMMISSION, FILED AS DOCUMENT NO. 673337 AND RECORDED IN BOOK 14844, PAGE 363, AS AFFECTED BY A CERTIFICATE OF COMPLIANCE, FILED AS DOCUMENT NO. 808969 AND RECORDED IN BOOK 20138, PAGE 173. - (NOT PLOTTABLE)

(19) PLANNING BOARD DECISION, BY THE CITY OF CAMBRIDGE ZONING BOARD OF APPEALS, FILED AS DOCUMENT NO. 781556 AND RECORDED IN BOOK 18984, PAGE 473. SEE REGISTERED LAND ENDORSEMENT. - (NOT PLOTTABLE)

(20) INTENTIONALLY OMITTED (DUPL. OF 12)

(21) INTENTIONALLY OMITTED (DUPL. OF 13)

(22) DECISION BY THE CITY OF CAMBRIDGE ZONING BOARD OF APPEALS, RECORDED IN BOOK 20314, PAGE 255 AND FILED AS DOCUMENT NO. 814710. SEE REGISTERED LAND ENDORSEMENT. - (NOT PLOTTABLE)

(23) INTENTIONALLY OMITTED

(24) INTENTIONALLY OMITTED

(25) INTENTIONALLY OMITTED

THE FOLLOWING ITEMS 26-48 AFFECT THE WHITTEMORE PARCELS:

(26) INTENTIONALLY OMITTED

(27) NOTICE OF ACTIVITY AND USE LIMITATIONS BY W.R. GRACE & CO. - CONN., DATED FEBRUARY 16, 2006, RECORDED IN BOOK 47069, PAGE 237 AND FILED AS DOCUMENT NO. 1434318 (AS TO TRACTS I, II, IV, V AND VI) - (AS SHOWN HEREON)

(28) ONE HUNDRED YEARS AGREEMENT RELATIVE TO FIRE DAMAGE AND ELIMINATION OF GRADE CROSSINGS AS SET FORTH IN A DEED DATED OCTOBER 12, 1927, AS TO FIRE DAMAGE, RECORDED IN BOOK 3157, PAGE 82 AND IN A DEED DATED DECEMBER 10, 1928, RECORDED IN BOOK 3327, PAGE 54. (AS TO TRACTS V AND VI) - (AS SHOWN HEREON)

(29) ORDER OF TAKING BY THE CITY OF CAMBRIDGE, DATED SEPTEMBER 18, 1919 AND FILED AS DOCUMENT NO. 33855 (AS TO TRACT V) - (AS SHOWN HEREON)

(30) RESTRICTIONS CONTAINED IN THE FOLLOWING DEEDS FROM THE BOSTON AND MAINE RAILROAD:

A DATED MARCH 16, 1936, RECORDED IN BOOK 8013, PAGE 253, (PLAN 148 OF 1936);

B DATED JULY 13, 1936, RECORDED IN BOOK 6038, PAGE 525 (PLAN 506 OF 1936);

C DATED MAY 6, 1939, RECORDED IN BOOK 6280, PAGE 442 (PLAN 304 OF 1939);

D DATED MAY 18, 1942, RECORDED IN BOOK 6539, PAGE 185 (PLAN 317 OF 1942)

(AS TO TRACTS V AND VI)

- (AS SHOWN HEREON)

(31) INTENTIONALLY OMITTED (DUPL. OF 8)

(32) PERMANENT SUBSURFACE EASEMENT SHOWN ON PLAN 242880. (AS TO TRACT V) - (AS SHOWN HEREON)

(33) ONE HUNDRED YEAR AGREEMENT RELATIVE TO FIRE DAMAGE AS SET FORTH IN A DEED DATED AUGUST 21, 1928, RECORDED BOOK 5268, PAGE 228. (AS TO TRACT V) - (AS SHOWN HEREON)

(34) INTENTIONALLY OMITTED

(35) NOTICES OF VARIANCE, BY THE CITY OF CAMBRIDGE FILED AS DOCUMENT NOS. 397308, 397910, 455555, 455055, 518942, 518943, 555565 AND 555567. (AS TO TRACT V) SEE REGISTERED LAND ENDORSEMENT. - (NOT PLOTTABLE)

(36) NOTICES OF DECISION, BY THE CITY OF CAMBRIDGE FILED AS DOCUMENT NOS. 638833, 638834, 659473, 816422, 816423, 963614 AND 963615. (AS TO TRACT V) SEE REGISTERED LAND ENDORSEMENT. - (NOT PLOTTABLE)

(37) INTENTIONALLY OMITTED

(38) INTENTIONALLY OMITTED

(39) NOTICE OF ACTIVITY AND USE LIMITATION BY ALEWIFE LAND CORPORATION, DATED FEBRUARY 16, 2006, RECORDED IN BOOK 47069, PAGE 181, AND FILED AS DOCUMENT NO. 1434322 (AS TO TRACT VI) - (AS SHOWN HEREON)

(40) NINETY-NINE YEAR RESTRICTIONS CONCERNING ACCESS TO ALEWIFE BROOK PARKWAY SET FORTH IN A DEED DATED MAY 17, 1951, RECORDED IN BOOK 7748, PAGE 220 (AS TO TRACT VI) - (NOT PLOTTABLE)

(41) INTENTIONALLY OMITTED

(42) MASSACHUSETTS BAY TRANSPORTATION AUTHORITY PERMANENT PEDESTRIAN EASEMENTS SET FORTH IN A DEED DATED JANUARY 31, 1969, RECORDED IN BOOK 10872, PAGE 527. (AS TO TRACT VI) - (AS SHOWN HEREON)

(43) ORDER OF TAKING BY COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, DATED OCTOBER 17, 1905, RECORDED IN BOOK 18552, PAGE 1, AND FILED AS DOCUMENT NO. 633703 (AS TO TRACT VI) SEE REGISTERED LAND ENDORSEMENT. - (TEMPORARY EASEMENTS HAVE EXPIRED)

(44) NOTICES OF VARIANCE DECISION BY THE CITY OF CAMBRIDGE, DATED DECEMBER 3, 1986, RECORDED IN BOOK 17838, PAGE 258, AND FILED AS DOCUMENT NO. 758789 AND DATED NOVEMBER 25, 1985, RECORDED IN BOOK 18847, PAGE 233. (AS TO TRACT VI) SEE REGISTERED LAND ENDORSEMENT. - (NOT PLOTTABLE)

(45) ORDER OF TAKING, BY THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, DATED APRIL 17, 1998, RECORDED IN BOOK 26283, PAGE 374 (AS TO TRACT VI) - (AS SHOWN HEREON)

(46) GRANT OF SUBSURFACE EASEMENTS FROM W. R. GRACE & CO., TO THE MBTA, DATED APRIL 13, 1981, AND RECORDED IN BOOK 14267, PAGE 112 (SEE PLAN 297 OF 1981) (AS TO TRACT VI) - (AS SHOWN HEREON)

(47) GRANT OF EASEMENT FROM W. R. GRACE & CO., TO THE MBTA, DATED APRIL 15, 1981, AND RECORDED IN BOOK 14267, PAGE 121. (AS TO TRACT VI) - (AS SHOWN HEREON)

(48) MOVED TO SCHEDULE B, PART I.

(49) DECLARATION OF TRANSFER OF GROSS FLOOR AREA RIGHTS BY KHO-ALEWIFE LLC IN FAVOR OF THE CITY OF CAMBRIDGE, DATED JANUARY 31, 2023, RECORDED AT BOOK 81253, PAGE 450, AND FILED AS DOCUMENT 1933329 - (NOT PLOTTABLE)

(50) THE FOLLOWING ITEM, WHICH IS NOT A MATTER RELATING TO TITLE, IS HEREBY EXCLUDED FROM COVERAGE AND IS NOTED FOR INFORMATIONAL PURPOSES ONLY: ORDER OF RESOURCE AREA DELINEATION, ISSUED BY CAMBRIDGE CONSERVATION COMMISSION, FILE 123-313, RECORDED AT BOOK 81450, PAGE 436, AND FILED AS DOCUMENT 1934958 - (NOT PLOTTABLE)

(51) ORDER BY THE CITY OF CAMBRIDGE FOR A COMMON SEWER TO BE LAID OUT IN WHITTEMORE AVENUE AND KIMBALL STREET, FILED AS DOCUMENT NO. 94836. (AS SHOWN HEREON)

(52) EASEMENT CONVEYED BY W. R. GRACE & CO.-CONN. TO NEW ENGLAND TELEPHONE AND ELECTRIC COMPANY, DATED JUNE 2, 1992, RECORDED AT BOOK 22280, PAGE 526, SHOWN ON PLAN RECORDED AT BOOK 20103, PAGE 187. (AS SHOWN HEREON)

(53) DECISION BY THE CAMBRIDGE ZONING BOARD OF APPEALS, RECORDED AT BOOK 47230, PAGE 410. (NOT PLOTTABLE, AFFECTS PARCEL A)

(54) TERMS AND PROVISIONS OF THE DEED FROM THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, DATED APRIL 11, 2003, RECORDED AT BOOK 81704, PAGE 240 (RE: NORTH PARCEL DESCRIBED IN EXHIBIT A) (AS SHOWN HEREON)

(55) TERMS AND PROVISIONS OF THE LEASE TO BE CREATED. (NOT PLOTTABLE)

[ ] *CORRECTED TYPOGRAPHICAL OR SCRIVENER'S ERROR

LIST OF POTENTIAL ENCROACHMENTS

PARCEL A:
OVERHEAD WIRES CROSS THE BOUNDARY

TRACT I:
CHAIN LINK FENCE CROSSES THE BOUNDARY.

TRACT II:
CHAIN LINK FENCE CROSSES THE BOUNDARY.

TRACT III:
BUILDING EXTENDS INTO KIMBALL STREET
ABUTTER'S GARAGE CROSSES THE BOUNDARY
CHAIN LINK FENCE CROSSES THE BOUNDARY.

TRACT IV:
NONE OBSERVED.

TRACT V:
SECURITY CAMERAS CROSS WHITTEMORE AVENUE.
BIT. CONC. PATHWAY CROSSES THE BOUNDARY.
CHAIN LINK FENCE CROSSES THE BOUNDARY

TRACT VI:
WOVEN CHAIN LINK FENCES CROSS THE BOUNDARY.
CONCRETE RETAINING WALL CROSSES THE BOUNDARY.
BIT. CONC. PATHWAY CROSSES THE BOUNDARY.
BRICK PATIO CROSSES THE BOUNDARY.
VERTICAL GRANITE CURB AND CONC. WALK CROSS THE BOUNDARY
VERTICAL GRANITE CURB AND BIT. CONC. DRIVEWAY CROSS THE BOUNDARY.
ELECTRIC LINE, MANHOLES AND PAD CROSS ONTO LOCUS PROPERTY.

LEGEND

SEWER MANHOLE
DRAIN MANHOLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
MANHOLE
HYDRANT
WATER SHUT OFF/WATER GATE
GAS SHUT OFF/GAS GATE
CATCH BASIN
UTILITY POLE
LIGHT POLE
ELECTRIC MANHOLE
SIGN
AREA DRAIN
EMERGENCY CALL BOX
ROOF DRAIN
SECURITY CAMERA
FIRE ALARM
POST INDICATOR VALVE
STAND PIPE/SIAMESE CONNECTION
GATE POST
IRRIGATION CONTROL VALVE
DISABLED PARKING SPACE
MARKER OF PARKING SPACES
BITUMINOUS
CALCULATED
CATE COD BERM
CHAIN LINK FENCE
CONCRETE
DRILL HOLE SET
IRON ROD WITH CAP SET
IRON ROD WITH CAP FOUND
IRON ROD FOUND
MAG NAIL SET
ENTRANCE
FOUND
FLUSH GRANITE CURB
ARC LENGTH
LAND COURT CASE
MASS MUNICIPAL MAPS
RADIUS
RECORD
SQUARE FEET
STOCKADE FENCE
VERTICAL GRANITE CURB
WOOD FENCE
EXCEPTION NUMBER LISTED IN TITLE COMMITMENT
ELECTRIC
OVERHEAD WIRES
TIE LINE TO ATB FOR RTN 3-0277 (37)
BOOK 47069, PAGE 293
DISPOSAL SITE LIMITS FOR RTN 3-0277
AUL LIMITS FOR RTN 3-3411 (39)
DOCUMENT 1434320
DISPOSAL SITE LIMITS FOR RTN 3-3411
SUBJECT PROPERTY LINE
INTERIOR LOT LINE
REGISTERED LAND LINE
EASEMENT LINE
ZONING SETBACK LINE
ZONE DISTRICT LINE
FEMA ZONE LINE
METAL FENCE
WOOD FENCE
TEMPORARY CONSTRUCTION FENCE

DRAWING NAME:

ALTA/NSPS LAND TITLE SURVEY

ONE ALEWIFE CENTER (A/K/A 40 WHITTEMORE AVENUE), 53-59, 65-85, 91-99, 115-119 & 36-64 WHITTEMORE AVENUE AND 1R-3R ALEWIFE BROOKE PARKWAY CAMBRIDGE, MASS.

DATE: MARCH 23, 2023

REVISIONS	
9/12/2023	ADDRESS COMMENTS
9/21/2023	UPDATE LOCUS MAP
9/22/2023	ADDRESS COMMENTS, UPDATED ZONING MEMO

FILENAME: 17-0251-ALTA.dwg

RESEARCH		FIELD CHIEF:	PS
FIELD WOR	KSA	APPROVED:	KMA
CALC:		CADD:	LK/MS/CH/NLW
FIELD CHF:	PS	CRD FILE:	17-189

20 0 10 20 40
SCALE: 1"=20'

SHEET NO. 2 OF 9

FELDMAN GEOSPATIAL

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Right. From the Ground Up.

TO JP MORGAN CHASE BANK NATIONAL ASSOCIATION A NATIONAL BANKING ASSOCIATION CHARTERED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AS ADMINISTRATIVE AGENT FOR itself AND THE OTHER LENDERS, TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS, CITIGROUP GLOBAL MARKETS INC. A DELAWARE LIMITED LIABILITY COMPANY, A CORPORATION NATIONAL TITLE INSURANCE COMPANY, ALEWIFE PARK GROUND LESSOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GROUND LESSOR") AND ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY

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DATE OF PLAT OR MAP: MARCH 23, 2023

FELDMAN GEOSPATIAL

KEVIN ARSENAULT, PLS (NH# 13286)
KARSENAULT@FELDMANGEO.COM

9/22/2023
DATE

KEVIN D. ARSENAULT No 13286 NEW HAMPSHIRE LICENSED LAND SURVEYOR

DRAWING NAME:

ALTA/NSPS LAND TITLE SURVEY

ONE ALEWIFE CENTER (A/K/A 40 WHITTEMORE AVENUE), 53-59, 65-85, 91-99; 115-119 & 36-64 WHITTEMORE AVENUE AND 1R-3R ALEWIFE BROOKE PARKWAY CAMBRIDGE, MASS.

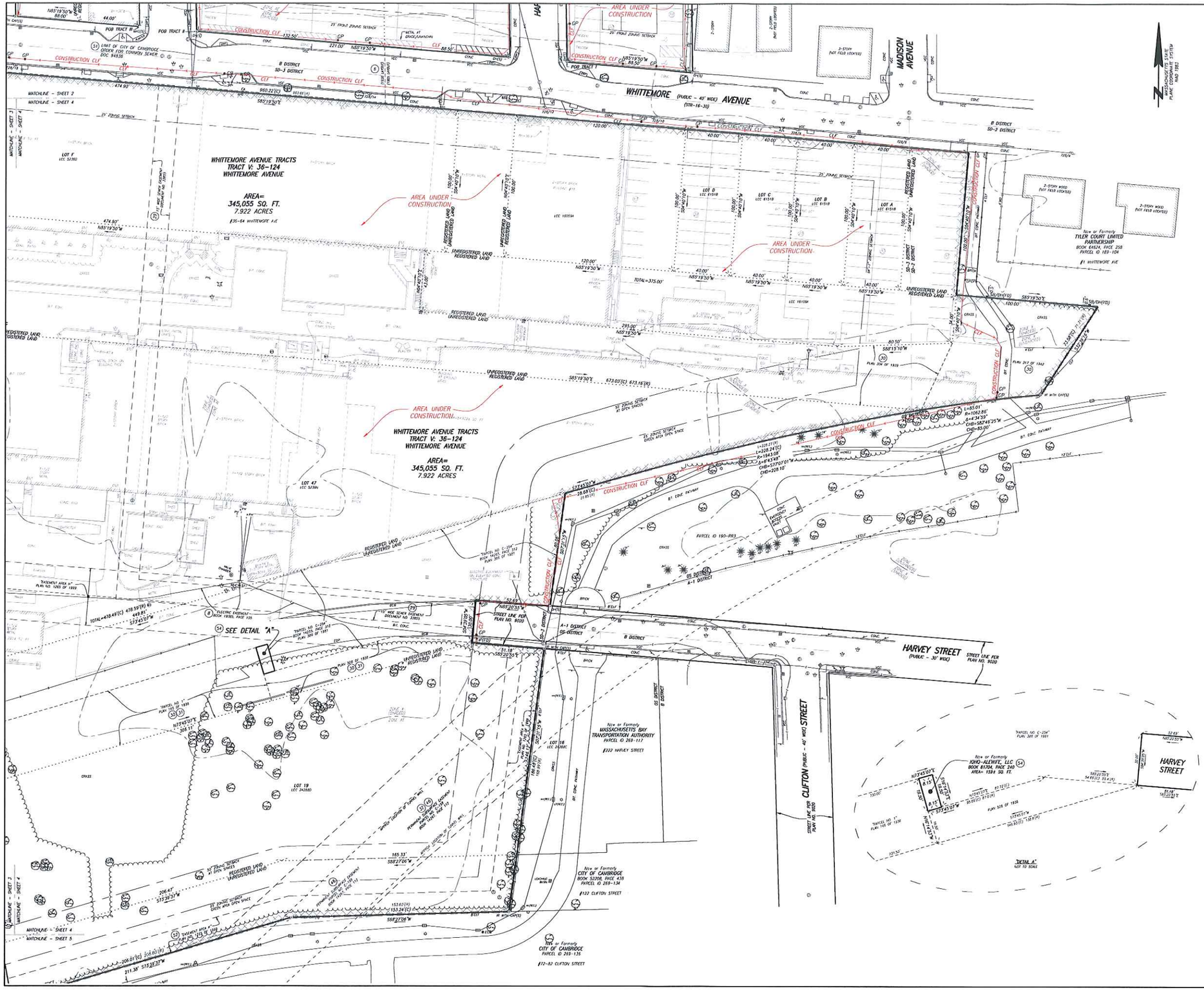
DATE: MARCH 23, 2023

REVISIONS	
8/12/2023	ADDRESS COMMENTS
8/21/2023	UPDATE LOCUS MAP
9/22/2023	ADDRESS COMMENTS, UPDATED ZONING NOTES

FILENAME:	17433-ALTA.dwg		
RESEARCH:		FIELD CHIEF:	PS
PROJ. MGR:	KSA	APPROVED:	KDA
CALC:		CADD:	LK/KS/DV/MLW
FIELD CHK:	PS	CRD FILE:	17433

20 0 10 20 40
SCALE: 1"=20'

SHEET NO. 3 OF 9



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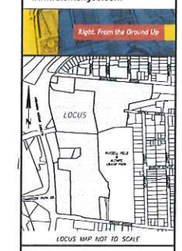

TO: JP MORGAN CHASE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION (CONSTRUED LENDER FOR LEASE BY THE SOVEREIGN NATION OF CHEROKEE, AS ADMINISTRATIVE AGENT FOR ITSELF AND THE OTHER LENDERS, TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS; IOHO-ALEWIFE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; ALEWIFE PARK GROUND LESSOR LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GROUND LESSOR") AND ITS SUCCESSORS AND ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY

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DATE OF PLAT OR MAP: MARCH 23, 2023

FELDMAN GEOSPATIAL

KEVIN ARSENAULT, PLS (MA# 45266)
KARSENAULT@FELDMANGEO.COM

9/21/2023
DATE

COMMONWEALTH OF MASSACHUSETTS
KEVIN J. ARSENAULT
No. 45266
PROFESSIONAL LAND SURVEYOR

DRAWING NAME:

ALTA/NSPS LAND TITLE SURVEY

ONE ALEWIFE CENTER (A/K/A 40 WHITTEMORE AVENUE), 53-59, 65-85, 91-99; 115-119 & 36-64 WHITTEMORE AVENUE AND 1R-3R ALEWIFE BROOK PARKWAY CAMBRIDGE, MASS.

DATE:	MARCH 23, 2023
REVISIONS	
9/12/2023	ADDRESS COMMENTS
9/21/2023	UPDATE LOCUS MAP
9/21/2023	ADDRESS COMMENTS, UPDATED ZONING MEMO
FIELDWORK:	174335-ALTA.dwg
RESEARCH:	FIELD CHIEF: PS
FIELD WORK: VGA	APPROVED: KJA
CALC:	CADD: LK/MS/DS/MW
FIELD CHK: PS	CRD FILE: 17439

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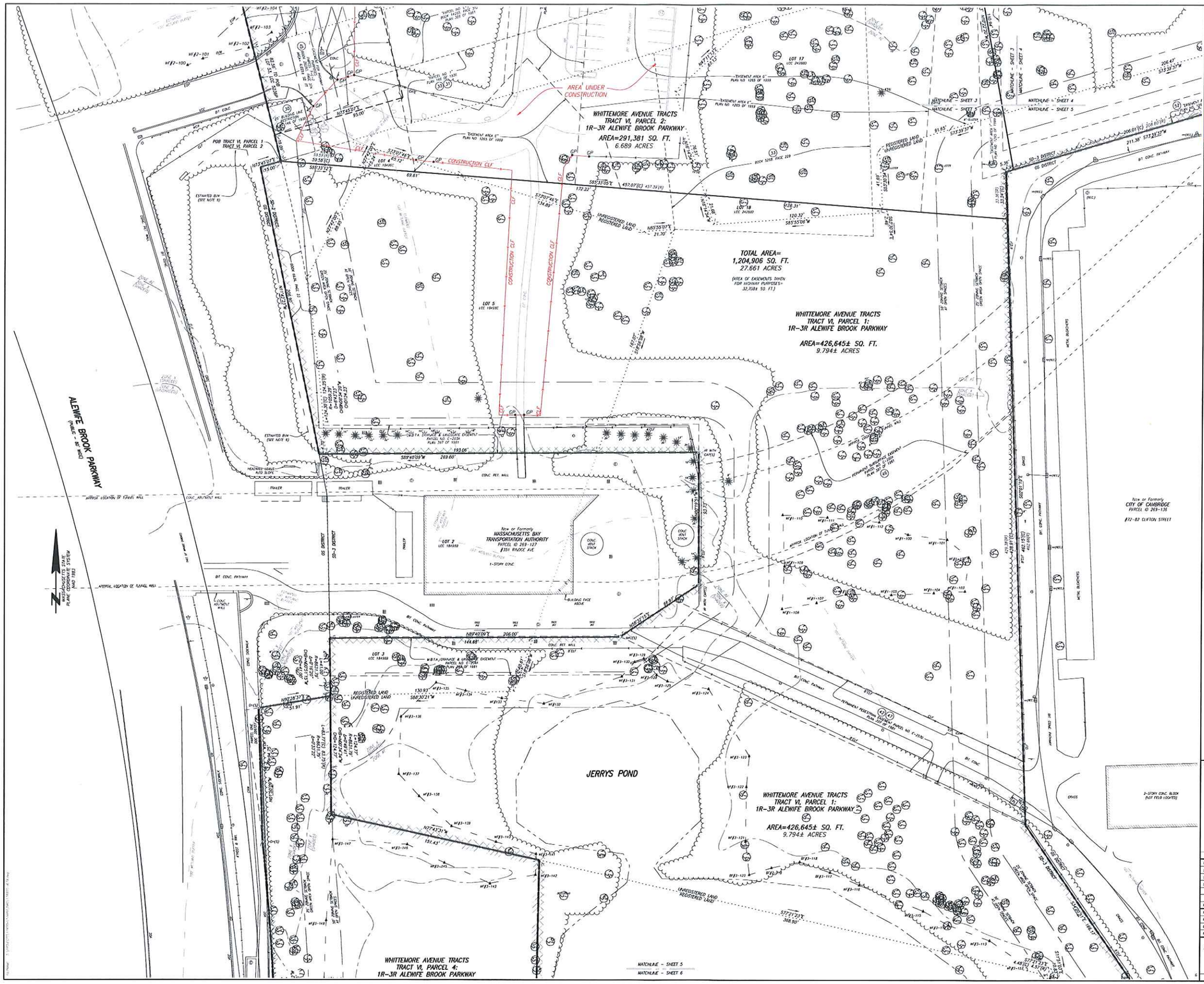
SCALE: 1"=20'

SHEET NO. 4 OF 9



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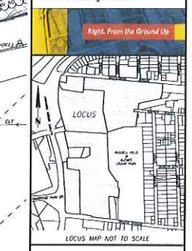

TO JP MORGAN CHASE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION CHARTERED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AS ADMINISTRATIVE AGENT FOR itself AND THE OTHER LENDERS, TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS, KHO-ALEWIFE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, ALEWIFE PARK GROUND LESSOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GROUND LESSOR") AND ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY.

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DATE OF PLAT OR MAP: MARCH 23, 2023

FELDMAN GEOSPATIAL

KEVIN ARSENAULT, PLS (NH# 15286)
KARSENAULT@FELDMANGEO.COM

9/22/2023
DATE

KEVIN M. ARSENAULT No. 15286 LICENSED PROFESSIONAL LAND SURVEYOR

DRAWING NAME:

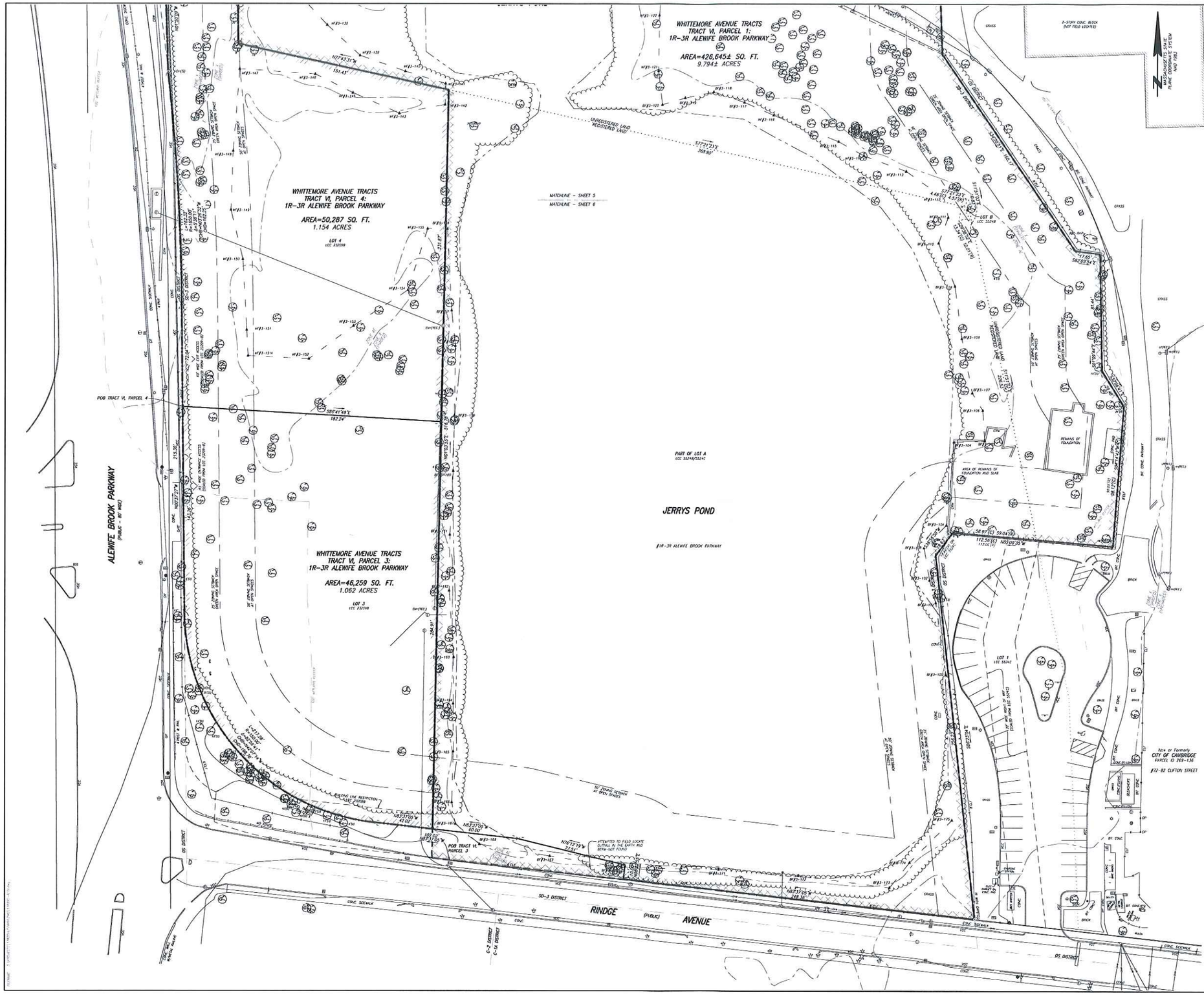
ALTA/NSPS LAND TITLE SURVEY

ONE ALEWIFE CENTER (A/K/A 40 WHITTEMORE AVENUE), 53-59, 65-85, 91-99; 115-119 & 36-64 WHITTEMORE AVENUE AND 1R-3R ALEWIFE BROOKE PARKWAY CAMBRIDGE, MASS.

DATE:	MARCH 23, 2023
REVISIONS	
9/12/2023	ADDRESS COMMENTS
9/21/2023	UPDATE LOCUS MAP
9/22/2023	ADDRESS COMMENTS, UPDATED ZONING MEMO
FILENAME:	17439S-ALTA.dwg
FIELDWORK: KSM	FIELD CHIEF: PS
PROJ. MGR: KSM	APPROVED: KMA
DALE:	CADD: LK/MG/DH/MLW
FIELD CHK: PS	CRD FILE: 17439

20 0 10 20 40
SCALE: 1"=20'

SHEET NO. 5 OF 9



FELDMAN GEOSPATIAL

BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608

(617)357-9740
www.feldmangeo.com

Right. From the Ground Up

LOCUS

LOCUS MAP NOT TO SCALE

TO:JP MORGAN CHASE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION CHARTERED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AS ADMINISTRATIVE AGENT FOR ITSELF AND THE OTHER LENDERS, TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS, KIND-ALEWIFE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, ALEWIFE PARK GROUND LESSOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GROUND LESSOR") AND ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 23, 2023

DATE OF PLAT OR MAP: MARCH 23, 2023

FELDMAN GEOSPATIAL

KEVIN ARSENAULT, PLS (MA# 45288)
KARSENAULT@FELDMANGEO.COM

9/27/2023
DATE

DRAWING NAME:

ALTA/NSPS LAND TITLE SURVEY

ONE ALEWIFE CENTER (A/K/A 40 WHITTEMORE AVENUE), 53-59, 65-85, 91-99; 115-119 & 36-64 WHITTEMORE AVENUE AND 1R-3R ALEWIFE BROOKE PARKWAY CAMBRIDGE, MASS.

DATE:	MARCH 23, 2023
REVISIONS	
8/15/2023	ADDRESS COMMENTS
8/21/2023	UPDATE LOCUS MAP
8/27/2023	ADDRESS COMMENTS, UPDATED ZONING MEMO
FILENAME:	17499S-ALTA.dwg
RESEARCH:	FIELD CHIEF: PS
PROJ MGR: KGA	APPROVED: KA
CALC:	CADD: LK/AG/DH/MLW
FIELD CHF: PS	CRD FILE: 17499

20 0 10 20 40
SCALE: 1"=20'

SHEET NO. 6 OF 9

BOUNDARY DESCRIPTIONS PER TITLE COMMITMENT OFFICE FILE NO. 22-0254KC-FN(MA)/LEASE/LOAN/FEE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY HAVING A COMMITMENT DATE OF AUGUST 11, 2023 AND REVISED TO SEPTEMBER 14, 2023

PARCEL A

ONE ALEWIFE CENTER, AKA 40 WHITTEMORE AVENUE, CAMBRIDGE, MA

A CERTAIN PARCEL OF LAND TOGETHER WITH THE BUILDING AND OTHER IMPROVEMENTS THEREON, LOCATED IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, WHICH PARCEL OF LAND IS SHOWN AS "PARCEL A" ON A PLAN OF LAND ENTITLED "PLAN OF LAND OWNED BY ALEWIFE LAND CORPORATION, 1 ALEWIFE CENTER, CAMBRIDGE, MASSACHUSETTS", SCALE 1 = 40', DATED DECEMBER, 1997, LAST REVISED 9/7/99, PREPARED BY URS GREINER, INC., WHICH PLAN IS RECORDED WITH THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS, AS PLAN 1265 OF 1999, BOOK 30841, PAGE 595-598, WHICH PARCEL OF LAND IS MORE PARTICULARLY BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF PARCEL A, AT THE INTERSECTION OF THE EASTERLY BOUNDARY OF LAND NOW OR FORMERLY OF CATHERINE L. KENNEDY AND THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE:

THENCE RUNNING S 04°-37'-30" W FOR A DISTANCE OF EIGHTY-SEVEN AND 34/100 (87.34) FEET;

THENCE TURNING AND RUNNING NORTHWESTERLY BY A CURVED LINE HAVING A RADIUS OF ONE THOUSAND EIGHT HUNDRED SIXTY-EIGHT AND 75/100 (1868.75) FEET, FOR A DISTANCE OF EIGHTY AND 61/100 (80.61) FEET, SAID LAST TWO BOUNDS BEING BY SAID LAND NOW OR FORMERLY OF CATHERINE L. KENNEDY;

THENCE TURNING AND RUNNING SOUTHEASTERLY BY A CURVED LINE HAVING A RADIUS OF FIVE HUNDRED TWENTY-FIVE AND 88/100 (525.88) FEET, FOR A DISTANCE OF TWO AND 87/100 (2.87) FEET;

THENCE TURNING AND RUNNING SOUTHEASTERLY BY A CURVED LINE HAVING A RADIUS OF ONE HUNDRED TWENTY-FIVE AND 00/100 (125.00) FEET, FOR A DISTANCE OF ONE HUNDRED ONE AND 48/100(101.48) FEET;

THENCE TURNING AND RUNNING SOUTHEASTERLY BY A CURVED LINE HAVING A RADIUS OF ONE THOUSAND NINE HUNDRED FIFTY ONE AND 25/100 (1951.25) FEET, FOR A DISTANCE OF TWO HUNDRED FORTY-EIGHT AND 14/100 (248.14) FEET;

THENCE TURNING AND RUNNING N 04°-38'-21" E FOR A DISTANCE OF SIX AND 71/100 (6.71) FEET; THENCE TURNING AND RUNNING N 88°-16'-09" E FOR A DISTANCE OF EIGHT AND 84/100 (8.84) FEET, SAID LAST FIVE BOUNDS BEING BY OTHER LAND OF ALEWIFE LAND CORPORATION.

THENCE TURNING AND RUNNING N 04°-37'-30" E FOR A DISTANCE OF ONE HUNDRED SEVENTY-FOUR AND 81/100 (174.81) FEET, IN PART BY OTHER LAND OF ALEWIFE LAND CORPORATION AND IN PART BY LAND NOW OR FORMERLY OF W. R. GRACE & CO.-CONN.;

THENCE TURNING AND RUNNING N 85°-22'-30" W FOR A DISTANCE OF TWO HUNDRED TWENTY-TWO AND 24/100 (222.24) FEET ALONG THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE TO THE POINT OF BEGINNING.

CONTAINING, ACCORDING TO SAID PLAN, 45,125 S.F. (1.036 ACRES) MORE OR LESS.

THE ABOVE-DESCRIBED PREMISES INCLUDE THE FOLLOWING LOTS OF REGISTERED LAND, TO WIT: LOTS 18,19, 20, 21 AND 22 AS SHOWN ON LAND COURT PLAN 5236G, MORE PARTICULARLY DESCRIBED IN CERTIFICATE OF TITLE 31123; AND
LOT 48 AS SHOWN ON LAND COURT PLAN 5236N, MORE PARTICULARLY DESCRIBED IN CERTIFICATE OF TITLE 173483.

WHITTEMORE AVENUE TRACTS:

TRACT I: 53-59 WHITTEMORE AVENUE (RECORDED LAND)

THAT CERTAIN PARCEL OF LAND LOCATED ON WHITTEMORE AVENUE, IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY SIDELINE OF WHITTEMORE AVENUE AND THE EASTERLY SIDELINE OF HARRISON AVENUE;

THENCE RUNNING N 00°-53'-30" W BY THE EASTERLY SIDELINE OF HARRISON AVENUE ONE HUNDRED TWENTY-EIGHT AND SEVENTY-THREE HUNDREDTHS (128.73) FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF CORNELIUS AND NORA A. SWEENEY;

THENCE TURNING AND RUNNING N 89°-06'-30" E BY LAND NOW OR FORMERLY OF SAID CORNELIUS AND NORA A. SWEENEY ONE HUNDRED TEN AND NO HUNDREDTHS (110.00) FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF JAY W. AND VIRGINIA MILLIKEN;

THENCE TURNING AND RUNNING S 00°-52'-28" E BY LAND NOW OR FORMERLY OF SAID JAY W. AND VIRGINIA MILLIKEN THIRTY-NINE AND THIRTY-FIVE HUNDREDTHS (39.35) FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF SAID JAY W. AND VIRGINIA MILLIKEN;

THENCE TURNING AND RUNNING N 85°-22'-30" W BY LAND NOW OR FORMERLY OF JOANNE R. TAYLOR TWENTY-TWO AND NO HUNDREDTHS (22.00) FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF SAID JOANNE R. TAYLOR;

THENCE TURNING AND RUNNING S 00°-53'-30" E BY LAND NOW OR FORMERLY OF SAID JOANNE R. TAYLOR ONE HUNDRED AND NO HUNDREDTHS (100.00) FEET TO A POINT ON THE NORTHERLY SIDELINE OF WHITTEMORE AVENUE;

THENCE TURNING AND RUNNING N 85°-22'-30" W BY SAID NORTHERLY SIDELINE OF WHITTEMORE AVENUE EIGHTY-EIGHT AND FIFTY HUNDREDTHS (88.50) FEET TO THE POINT OF BEGINNING.

TRACT II: 65-85 WHITTEMORE AVENUE (REGISTERED LAND)

THAT CERTAIN PARCEL OF LAND SITUATE IN CAMBRIDGE IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

WESTERLY BY THE EASTERLY LINE OF KIMBALL STREET, ONE HUNDRED AND FIFTY FEET;
NORTHERLY BY LOT C1 AS SHOWN ON PLAN HEREINAFTER MENTIONED, ONE HUNDRED AND TEN FEET; EASTERLY SIXTY AND 59/100 FEET;
NORTHERLY TWENTY-ONE AND 99/100 FEE; AND
EASTERLY ONE HUNDRED FEET, ALL BY LAND NOW OR FORMERLY OF HUGH L. CAMERON; AND SOUTHERLY BY THE NORTHERLY LINE OF WHITTEMORE AVENUE, ONE HUNDRED THIRTY-TWO AND 50/100 FEET.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN, AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 148, PAGE 117, WITH CERTIFICATE 22070, PLAN NO. 5236E.

ALSO, ANOTHER CERTAIN PARCEL OF LAND SITUATE IN SAID CAMBRIDGE, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHERLY BY WHITTEMORE AVENUE, EIGHTY-EIGHT AND 50/100 FEET;
WESTERLY ONE HUNDRED FEET;
SOUTHERLY TWENTY-ONE AND 99/100 FEET;
WESTERLY THIRTY-NINE AND 40/100 FEET, BY LAND NOW OR FORMERLY OF REBECCA E PENNEY ET AL;
NORTHERLY BY LOT B AS SHOWN ON PLAN HEREINAFTER MENTIONED, ONE HUNDRED NINE AND 97/100 FEET; AND EASTERLY BY HARRISON AVENUE, ONE HUNDRED AND FIFTY FEET.

SAID PARCEL IS SHOWN AS LOT A ON SAID PLAN.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN, AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 132, PAGE 405, WITH CERTIFICATE 19710, PLAN NO. 9344B.

TRACT III: 91-99 WHITTEMORE AVENUE (REGISTERED AND UNREGISTERED LAND)

THAT CERTAIN PARCEL OF LAND LOCATED ON WHITTEMORE AVENUE, IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY SIDELINE OF WHITTEMORE AVENUE AND THE WESTERLY SIDELINE OF KIMBALL STREET;

THENCE RUNNING N 85°-22'-30" W BY THE NORTHERLY SIDELINE OF SAID WHITTEMORE AVENUE EIGHTY-EIGHT AND NO HUNDREDTHS (88.00) FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF GERARD LEFEBVRE;

THENCE TURNING AND RUNNING N 00°-52'-30" W BY LAND NOW OR FORMERLY OF SAID GERARD LEFEBVRE ONE HUNDRED AND NO HUNDREDTHS (100.00) FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°-22'-30" E BY LAND NOW OR FORMERLY OF OWEN FRANK MCCALL TWO AND SIXTY- ONE HUNDREDTHS (2.61) FEET TO A POINT;

THENCE TURNING AND RUNNING N 00°-52'-47" W BY TWO SEPARATE PARCELS OF LAND NOW OR FORMERLY OF SAID OWEN FRANK MCCALL THIRTY-SIX AND EIGHTY-THREE HUNDREDTHS (36.83) FEET TO A POINT;
THENCE TURNING AND RUNNING S 89°-11'-53" E STILL BY LAND NOW OR FORMERLY OF SAID OWEN FRANK MCCALL EIGHTY-FIVE AND NO HUNDREDTHS (85.00) FEET TO A POINT ON THE WESTERLY SIDELINE OF KIMBALL STREET, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF SAID OWEN FRANK MCCALL;
FOUR AND NINETY HUNDREDTHS (144.90) FEET TO THE POINT OF BEGINNING.

BEING SHOWN AS "W.R. GRACE & CO., AREA =12,233 SQ. FT." ON SHEET 2 OF A PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE MASSACHUSETTS," DATED NOVEMBER 16, 1989, PREPARED BY HMM ENGINEERS INC., WHICH PLAN IS RECORDED WITH MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 1410 OF 1989, IN BOOK 20290, PAGE 153.

THE ABOVE-DESCRIBED PREMISES INCLUDE THE FOLLOWING LOTS OF REGISTERED LAND, TO WIT: LOT B1 AS SHOWN ON LAND COURT PLAN 5236F, AND LOT 28 AS SHOWN ON LAND COURT PLAN 5236G.

TRACT IV: 115-119 WHITTEMORE AVENUE (REGISTERED LAND)

THOSE CERTAIN PARCELS OF LAND SITUATE IN CAMBRIDGE IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS SHOWN AS LOTS 51 AND 52 ON LAND COURT PLAN 5236D.

TRACT V: 36-124 WHITTEMORE AVENUE (REGISTERED AND UNREGISTERED LAND)

THAT CERTAIN PARCEL OF LAND LOCATED ON WHITTEMORE AVENUE, IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID BEGINNING POINT BEING S85°- 22'-30"E TWO HUNDRED AND EIGHTY-TWO AND TEN HUNDREDTHS (282.10) FEET FROM THE POINT OF INTERSECTION OF THE SOUTHERLY SIDELINE OF SAID WHITTEMORE AVENUE AND THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY;

THENCE RUNNING S85°-22'-30"E BY SAID SOUTHERLY SIDELINE OF WHITTEMORE AVENUE NINE HUNDRED SIXTY AND SIXTY-SIX HUNDREDTHS (960.66) FEET TO A POINT;

THENCE TURNING AND RUNNING S04°-37'-30"W BY LAND NOW OR FORMERLY OF EDWARD NORBERG ONE HUNDRED AND NO HUNDREDTHS (100.00) FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF SAID EDWARD NORBERG;

THENCE TURNING AND RUNNING S85°-22'-30"E STILL BY LAND NOW OR FORMERLY OF SAID EDWARD NORBERG NINETY- NINE AND SIXTY-TWO HUNDREDTHS (99.62) FEET TO A POINT;

THENCE TURNING AND RUNNING S32°-37'-22"W BY LAND NOW OR FORMERLY OF THE MBTA SEVENTY-THREE AND SIXTY HUNDREDTHS (73.60) FEET TO A POINT;

THENCE TURNING AND RUNNING BY A CURVE TO THE LEFT OF ONE THOUSAND SIXTY-TWO AND EIGHT-SIX HUNDREDTHS(1062.86) FEET RADIUS BY LAND NOW OR FORMERLY OF THE MBTA EIGHTY-FIVE AND ONE HUNDREDTH (85.01) FEET TO A POINT OF COMPOUND CURVATURE;
THENCE RUNNING BY A CURVE TO THE LEFT OF ONE THOUSAND NINE HUNDRED FORTY-THREE AND EIGHT HUNDREDTHS (1,943.08) FEET RADIUS BY LAND NOW OR FORMERLY OF SAID MBTA TWO HUNDRED TWENTY-EIGHT AND TWENTY-SEVEN HUNDREDTHS (228.27) FEET TO A POINT OF TANGENCY;

THENCE RUNNING S73°-42'-26"W STILL BY LAND NOW OR FORMERLY OF SAID MBTA TWENTY-SIX AND EIGHTY-FIVE HUNDREDTHS (26.85) FEET TO A POINT;

THENCE TURNING AND RUNNING S07°-28'-35"W STILL BY LAND NOW OR FORMERLY OF SAID MBTA SEVENTY-NINE AND THIRTY-FIVE HUNDREDTHS (79.35) FEET TO A POINT ON THE NORTHERLY SIDELINE OF HARVEY STREET;

THENCE TURNING AND RUNNING N85°-23'-35"W BY SAID NORTHERLY SIDELINE OF HARVEY STREET FIFTY-ONE AND NINETY-TWO HUNDREDTHS (51.92) FEET TO A POINT, SAID POINT BEING AT THE TERMINUS OF HARVEY STREET;

THENCE TURNING AND RUNNING S04°-36-25"W BY SAID TERMINUS OF HARVEY STREET THIRTY AND NO HUNDREDTHS (30.00) FEET TO A POINT;

THENCE RUNNING S85°-23'-35"E BY THE SOUTHERLY SIDELINE OF HARVEY STREET FIFTY-ONE AND EIGHTEEN HUNDREDTHS (51.18) FEET TO A POINT;

THENCE TURNING AND RUNNING S07°-28'35"W BY LAND NOW OR FORMERLY OF THE MBTA AND BY LAND NOW OR FORMERLY OF THE CITY OF CAMBRIDGE ONE HUNDRED EIGHTY-SIX AND NINETY-NINE HUNDREDTHS (186.99) FEET TO A POINT;

THENCE TURNING AND RUNNING S88°-24'-25"W BY OTHER LAND NOW OR FORMERLY OF SAID CITY OF CAMBRIDGE (RUSSELL FIELD) ONE HUNDRED FIFTY-THREE AND SIXTY HUNDREDTHS (153.60) FEET TO A POINT;

THENCE TURNING AND RUNNING S73°-38'-56"W STILL BY LAND NOW OR FORMERLY OF SAID CITY OF CAMBRIDGE (RUSSELL FIELD) TWO HUNDRED SIX AND THIRTY-NINE HUNDREDTHS (206.39) FEET TO A POINT;

THENCE TURNING AND RUNNING N10°-25'-01"W BY LAND NOW OR FORMERLY OF ALEWIFE LAND CORPORATION TWO HUNDRED THIRTY-FOUR AND NINE HUNDREDTHS (234.09) FEET TO A POINT;

THENCE TURNING AND RUNNING N10°-25'-00"W TWENTY-ONE AND NINETY-FOUR HUNDREDTHS (21.94) FEET TO A POINT;

THENCE TURNING AND RUNNING N03°-51'-56"E TWO HUNDRED FIFTY-SIX AND FIFTY-ONE HUNDREDTHS (256.51) FEET TO A POINT;

THENCE TURNING AND RUNNING N85°-01'-50"W TWO HUNDRED SIXTY-EIGHT AND NINETY-TWO, HUNDREDTHS (268.92) FEET TO A POINT:

THENCE TURNING AND RUNNING N04°-37'-43"E STILL BY LAND NOW OR FORMERLY OF SAID ALEWIFE LAND CORPORATION ONE HUNDRED FORTY-TWO AND EIGHTY-SEVEN HUNDREDTHS (142.87) TO THE POINT OF BEGINNING.

BEING SHOWN AS "W.R. GRACE & CO., AREA = 345,418± SQ. FT. (7.930 ACRES)" ON SHEET 1 OF A PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE MASSACHUSETTS," DATED NOVEMBER 16, 1989, PREPARED BY HMM ENGINEERS INC., WHICH PLAN IS RECORDED WITH MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 1410 OF 1989, IN BOOK 20290, PAGE 153.

THE ABOVE-DESCRIBED PREMISES INCLUDE THE FOLLOWING LOTS OF REGISTERED LAND, TO WIT:
LOT 19 AS SHOWN ON LAND COURT PLAN 24288D, LOT F AS SHOWN ON LAND COURT PLAN 52360, LAND SHOWN ON LAND COURT PLAN 16059A, LAND SHOWN ON LAND COURT PLAN 16108A,
LOTS B, C AND D AS SHOWN ON LAND COURT PLAN 6151B, AND
LOT A AS SHOWN ON LAND COURT PLAN 6151B.

TRACT VI: 1R -3R ALEWIFE BROOK PARKWAY PARCEL 1

(REGISTERED AND UNREGISTERED LAND)

THAT CERTAIN PARCEL OF LAND LOCATED IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS "W.R. GRACE & CO., AREA =9.824± ACRES" ON A PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS," DATED JANUARY 14, 1988, PREPARED BY HMM ENGINEERS INC., RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 625 OF 1989, IN BOOK 19877, PAGE 518, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY, SAID BEGINNING POINT BEING ON THE SOUTHERLY BOUNDARY OF LAND NOW OR FORMERLY OF ALEWIFE LAND CORPORATION AS SHOWN ON SAID PLAN; THENCE RUNNING S 85°-36'-19" E BY SAID LAND NOW OR FORMERLY OF ALEWIFE LAND CORPORATION FIFTY-NINE AND FIFTY-NINE HUNDREDTHS (59.59) FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°-35'-45" E STILL BY SAID LAND NOW OR FORMERLY OF ALEWIFE LAND CORPORATION FOUR HUNDRED FIFTY-SEVEN AND THIRTY-NINE HUNDREDTHS (457.39) FEET TO A POINT;

THENCE TURNING AND RUNNING S 02°-01'-14" E BY LAND NOW OR FORMERLY OF THE CITY OF CAMBRIDGE FOUR HUNDRED TWENTY-NINE AND THIRTY-EIGHT HUNDREDTHS (429.38) FEET TO A POINT;

THENCE TURNING AND RUNNING S 34°-20'-46" E ONE HUNDRED SIXTY-SIX AND SEVENTEEN HUNDREDTHS (166.17) FEET TO A POINT;

THENCE TURNING AND RUNNING S 81°-46'-40" E SEVENTEEN AND SIXTY-FIVE HUNDREDTHS (17.65) FEET TO A POINT, THENCE TURNING AND RUNNING S 00°-52'-34" E EIGHTY-ONE AND FORTY-FOUR HUNDREDTHS (81.44) FEET TO A POINT, THENCE TURNING AND RUNNING S 31°-49'-27" E TWENTY-NINE AND FORTY-EIGHT HUNDREDTHS (29.48) FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°-31'-52" W ONE HUNDRED AND NINETY-SIX HUNDREDTHS (100.96) FEET TO A POINT;

THENCE TURNING AND RUNNING N 84°-52'-23" W ONE HUNDRED THIRTEEN AND SIX HUNDREDTHS (113.06) FEET TO A POINT;
THENCE TURNING AND RUNNING S 37°-14'-02" W NINETEEN AND SIXTY-THREE HUNDREDTHS (19.63) FEET TO A POINT; THENCE TURNING AND RUNNING S 06°-05'-52" E STILL BY LAND NOW OR FORMERLY OF SAID CITY OF CAMBRIDGE TWO HUNDRED FIFTY-SIX AND TWENTY-THREE HUNDREDTHS (256.23) FEET TO A POINT ON THE NORTHERLY SIDELINE OF RINDGE AVENUE;

THENCE TURNING AND RUNNING N 83°-19'-53" W BY SAID NORTHERLY SIDELINE OF RINDGE AVENUE TWO HUNDRED FORTY-EIGHT AND THIRTY-SIX HUNDREDTHS (248.36) FEET TO AN ANGLE POINT;

THENCE TURNING AND RUNNING N 06°-40'-07" E TEN AND NO HUNDREDTHS (10.00) FEET TO AN ANGLE POINT;

THENCE TURNING AND RUNNING N 75°-55'-07" W BY SAID NORTHERLY SIDELINE OF RINDGE AVENUE SEVENTY-SEVEN AND FIFTY-ONE HUNDREDTHS (77.51) FEET TO AN ANGLE POINT;

THENCE TURNING AND RUNNING N 83°-19'-53" W STILL BY SAID NORTHERLY SIDELINE OF RINDGE AVENUE SIXTY AND NO HUNDREDTHS (60.00) FEET TO A POINT;

THENCE TURNING AND RUNNING N 01°-21'-07" E BY TWO PARCELS OF LAND NOW OR FORMERLY OF LEHIGH INVESTMENT TRUST FIVE HUNDRED SIXTEEN AND SEVENTY-EIGHT HUNDREDTHS (516.78) FEET TO A POINT;

THENCE TURNING AND RUNNING N 77°-26'-19" W STILL BY LAND NOW OR FORMERLY OF SAID LEHIGH INVESTMENT TRUST ONE HUNDRED FIFTY-ONE AND FORTY-THREE HUNDREDTHS (151.43) FEET TO A POINT;

THENCE TURNING AND RUNNING BY A CURVE TO THE LEFT OF EIGHT THOUSAND, SIX HUNDRED THIRTY-ONE AND SEVENTY- NINE HUNDREDTHS (8,631.79) RADIUS STILL BY LAND NOW OR FORMERLY OF SAID LEHIGH INVESTMENT TRUST ONE HUNDRED TWENTY-FOUR AND SEVENTY-FOUR HUNDREDTHS (124.74) FEET TO A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY;

THENCE TURNING AND RUNNING N 89°-37'-29" E BY LAND NOW OR FORMERLY OF THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY TWO HUNDRED SIX AND NO HUNDREDTHS (206.00) FEET TO A POINT;

THENCE TURNING AND RUNNING N 56°-29'-35" E SIXTY-SIX AND NINETY-SEVEN HUNDREDTHS (66.97) FEET TO A POINT;

THENCE TURNING AND RUNNING N 00°-22'-31" W NINETY-THREE AND SEVENTY-THREE ONE HUNDREDTHS (93.73) FEET TO A POINT;
THENCE TURNING AND RUNNING S 89°-37'-29" W STILL BY LAND NOW OR FORMERLY OF SAID MASSACHUSETTS BAY TRANSPORTATION AUTHORITY TWO HUNDRED SIXTY-NINE AND SIXTY HUNDREDTHS (269.60) FEET TO A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY;

THENCE TURNING AND RUNNING N 11°-45'-03" W BY SAID EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY TWO HUNDRED SIX AND NINETY HUNDREDTHS (206.90) FEET TO AN ANGLE POINT;

THENCE TURNING AND RUNNING N 73°-42'-27" E STILL BY SAID EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY FIFTEEN AND NO HUNDREDTHS (15.00) FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES INCLUDE THE FOLLOWING LOTS OF REGISTERED LAND, TO WIT: LOTS A AND B AS SHOWN ON LAND COURT PLAN 5524B; LOT 3 AS SHOWN ON LAND COURT PLAN 18496B; LOT 5 AS SHOWN ON LAND COURT PLAN 18496C; AND LOT 18 AS SHOWN ON LAND COURT PLAN 24288D.
THERE IS EXCEPTED AND EXCLUDED FROM THE ABOVE DESCRIBED LAND LOT 1 SHOWN ON LAND COURT PLAN NO. 5524C FILED IN REGISTRATION BOOK 663, PAGE 178.

PARCEL 2 (REGISTERED AND UNREGISTERED LAND)

THAT CERTAIN PARCEL OF LAND (IN PART REGISTERED AND IN PART UNREGISTERED) LOCATED ON WHITTEMORE AVENUE IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS SHOWN AS "PARCEL B, AREA = 291,407± S.F., 6.690 ACRES" ON A PLAN ENTITLED "PLAN OF LAND OWNED BY ALEWIFE LAND CORPORATION, 1 ALEWIFE CENTER, CAMBRIDGE, MASSACHUSETTS," DATED OCTOBER, 1999, BY URS GREINER WOODWARD-CLYDE, INC. RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 1218 OF 1999 IN BOOK 30804, PAGE 571, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY, SAID BEGINNING POINT BEING THE SOUTHWESTERLY CORNER OF SAID PARCEL;

THENCE RUNNING N 14°-06'-09" W BY SAID EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY THREE HUNDRED TEN AND NINETY-TWO HUNDREDTHS (310.92) FEET TO A POINT;

THENCE TURNING AND RUNNING BY A CURVE TO THE RIGHT HAVING A RADIUS OF SIX HUNDRED TWENTY-SEVEN AND SEVENTY-FOUR HUNDREDTHS (627.74) FEET, THREE HUNDRED FIFTEEN AND SEVENTY-ONE HUNDREDTHS (315.71) FEET TO A POINT AT THE WESTERLY BOUNDARY OF "PARCEL A" AS SHOWN ON SAID PLAN;

THENCE TURNING AND RUNNING BY A CURVE TO THE LEFT HAVING A RADIUS OF ONE HUNDRED TWENTY-FIVE AND NO HUNDREDTHS (125.00) FEET STILL BY SAID PARCEL A, ONE HUNDRED ONE AND FORTY-EIGHT HUNDREDTHS (101.48) FEET TO A POINT;

THENCE TURNING AND RUNNING BY A CURVE TO THE LEFT HAVING A RADIUS OF ONE THOUSAND, NINE HUNDRED FIFTY-ONE AND TWENTY-FIVE HUNDREDTHS (1,951.25) FEET STILL BY SAID PARCEL A, TWO HUNDRED FORTY-EIGHT AND FOURTEEN HUNDREDTHS (248.14) FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°-38'-21" E STILL BY SAID PARCEL A, SIX AND SEVENTY-ONE HUNDREDTHS (6.71) FEET TO A POINT;

THENCE TURNING AND RUNNING N 88°-16'-09" E STILL BY SAID PARCEL A, EIGHT AND EIGHTY-FOUR HUNDREDTHS (8.84) FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°-37'-30" E STILL BY SAID PARCEL A, THIRTY-ONE AND NINETY-FOUR HUNDREDTHS (31.94) FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL A;

THENCE TURNING AND RUNNING S 85°-01'-50" E BY SAID LAND NOW OR FORMERLY OF W.R. GRACE & CO-CONN., TWO HUNDRED SIXTY-EIGHT AND NINETY-TWO HUNDREDTHS (268.92) FEET TO A POINT;

THENCE TURNING AND RUNNING S 03°-51'-56" W BY SAID LAND NOW OR FORMERLY OF W.R. GRACE & CO- CONN. TWO HUNDRED FIFTY-SIX AND FIFTY-ONE HUNDREDTHS (256.5L) FEET TO A POINT;

THENCE TURNING AND RUNNING S 10°-25'-00" E BY SAID LAND NOW OR FORMERLY OF W.R. GRACE & CO-CONN., TWENTY-ONE AND NINETY-FOUR HUNDREDTHS (21.94) FEET TO A POINT;

THENCE TURNING AND RUNNING S 10°-10'-01" E BY SAID LAND NOW OR FORMERLY OF W.R. GRACE & CO-CONN., TWO HUNDRED THIRTY-FOUR AND NINE HUNDREDTHS (234.09) FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LAND NOW OR FORMERLY OF THE CITY OF CAMBRIDGE;

THENCE TURNING AND RUNNING S 73°-36'-55" W BY SAID LAND NOW OR FORMERLY OF THE CITY OF CAMBRIDGE, FIVE AND NO HUNDREDTHS (5.00) FEET TO A POINT;

THENCE TURNING AND RUNNING S 02°-01'-14" E BY SAID LAND NOW OR FORMERLY OF THE CITY OF CAMBRIDGE, THIRTY- THREE AND THIRTY-SIX HUNDREDTHS (33.36) FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LAND NOW OR FORMERLY OF ALEWIFE LAND CORPORATION;

THENCE TURNING AND RUNNING N 85°-35'-45" W BY SAID LAND NOW OR FORMERLY OF ALEWIFE LAND CORPORATION, FOUR HUNDRED FIFTY-SEVEN AND THIRTY-NINE HUNDREDTHS (457.39) FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°-36'-19" W BY SAID LAND NOW OR FORMERLY OF ALEWIFE LAND CORPORATION, FIFTY-NINE AND FIFTY-NINE HUNDREDTHS (59.59) FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES INCLUDE THE FOLLOWING LOTS OF REGISTERED LAND, TO WIT:

LOTS 53 AND 54 AS SHOWN ON LAND COURT PLAN 5236P; LOT 17 AS SHOWN ON LAND COURT PLAN 24288D, AND LOT 4 AS SHOWN ON LAND COURT PLAN 18496C.

PARCEL 3 (REGISTERED LAND)

THAT CERTAIN PARCEL OF LAND IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHERLY BY THE NORTHERLY LINE OF RINDGE AVENUE, AND SOUTHWESTERLY BY LAND NOW OR FORMERLY OF COMMONWEALTH OF MASSACHUSETTS, METROPOLITAN DISTRICT COMMISSION-PARKS DIVISION (ALEWIFE BROOK PARKWAY), BY THREE LINES MEASURING TOGETHER, TWO HUNDRED FIFTY-NINE AND 30/100 FEET; AND
WESTERLY BY SAID COMMONWEALTH OF MASSACHUSETTS LAND, ONE HUNDRED FORTY-THREE AND 26/100 FEET, NORTHERLY BY LOT 4 AS SHOWN ON PLAN HEREINAFTER MENTIONED, ONE HUNDRED EIGHTY-TWO AND 24/100 FEET; AND EASTERLY BY LAND NOW OR FORMERLY OF JOSEPH CAMPBELL THOMPSON, TWO HUNDRED EIGHTY-FOUR AND 91/100 FEET.

SAID PARCEL IS SHOWN AS LOT 3 ON SAID PLAN (PLAN NO. 23209B).

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN, AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 729, PAGE 45, WITH CERTIFICATE 119795.

PARCEL 4: (REGISTERED LAND)

THAT CERTAIN PARCEL OF LAND IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

WESTERLY, THREE HUNDRED TWENTY-NINE AND 11/100 FEET, AND
NORTHWESTERLY, FIFTY-ONE AND 91/100 FEET, BY LAND NOW OR FORMERLY OF COMMONWEALTH OF MASSACHUSETTS, METROPOLITAN DISTRICT COMMISSION-PARKS DIVISION (ALEWIFE BROOK PARKWAY).
EASTERLY, EIGHTY-THREE AND 75/100 FEET, AND
NORTHEASTERLY, ONE HUNDRED FIFTY-ONE AND 43/100 FEET, BY LAND NOW OR FORMERLY OF DEWEY AND ALMY CHEMICAL CO.,
EASTERLY BY LAND NOW OR FORMERLY OF JOSEPH CAMPBELL THOMPSON, TWO HUNDRED THIRTY-ONE AND 87/100 FEET; AND
SOUTHERLY BY LOT 3 AS SHOWN ON PLAN HEREINAFTER MENTIONED, ONE HUNDRED EIGHTY-TWO AND 24/100 FEET. SAID PARCEL IS SHOWN AS LOT 4 ON SAID PLAN, (PLAN NO. 23209B)

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN, AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 729, PAGE 48, WITH CERTIFICATE 119795.

THE MBTA PARCEL: (UNREGISTERED LAND)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF 'PARCEL NO. 1' AS SHOWN ON A PLAN RECORDED WITH SAID DEEDS AT PLAN 146 OF 1936.

THENCE RUNNING N 16°14' 53" W A DISTANCE OF 19.50 FEET TO THE POINT OF BEGINNING;

THENCE RUNNING N 16°14' 53" W A DISTANCE OF 19.50 FEET, THE PREVIOUS TWO COURSES BEING THE EASTERLY LINE OF SAID PARCEL NO. 1;

THENCE TURNING AND RUNNING N 73°45' 07" E A DISTANCE OF 8.15 FEET;

THENCE TURNING AND RUNNING S 16°14' 53" E A DISTANCE OF 19.50 FEET, THE PREVIOUS TWO COURSES BEING BY 'PARCEL NO. C-254' AS SHOWN ON PLAN 366 OF 1981;

THENCE TURNING AND RUNNING S 73°45' 07" W A DISTANCE OF 8.15 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 159 SQUARE FEET, MORE OR LESS, AND BEING SHOWN ON A PLAN ENTITLED "EXHIBIT PLAN 2 36-64, 53-59, 73, 91-99 & 115 WHITTEMORE AVENUE, 1R-3R ALEWIFE BROOK PARKWAY CAMBRIDGE, MASS." DATED JULY 13, 2020, PREPARED BY FELDMAN LAND SURVEYORS, RECORDED WITH SAID DEEDS AT PLAN BOOK 2023, PAGE 417.

FOR TITLE SEE DEED OF JAMES CAMPBELL COMPANY, LLC DATED NOVEMBER 13, 2020 AND RECORDED IN BOOK 76185, PAGE 79 AND FILED AS DOCUMENT NO. 1860819, CREATING CERTIFICATE OF TITLE NO. 274697, AND DEED OF CCP APPLIED TECHNOLOGIES INC. DATED JULY 31, 2020, AND RECORDED IN BOOK 75297, PAGE 443, AND FILED AS DOCUMENT NUMBER 1848851, CREATING THE NEW CERTIFICATE OF TITLE NUMBER 273807. AND SEE DEED FROM THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, DATED APRIL 11, 2023, RECORDED AT BOOK 81704, PAGE 240 .

BOUNDARY DESCRIPTIONS (PER SURVEY)

THE FOREGOING LEGAL DESCRIPTION(S) DESCRIBE THE SAME PROPERTIES AS SHOWN IN THE VESTING DEED(S), RECORDED AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS, AND ARE THE SAME PROPERTIES DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OFFICE FILE NO. 22-0254KC-FN(MA)/LEAST/LOAN/FEE, HAVING A COMMITMENT DATE OF AUGUST 11, 2023 AND REVISED TO SEPTEMBER 14, 2023.

PERIMETER OF PARCEL A, ONE ALEWIFE CENTER IS ALSO DESCRIBED AS FOLLOWS (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WHITTEMORE AVENUE AT THE INTERSECTION WITH THE WEST SIDE OF KIMBALL STREET, AND BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREINAFTER DESCRIBED, THENCE;

THENCE RUNNING N 85°19'50" W, BY SAID WHITTEMORE AVENUE, A DISTANCE OF 88.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 00°49'50" W, BY LAND NOW OR FORMERLY OF KENNETH G. RAEBURN AND NOW OR FORMERLY OF DAVID J. KALE, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°19'50" E, BY LAND NOW OR FORMERLY OF DAVID J. KALE, A DISTANCE OF 2.61 FEET TO A POINT;

THENCE TURNING AND RUNNING N 00°50'07" W, BY LAND NOW OR FORMERLY OF DAVID J. KALE, A DISTANCE OF 36.83 FEET TO A POINT;

THENCE TURNING AND RUNNING N 87°14'33" E, BY LAND NOW OR FORMERLY OF BRUCE AND HELMI FLOWERS, A DISTANCE OF 85.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 00°49'50" E, BY SAID KIMBALL STREET, A DISTANCE OF 144.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 12,232 SQUARE FEET.

PERIMETER OF TRACTS V AND VI IS ALSO DESCRIBED AS FOLLOWS (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF WHITTEMORE AVENUE, SAID POINT BEING 282.10' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY AND BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREINAFTER DESCRIBED;

THENCE RUNNING S 85°19'50" E, A DISTANCE OF 960.22 FEET BY SAID WHITTEMORE AVENUE TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°19'50" E, A DISTANCE OF 100.00 FEET TO A POINT, THE LAST 2 COURSES BY LAND NOW OR FORMERLY OF TYLER COURT LIMITED PARTNERSHIP;

THENCE TURNING AND RUNNING S 37°39'16" W, A DISTANCE OF 73.58 FEET TO A POINT OF NON-TANGENCY;

THENCE RUNNING ON A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 1062.86 FEET, AN ARC LENGTH OF 85.01 FEET, A DELTA ANGLE OF 04°34'59", A CHORD BEARING OF S 82°46'25" W AND A CHORD LENGTH OF 85.00 FEET TO A POINT OF TANGENCY;

THENCE RUNNING ON A COMPOUND CURVE TURNING TO THE LEFT HAVING A RADIUS OF 1943.08 FEET, AN ARC LENGTH OF 228.24 FEET, A DELTA ANGLE OF 06°43'48", A CHORD BEARING OF S 77°07'01" W AND A CHORD LENGTH OF 228.10 FEET TO A POINT OF TANGENCY;

THENCE RUNNING S 73°45'07" W, A DISTANCE OF 28.68 FEET TO A POINT;

THENCE TURNING AND RUNNING S 07°31'15" W, A DISTANCE OF 80.06 FEET TO A POINT ON THE NORTH SIDE OF HARVEY STREET, THE LAST 5 COURSES BY LAND NOW OR FORMERLY OF OWNER UNKNOWN;

THENCE TURNING AND RUNNING N 85°20'55" W, A DISTANCE OF 52.69 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°39'05" W, A DISTANCE OF 30.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°20'55" E, A DISTANCE OF 51.18 FEET TO A POINT, THE LAST 3 COURSES BY HARVEY STREET;

THENCE TURNING AND RUNNING S 07°31'15" W, A DISTANCE OF 186.48 FEET TO A POINT, THE LAST COURSE BY LAND NOW OR FORMERLY OF MASSACHUSETTS BAY TRANSPORTATION AUTHORITY (MBTA) AND LAND NOW OR FORMERLY OF THE CITY OF CAMBRIDGE;

THENCE TURNING AND RUNNING S 83°27'05" W, A DISTANCE OF 153.24 FEET TO A POINT;

THENCE TURNING AND RUNNING S 73°39'37" W, A DISTANCE OF 211.38 FEET TO A POINT;

THENCE TURNING AND RUNNING S 02°01'19" E, A DISTANCE OF 462.15 FEET TO A POINT;

THENCE TURNING AND RUNNING S 34°20'51" E, A DISTANCE OF 166.17 FEET TO A POINT;

THENCE TURNING AND RUNNING S 82°03'54" E, A DISTANCE OF 17.65 FEET TO A POINT;

THENCE TURNING AND RUNNING S 01°09'44" E, A DISTANCE OF 81.44 FEET TO A POINT;

THENCE TURNING AND RUNNING S 32°06'41" E, A DISTANCE OF 29.48 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°14'42" W, A DISTANCE OF 98.12 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°09'35" W, A DISTANCE OF 112.56 FEET TO A POINT;

THENCE TURNING AND RUNNING S 36°56'50" W, A DISTANCE OF 19.63 FEET TO A POINT;

THENCE TURNING AND RUNNING S 06°23'04" E, A DISTANCE OF 256.23 FEET TO A POINT ON THE NORTH SIDE OF RINDGE AVENUE, THE LAST 11 COURSES BY LAND NOW OR FORMERLY OF CITY OF CAMBRIDGE;

THENCE TURNING AND RUNNING N 83°37'05" W, A DISTANCE OF 248.36 FEET TO A POINT;

THENCE TURNING AND RUNNING N 06°22'55" E, A DISTANCE OF 10.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 76°12'19" W, A DISTANCE OF 77.51 FEET TO A POINT;

THENCE TURNING AND RUNNING N 83°37'05" W, A DISTANCE OF 102.02 FEET TO A POINT OF TANGENCY;

THENCE RUNNING ON A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 217.28 FEET, A DELTA ANGLE OF 82°59'41", A CHORD BEARING OF N 42°07'14" W AND A CHORD LENGTH OF 198.78 FEET TO A POINT OF TANGENCY, THE LAST 5 COURSES BY RINDGE AVENUE;

THENCE RUNNING N 00°37'27" W, A DISTANCE OF 215.30 FEET TO A POINT OF TANGENCY;

THENCE RUNNING ON A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 1650.00 FEET, AN ARC LENGTH OF 162.32 FEET, A DELTA ANGLE OF 05°38'11", A CHORD BEARING OF N 03°26'32" W AND A CHORD LENGTH OF 162.25 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING N 01°50'09" W, A DISTANCE OF 94.75 FEET TO A POINT;

THENCE TURNING AND RUNNING N 80°28'37" E, A DISTANCE OF 51.91 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING ON CURVE TURNING TO THE LEFT HAVING A RADIUS OF 8631.79 FEET, AN ARC LENGTH OF 41.00 FEET, A DELTA ANGLE OF 00°16'20", A CHORD BEARING OF N 00°51'15" W AND A CHORD LENGTH OF 41.00 FEET TO A POINT OF NON-TANGENCY, THE LAST 5 COURSES BY LAND NOW OR FORMERLY OF THE COMMONWEALTH OF MASSACHUSETTS;

THENCE TURNING AND RUNNING N 89°40'09" E, A DISTANCE OF 206.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 56°32'15" E, A DISTANCE OF 65.97 FEET TO A POINT;

THENCE TURNING AND RUNNING N 00°19'51" W, A DISTANCE OF 93.73 FEET TO A POINT;

THENCE TURNING AND RUNNING S 89°40'09" W, A DISTANCE OF 269.60 FEET TO A POINT, THE LAST 4 COURSES BY LAND NOW OR FORMERLY OF SAID MBTA;

THENCE TURNING AND RUNNING N 11°42'23" W, A DISTANCE OF 206.90 FEET TO A POINT;

THENCE TURNING AND RUNNING N 73°45'07" E, A DISTANCE OF 15.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 14°03'29" W, A DISTANCE OF 311.45 FEET TO A POINT OF TANGENCY;

THENCE RUNNING ON A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 627.74 FEET, AN ARC LENGTH OF 315.15 FEET, A DELTA ANGLE OF 28°45'53", A CHORD BEARING OF N 00°19'23" E AND A CHORD LENGTH OF 311.85 FEET TO A POINT OF NON-TANGENCY, THE LAST 4 COURSES BY LAND NOW OR FORMERLY OF COMMONWEALTH OF MASSACHUSETTS;

THENCE TURNING AN RUNNING ON A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 101.48 FEET, A DELTA ANGLE OF 46°30'59", A CHORD BEARING OF S 23°19'28" E AND A CHORD LENGTH OF 98.72 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AN RUNNING ON A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 1951.25 FEET, AN ARC LENGTH OF 248.15 FEET, A DELTA ANGLE OF 07°17'12", A CHORD BEARING OF S 81°35'12" E AND A CHORD LENGTH OF 247.98 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING N 04°41'01" E, A DISTANCE OF 6.71 FEET TO A POINT;

THENCE TURNING AND RUNNING N 88°18'49" E, A DISTANCE OF 8.84 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 174.81 FEET TO THE POINT OF BEGINNING, THE LAST 5 COURSES BY LAND NOW OR FORMERLY OF IQHO ALEWIFE, LLC

SAID PARCEL CONTAINING AN AREA OF 1,159,786 SQUARE FEET, OR 25.610 ACRES.

TRACT I IS ALSO DESCRIBED AS FOLLOWS (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER WHERE WHITTEMORE AVENUE AND HARRISON AVENUE INTERSECT, THENCE;

THENCE RUNNING N 00°50'50" W, BY SAID HARRISON AVENUE, A DISTANCE OF 128.73 FEET TO A POINT;

THENCE TURNING AND RUNNING N 89°09'10" E, BY LAND NOW OR FORMERLY OF JOSEPH J MCSWEENEY, A DISTANCE OF 110.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 00°49'48" E, BY LAND NOW OR FORMERLY OF SANIA M. MOHAMED, A DISTANCE OF 39.35 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, BY LAND NOW OR FORMERLY OF JOHN G MORGAN ET AL, A DISTANCE OF 22.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 00°50'50" E, BY LAND NOW OR FORMERLY OF JOHN G. MORGAN ET AL, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, BY SAID WHITTEMORE AVENUE, A DISTANCE OF 88.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL HAVING AN AREA OF 12,556 SQUARE FEET, OR 0.288 ACRES.

TRACT II IS ALSO DESCRIBED AS FOLLOWS (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST CORNER WHERE WHITTEMORE AVENUE AND KIMBALL STREET INTERSECT, THENCE;

RUNNING N 00°49'50" W, BY SAID KIMBALL STREET A DISTANCE OF 150.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 89°10'10" E, A DISTANCE OF 109.97 FEET TO A POINT;

THENCE TURNING AND RUNNING S 00°49'50" E, A DISTANCE OF 21.21 FEET TO A POINT;

THENCE TURNING AND RUNNING N 89°09'10" E, A DISTANCE OF 109.97 FEET TO A POINT ON THE WESTERN SIDELINE OF HARRISON AVENUE;

THENCE TURNING AND RUNNING S 00°50'50" E, BY SAID HARRISON AVENUE A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER WHERE WHITTEMORE AVENUE AND HARRISON AVENUE INTERSECT, THENCE;

THENCE TURNING AND RUNNING N 85°19'50" W, BY WAS WHITTEMORE AVENUE A DISTANCE OF 221.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 32,932 SQUARE FEET.

TRACT III IS ALSO DESCRIBED AS FOLLOWS (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WHITTEMORE AVENUE AT THE INTERSECTION WITH THE WEST SIDE OF KIMBALL STREET, AND BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREINAFTER DESCRIBED, THENCE;

THENCE RUNNING N 85°19'50" W, BY SAID WHITTEMORE AVENUE, A DISTANCE OF 88.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 00°49'50" W, BY LAND NOW OR FORMERLY OF KENNETH G. RAEBURN AND NOW OR FORMERLY OF DAVID J. KALE, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°19'50" E, BY LAND NOW OR FORMERLY OF DAVID J. KALE, A DISTANCE OF 2.61 FEET TO A POINT;

THENCE TURNING AND RUNNING N 00°50'07" W, BY LAND NOW OR FORMERLY OF DAVID J. KALE, A DISTANCE OF 36.83 FEET TO A POINT;

THENCE TURNING AND RUNNING N 89°14'33" E, BY LAND NOW OR FORMERLY OF BRUCE AND HELMI FLOWERS, A DISTANCE OF 85.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 00°49'50" E, BY SAID KIMBALL STREET, A DISTANCE OF 144.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL HAVING AN AREA OF 12,232 SQUARE FEET.

TRACT V IS ALSO DESCRIBED AS FOLLOWS (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF WHITTEMORE AVENUE, SAID POINT BEING 282.10' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY AND BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREINAFTER DESCRIBED;

THENCE RUNNING S 85°19'50" E, A DISTANCE OF 960.22 FEET BY SAID WHITTEMORE AVENUE TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°19'50" E, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 37°39'16" W, A DISTANCE OF 73.58 FEET TO A POINT OF NON-TANGENCY;

THENCE RUNNING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1062.86 FEET, AN ARC LENGTH OF 85.01 FEET, A DELTA ANGLE OF 04°34'59", A CHORD BEARING OF S 82°46'25" W AND A CHORD LENGTH OF 85.00 FEET TO A POINT OF TANGENCY;

THENCE RUNNING ON A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1943.08 FEET, AN ARC LENGTH OF 228.24 FEET, A DELTA ANGLE OF 06°43'48", A CHORD BEARING OF S 77°07'01" W AND A CHORD LENGTH OF 228.10 FEET TO A POINT OF TANGENCY;

THENCE RUNNING S 73°45'07" W, A DISTANCE OF 28.68 FEET TO A POINT;

THENCE TURNING AND RUNNING S 07°31'15" W, A DISTANCE OF 80.06 FEET TO A POINT ON THE NORTH SIDE OF HARVEY STREET;

THENCE TURNING AND RUNNING N 85°20'55" W, A DISTANCE OF 52.69 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°39'05" W, A DISTANCE OF 30.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°20'55" E, A DISTANCE OF 51.18 FEET TO A POINT, THE LAST 3 COURSES BY HARVEY STREET;

THENCE TURNING AND RUNNING S 07°31'15" W, A DISTANCE OF 186.48 FEET TO A POINT;

THENCE TURNING AND RUNNING S 83°27'05" W, A DISTANCE OF 153.24 FEET TO A POINT;

THENCE TURNING AND RUNNING S 73°39'37" W, A DISTANCE OF 206.01 FEET TO A POINT;

THENCE TURNING AND RUNNING N 10°22'20" W, A DISTANCE OF 256.03 FEET TO A POINT;

THENCE TURNING AND RUNNING N 03°54'36" E, A DISTANCE OF 218.46 FEET TO A POINT;

THENCE TURNING AND RUNNING N 03°54'36" E, A DISTANCE OF 38.02 FEET TO A POINT;

THENCE TURNING AND RUNNING N 84°59'10" W, A DISTANCE OF 268.99 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 142.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 345,214 SQUARE FEET, OR 7.925 ACRES.

TRACT VI PARCEL 3 IS ALSO DESCRIBED AS FOLLOWS (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDELINE OF RINDGE AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT 6, PARCEL 1, AS DESCRIBED IN DEED BOOK 75297, PAGE 443, SUFFOLK COUNTY REGISTRY OF DEEDS. THENCE,

RUNNING N 83°37'05" W, BY SAID RINDGE AVENUE A DISTANCE OF 42.02 FEET TO A POINT;

THENCE RUNNING BY RINDGE AVENUE AND THEN ALEWIFE BROOK PARKWAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 217.28 FEET, A DELTA ANGLE OF 82°59'41", A CHORD BEARING OF N 42°07'14" W, AND A CHORD LENGTH OF 198.78 FEET TO A POINT OF TANGENCY;

THENCE TURNING AND RUNNING BY SAID ALEWIFE BROOK PARKWAY N 00°37'27" W, A DISTANCE OF 143.26 FEET TO A POINT;

THENCE TURNING AND RUNNING S 86°41'48" E, A DISTANCE OF 182.24 FEET TO A POINT;

THENCE TURNING AND RUNNING S 01°03'55" W, A DISTANCE OF 284.91 FEET TO A POINT TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 46,259 SQUARE FEET, OR 1.062 ACRES.

TRACT VI PARCEL 4 IS ALSO DESCRIBED AS FOLLOWS (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY, SAID POINT BEING 143.26' NORTH OF THE INTERSECTION WITH RINDGE AVENUE, THENCE,

RUNNING N 00°37'27" W, BY SAID ALEWIFE BROOK PARKWAY A DISTANCE OF 72.04 FEET TO A POINT;

THENCE RUNNING BY SAID ALEWIFE BROOK PARKWAY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1650.00 FEET, AN ARC LENGTH OF 162.32 FEET, WITH A DELTA ANGLE OF 05°38'11", A CHORD BEARING OF N 03°26'32" W, AND A CHORD LENGTH OF 162.25 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING N 01°50'09" W, BY SAID ALEWIFE BROOK PARKWAY A DISTANCE OF 94.75 FEET TO A POINT;

THENCE TURNING AND RUNNING N 80°28'37" E, A DISTANCE OF 51.91 FEET TO A POINT;

THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 8631.79', AN ARC LENGTH OF 83.77' AND A DELTA ANGLE OF 0°33'22" TO A POINT;

THENCE TURNING AND RUNNING S 77°43'31" E, A DISTANCE OF 151.43 FEET TO A POINT;

THENCE TURNING AND RUNNING S 01°03'55" W, A DISTANCE OF 231.87 FEET TO A POINT;

THENCE TURNING AND RUNNING N 86°41'48" W, A DISTANCE OF 182.24 FEET TO A POINT TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 50,282 SQUARE FEET, OR 1.154 ACRES.

FELDMAN GEOSPATIAL

BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
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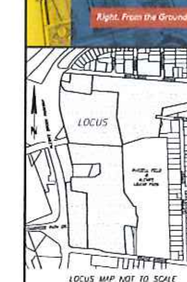


LOCUS MAP NOT TO SCALE

TO JP MORGAN CHASE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION CHARTERED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AS ADMINISTRATIVE AGENT FOR ITSELF AND THE OTHER LENDERS, TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS, IQHO-ALEWIFE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; ALEWIFE PARK GROUND LESSOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GROUND LESSOR") AND ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 23, 2023.

DATE OF PLAT OR MAP: MARCH 23, 2023

FELDMAN GEOSPATIAL

KEVIN ARSENAULT, PLS (MA# 45286)
KARSENAULT@FELDMANGEO.COM

9/27/2023
DATE

KEVIN D. ARSENAULT No.45286 PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF MASSACHUSETTS

RECORD OWNER:

Now or Formerly
IQHO-ALEWIFE, LLC

ONE ALEWIFE CENTER
(AKA 40 WHITTEMORE AVENUE)
BOOK 76185, PAGE 79
CERTIFICATE NO. 274697
PARCEL ID 269-132

53-59 WHITTEMORE AVENUE
BOOK 75297, PAGE 443
PARCEL ID 188-140

65-85 WHITTEMORE AVENUE
CERTIFICATE #273807
PARCEL ID 188-141

91-99 WHITTEMORE AVENUE
BOOK 75297, PAGE 443
CERTIFICATE #273807
PARCEL ID 187-76

115-119 WHITTEMORE AVENUE
CERTIFICATE #273807
PARCEL ID 187-50

36-124 WHITTEMORE AVENUE
BOOK 75297, PAGE 443
CERTIFICATE #273807
PARCEL ID 269-131

1R-3R ALEWIFE BROOK PARKWAY
BOOK 75297, PAGE 443
CERTIFICATE #273807
PARCEL ID 269-135

DRAWING NAME:

ALTA/NSPS LAND TITLE SURVEY
ONE ALEWIFE CENTER (A/K/A 40 WHITTEMORE AVENUE), 53-59, 65-85, 91-99; 115-119 & 36-64 WHITTEMORE AVENUE AND 1R-3R ALEWIFE BROOKE PARKWAY CAMBRIDGE, MASS.

DATE:	MARCH 23, 2023
REVISIONS	
9/12/2023	ADDRESS COMMENTS
9/21/2023	UPDATE LOCUS MAP
9/27/2023	ADDRESS COMMENTS, UPDATED ZONING MEMO

FILENAME: 17489S-ALTA.dwg

RESEARCH:		FIELD CHIEF:	PS
PROJ MGR:	KDA	APPROVED:	KDA
CALC:		CADD:	UK/MS/DH/MLM
FIELD CHK:	PS	CRD FILE:	17489

SCALE: 1"=20'

SHEET NO. 7 OF 9

BOUNDARY OF REGISTERED LAND PARCELS WITHIN PARCEL A: ONE ALEWIFE CENTER (PER SURVEY)

LOT 18 PER LCC 5236G

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 59.85' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY. THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 43.50 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 91.59 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1858.75 FEET, AN ARC LENGTH OF 43.74 FEET, A DELTA ANGLE OF 01°20'28", A CHORD BEARING OF N 73°21'15" W, AND A CHORD LENGTH OF 43.74 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 87.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 3,906 SQUARE FEET.

LOT 19 PER LCC 5236G

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 103.35' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY, THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 43.50 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 95.52 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1858.75 FEET, AN ARC LENGTH OF 43.65 FEET, A DELTA ANGLE OF 1°20'17", A CHORD BEARING OF N 80°41'37" W, AND A CHORD LENGTH OF 43.65 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 91.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 4,032 SQUARE FEET.

LOT 20 LCC 5236G

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 146.85' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY, THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 43.50 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 98.03 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1858.75, FEET AN ARC LENGTH OF 43.57 FEET, A DELTA ANGLE OF 01°20'09", A CHORD BEARING OF N 82°01'51" W, AND A CHORD LENGTH OF 43.57 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 95.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 4,213 SQUARE FEET.

LOT 21 PER LCC 5236G

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 190.35' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY, THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 43.50 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 99.52 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1858.75 FEET, AN ARC LENGTH OF 43.53 FEET, A DELTA ANGLE OF 01°20'04", A CHORD BEARING OF N 83°21'57" W, AND A CHORD LENGTH OF 43.53 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 98.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 4,300 SQUARE FEET.

LOT 22 PER LCC 5236G

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 233.85' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY, THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 43.50 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 1.19 FEET TO A POINT OF TANGENCY;

THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1868.75 FEET, AN ARC LENGTH OF 42.31 FEET, A DELTA ANGLE OF 01°17'50", A CHORD BEARING OF N 84°40'55" W, AND A CHORD LENGTH OF 42.31 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 99.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 4,343 SQUARE FEET.

LOT 48 PER LCC 5236N

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 277.35' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY, THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 4.74 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 4.74 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 474 SQUARE FEET.

BOUNDARY DESCRIPTIONS OF REGISTERED LAND PARCELS WITHIN WHITTEMORE AVENUE TRACTS: TRACT II (PER SURVEY)

LOT C2 PER LCC 5236E

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST CORNER WHERE WHITTEMORE AVENUE AND KIMBALL STREET INTERSECT, THENCE;

RUNNING N 00°49'50" W, BY SAID KIMBALL STREET A DISTANCE OF 150.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 89°10'10" E, A DISTANCE OF 109.97 FEET TO A POINT;

THENCE TURNING AND RUNNING S 00°49'50" E, A DISTANCE OF 21.21 FEET TO A POINT;

THENCE TURNING AND RUNNING S 00°49'50" E, A DISTANCE OF 39.40 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°23'17" E, A DISTANCE OF 21.93 FEET TO A POINT;

THENCE TURNING AND RUNNING S 00°50'52" E, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, BY SAID WHITTEMORE AVENUE A DISTANCE OF 132.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 19,268 SQUARE FEET.

LOT A PER LCC 5944B

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER WHERE WHITTEMORE AVENUE AND HARRISON AVENUE INTERSECT, THENCE;

RUNNING N 85°19'50" W, BY SAID WHITTEMORE AVENUE A DISTANCE OF 88.50 FEET TO A POINT;

THENCE TURNING AND RUNNING N 00°50'52" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°23'17" W, A DISTANCE OF 21.99 FEET TO A POINT;

THENCE TURNING AND RUNNING N 00°49'50" W, A DISTANCE OF 39.40 FEET TO A POINT;

THENCE TURNING AND RUNNING N 89°09'10" E, A DISTANCE OF 109.97 FEET TO A POINT;

THENCE TURNING AND RUNNING S 00°50'50" E, BY SAID HARRISON AVENUE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 13,724 SQUARE FEET.

BOUNDARY DESCRIPTIONS OF REGISTERED LAND PARCELS WITHIN WHITTEMORE AVENUE TRACTS: TRACT III (PER SURVEY)

LOT B1 PER LCC 5236F

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER WHERE WHITTEMORE AVENUE AND KIMBALL STREET INTERSECT, THENCE;

RUNNING N 85°19'50" W, BY SAID WHITTEMORE AVENUE A DISTANCE OF 44.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 00°49'49" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°19'50" E, A DISTANCE OF 44.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 00°49'50" E, BY SAID KIMBALL STREET A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 4,379 SQUARE FEET.

LOT 28 PER LCC 5236G

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDELINE OF KIMBALL STREET, SAID POINT BEING 144.90 FEET NORTH OF THE NORTHWEST CORNER WHERE WHITTEMORE AVENUE AND KIMBALL STREET INTERSECT, THENCE;

RUNNING S 00°49'50" E, BY SAID KIMBALL STREET A DISTANCE OF 44.90 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 85.39 FEET TO A POINT;

THENCE TURNING AND RUNNING N 00°50'07" W, A DISTANCE OF 36.83 FEET TO A POINT;

THENCE TURNING AND RUNNING N 89°14'33" E, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 3,473 SQUARE FEET.

BOUNDARY DESCRIPTIONS OF REGISTERED LAND PARCELS WITHIN WHITTEMORE AVENUE TRACTS: TRACT IV (PER SURVEY)

LOT 52 PER LCC 5236O

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 367.60' WESTERLY OF THE INTERSECTION WITH KIMBALL STREET. THENCE;

RUNNING N 04°40'10" E, A DISTANCE OF 114.56 FEET TO A POINT;

THENCE TURNING AND RUNNING N 69°25'44" E, A DISTANCE OF 16.23 FEET TO A POINT;

THENCE TURNING AND RUNNING S 16°42'12" E, A DISTANCE OF 33.79 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°19'50" E, A DISTANCE OF 23.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 90.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, BY SAID WHITTEMORE AVENUE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 5,106 SQUARE FEET.

LOT 51 PER LCC 5236O

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 262.04' WESTERLY OF THE INTERSECTION WITH KIMBALL STREET. THENCE;

RUNNING N 85°19'50" W, BY SAID WHITTEMORE STREET A DISTANCE OF 55.56 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 90.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°19'50" E, A DISTANCE OF 55.56 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 5,001 SQUARE FEET.

BOUNDARY DESCRIPTIONS OF REGISTERED LAND PARCELS WITHIN WHITTEMORE AVENUE TRACTS: TRACT V (PER SURVEY)

LOT 47 LCC 5236N

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY SIDELINE OF HARVEY STREET, SAID POINT BEING 52.69' EASTERLY OF THE NORTHWESTERN TERMINUS OF HARVEY STREET, THENCE RUNNING N 07°31'15" E, A DISTANCE OF 80.06 FEET TO THE POINT OF BEGINNING, THENCE;

RUNNING S 73°45'07" W, A DISTANCE OF 449.81 FEET TO A POINT;

THENCE TURNING AND RUNNING N 10°22'20" W, A DISTANCE OF 21.94 FEET TO A POINT;

THENCE TURNING AND RUNNING N 03°54'36" E, A DISTANCE OF 218.46 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°19'50" E, A DISTANCE OF 673.03 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1943.08 FEET, AN ARC LENGTH OF 228.24 FEET, A DELTA ANGLE OF 06°43'48", A CHORD BEARING OF S 77°07'01" W, AND A CHORD LENGTH OF 228.10 FEET TO A POINT OF TANGENCY;

THENCE RUNNING S 73°45'07" W, A DISTANCE OF 28.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 77,516 SQUARE FEET, OR 1.779 ACRES.

LOT 49 PER LCC 5236N

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 282.10' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY. THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 38.76 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 38.76 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 3,876 SQUARE FEET.

LOT 24 PER LCC 5236G

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 320.85' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY. THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 43.50 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 43.50 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 4,350 SQUARE FEET.

LOT 25 PER LCC 5236G

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 364.35' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY. THENCE;

THENCE RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 43.50 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 43.50 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 4,350 SQUARE FEET.

LOT 19 PER LCC 242880

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY TERMINUS HARVEY STREET. THENCE;

RUNNING S 85°20'55" E, BY SAID HARVEY STREET A DISTANCE OF 51.18 FEET TO A POINT;

THENCE TURNING AND RUNNING S 07°31'15" W, A DISTANCE OF 146.12 FEET TO A POINT;

THENCE TURNING AND RUNNING S 88°27'06" W, A DISTANCE OF 165.33 FEET TO A POINT;

THENCE TURNING AND RUNNING S 73°39'37" W, A DISTANCE OF 206.47 FEET TO A POINT;

THENCE TURNING AND RUNNING N 10°22'20" W, A DISTANCE OF 110.94 FEET TO A POINT;

THENCE TURNING AND RUNNING N 73°45'07" E, A DISTANCE OF 366.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 47,652 SQUARE FEET, OR 1.094 ACRES.

LOT F PER LCC 5236O

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 407.86' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 474.90 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 474.90 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 47,490 SQUARE FEET OR 1.090 ACRES.

LAND SHOWN ON LCC 15059A

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 922.76' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY. THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 120.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 120.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 12,000 SQUARE FEET.

LAND SHOWN ON LCC 16108A

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 1242.32' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY, THENCE RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, THENCE;

RUNNING S 04°40'10" W, A DISTANCE OF 34.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 88°15'10" W, A DISTANCE OF 80.50 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 295.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 43.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°19'50" E, A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 15,765 SQUARE FEET.

LOT A PER LCC 6151B

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 1162.76' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY. THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 40.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 40.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 4,000 SQUARE FEET.

LOT B PER LCC 6151B

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 1122.76' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY. THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 40.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 40.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 4,000 SQUARE FEET.

LOT C PER LCC 6151B

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 1082.76' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY. THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 40.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 40.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 4,000 SQUARE FEET.

LOT D PER LCC 6151B

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF WHITTEMORE AVENUE, SAID POINT BEING 1042.76' EASTERLY OF THE INTERSECTION WITH ALEWIFE BROOK PARKWAY. THENCE;

RUNNING S 85°19'50" E, BY SAID WHITTEMORE AVENUE A DISTANCE OF 40.00 FEET TO A POINT;

THENCE TURNING AND RUNNING S 04°40'10" W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°19'50" W, A DISTANCE OF 40.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°40'10" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 4,000 SQUARE FEET.

BOUNDARY DESCRIPTIONS OF REGISTERED LAND PARCELS WITHIN WHITTEMORE AVENUE TRACTS: TRACT VI, PARCEL 1 (PER SURVEY)

LOT A (WITHOUT EXCEPTED AREA PER 5524C) PER LCC 5524B

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDELINE OF RINDGE AVENUE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT 6, PARCEL 1, AS DESCRIBED IN DEED BOOK 75297, PAGE 443, SUFFOLK COUNTY REGISTRY OF DEEDS. THENCE;

RUNNING N 83°37'05" W, BY SAID RINDGE ROAD A DISTANCE OF 248.36 FEET TO A POINT;

THENCE TURNING AND RUNNING N 06°22'55" E, BY SAID RINDGE ROAD A DISTANCE OF 10.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 76°12'19" W, BY SAID RINDGE ROAD A DISTANCE OF 77.51 FEET TO A POINT;

THENCE TURNING AND RUNNING N 83°37'05" W, BY SAID RINDGE ROAD A DISTANCE OF 60.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 01°03'55" E, A DISTANCE OF 516.78 FEET TO A POINT;

THENCE TURNING AND RUNNING S 77°21'23" E, A DISTANCE OF 368.90 FEET TO A POINT;

THENCE TURNING AND RUNNING S 29°38'52" E, A DISTANCE OF 13.34 FEET TO A POINT;

THENCE TURNING AND RUNNING S 11°51'03" E, A DISTANCE OF 226.53 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°09'35" W, A DISTANCE OF 58.97 FEET TO A POINT;

THENCE TURNING AND RUNNING S 36°56'50" W, A DISTANCE OF 19.63 FEET TO A POINT;

THENCE TURNING AND RUNNING S 06°23'04" E, A DISTANCE OF 256.23 FEET TO A POINT TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 192,218 SQUARE FEET, OR 4.413 ACRES.

LOT B PER LCC 5524B

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY SIDELINE OF RINDGE AVENUE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT 6, PARCEL 1, AS DESCRIBED IN DEED BOOK 75297, PAGE 443, SUFFOLK COUNTY REGISTRY OF DEEDS. THENCE RUNNING N 06°23'04" W, A DISTANCE OF 256.23 FEET TO A POINT; THENCE TURNING AND RUNNING N 36°56'50" E, A DISTANCE OF 19.63 FEET TO A POINT; THENCE TURNING AND RUNNING S 85°08'35" E, A DISTANCE OF 58.97 FEET TO A POINT; THENCE TURNING AND RUNNING N 11°51'03" W, A DISTANCE OF 226.53 FEET TO THE POINT OF BEGINNING. THENCE;

RUNNING N 29°38'52" W, A DISTANCE OF 13.34 FEET TO A POINT;

THENCE RUNNING S 77°21'23" E, A DISTANCE OF 4.48 FEET TO A POINT;

THENCE TURNING AND RUNNING S 11°51'03" E, A DISTANCE OF 10.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 22 SQUARE FEET.

LOT 3 PER LCC 18435B

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY, SAID POINT ALSO BEING A WESTERN CORNER OF TRACT 6, PARCEL 1, AS DESCRIBED IN DEED BOOK 75297, PAGE 443, SUFFOLK COUNTY REGISTRY OF DEEDS, AND THE SOUTHWESTERN CORNER OF THE PROPERTY NOW OR FORMERLY OF MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, PARCEL ID 269-127. THENCE;

RUNNING N 83°40'09" E, A DISTANCE OF 144.68 FEET TO A POINT;

THENCE TURNING AND RUNNING S 18°56'08" W, A DISTANCE OF 40.61 FEET TO A POINT;

THENCE TURNING AND RUNNING S 83°30'21" W, A DISTANCE OF 130.93 FEET TO A POINT;

RUNNING ON CURVE TURNING TO THE LEFT HAVING A RADIUS OF 8631.79 FEET, AN ARC LENGTH OF 41.00 FEET, A DELTA ANGLE OF 00°16'20", A CHORD BEARING OF N 00°51'15" W AND A CHORD LENGTH OF 41.00 FEET TO A POINT OF NON-TANGENCY AT THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 5,458 SQUARE FEET.

LOT 5 PER LCC 18496C

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY, SAID POINT ALSO BEING A WESTERN CORNER OF TRACT 6, PARCEL 1, AS DESCRIBED IN DEED BOOK 75297, PAGE 443, SUFFOLK COUNTY REGISTRY OF DEEDS, AND THE NORTHWESTERN CORNER OF THE PROPERTY NOW OR FORMERLY OF MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, PARCEL ID 269-127. THENCE RUNNING N 89°40'09" E, A DISTANCE OF 4.70 FEET TO THE POINT OF BEGINNING. THENCE;

RUNNING ON CURVE TURNING TO THE LEFT HAVING A RADIUS OF 1059.29 FEET, AN ARC LENGTH OF 124.30 FEET, A DELTA ANGLE OF 06°43'23", A CHORD BEARING OF N 06°34'20" W AND A CHORD LENGTH OF 124.23 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING N 27°42'00" E, A DISTANCE OF 88.95 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°33'05" E, A DISTANCE OF 69.61 FEET TO A POINT;

THENCE TURNING AND RUNNING S 73°07'46" E, A DISTANCE OF 134.83 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°55'07" E, A DISTANCE OF 21.70 FEET TO A POINT;

THENCE TURNING AND RUNNING S 18°56'08" W, A DISTANCE OF 167.07 FEET TO A POINT;

THENCE TURNING AND RUNNING S 83°33'42" W, A DISTANCE OF 193.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 41,393 SQUARE FEET.

LOT 18 PER LCC 242880

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY, SAID POINT ALSO BEING A WESTERN CORNER OF TRACT 6, PARCEL 1, AS DESCRIBED IN DEED BOOK 75297, PAGE 443, SUFFOLK COUNTY REGISTRY OF DEEDS, AND THE NORTHWESTERN CORNER OF THE PROPERTY NOW OR FORMERLY OF MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, PARCEL ID 269-127. THENCE RUNNING N 11°42'23" W, BY SAID ALEWIFE BROOK PARKWAY A DISTANCE OF 206.90 FEET TO A POINT; THENCE TURNING AND RUNNING N 73°45'07" E, BY SAID ALEWIFE BROOK PARKWAY A DISTANCE OF 15.00 FEET TO A POINT, THENCE TURNING AND RUNNING S 85°33'12" E, A DISTANCE OF 59.58 FEET TO A POINT, THENCE TURNING AND RUNNING S 85°33'05" E, A DISTANCE OF 241.83 FEET TO THE POINT OF BEGINNING. THENCE;

RUNNING S 85°33'05" E, A DISTANCE OF 126.31 FEET TO A POINT;

THENCE TURNING AND RUNNING S 03°30'54" E, A DISTANCE OF 2.46 FEET TO A POINT;

THENCE TURNING AND RUNNING S 85°55'06" W, A DISTANCE OF 120.32 FEET TO A POINT;

THENCE TURNING AND RUNNING N 16°14'54" W, A DISTANCE OF 21.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 1,430 SQUARE FEET.

BOUNDARY DESCRIPTIONS OF REGISTERED LAND PARCELS WITHIN WHITTEMORE AVENUE TRACTS: TRACT VI, PARCEL 2 (PER SURVEY)

LOT 53 PER LCC 5236P

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY, SAID POINT ALSO BEING THE SOUTHWESTERN CORNER OF TRACT 6, PARCEL 2, AS DESCRIBED IN SHOWN ON PLAN NO. 1218 OF 1999. SUFFOLK COUNTY REGISTRY OF DEEDS. THENCE RUNNING N 14°03'29" W, BY SAID ALEWIFE BROOK PARKWAY A DISTANCE OF 82.56 FEET TO THE POINT OF BEGINNING. THENCE;

RUNNING N 14°03'29" W, BY SAID ALEWIFE BROOK PARKWAY A DISTANCE OF 228.89 FEET TO A POINT OF TANGENCY;

THENCE RUNNING BY SAID ALEWIFE BROOK PARKWAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 627.74 FEET, AN ARC LENGTH OF 102.05 FEET, A DELTA ANGLE OF 09°18'52", A CHORD BEARING OF N 09°24'08" W, AND A CHORD LENGTH OF 101.94 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING S 51°49'47" E, A DISTANCE OF 105.44 FEET TO A POINT OF TANGENCY;

THENCE RUNNING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 51.85 FEET, A DELTA ANGLE OF 39°36'48", A CHORD BEARING OF S 32°01'23" E, AND A CHORD LENGTH OF 50.83 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING S 83°20'25" E, A DISTANCE OF 176.74 FEET TO A POINT;

THENCE TURNING AND RUNNING N 04°41'01" E, A DISTANCE OF 213.88 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1951.25 FEET, AN ARC LENGTH OF 2.82 FEET, A DELTA ANGLE OF 00°04'58", A CHORD BEARING OF S 85°17'21" E, AND A CHORD LENGTH OF 2.82 FEET TO A POINT OF TANGENCY;

THENCE TURNING AND RUNNING S 85°19'50" E, A DISTANCE OF 275.42 FEET TO A POINT;

THENCE TURNING AND RUNNING S 03°54'36" W, A DISTANCE OF 218.46 FEET TO A POINT;

THENCE TURNING AND RUNNING S 10°22'20" E, A DISTANCE OF 21.94 FEET TO A POINT;

THENCE TURNING AND RUNNING S 73°45'07" W, A DISTANCE OF 517.65 FEET TO A POINT TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 131,314 SQUARE FEET, OR 3.014 ACRES.

LOT 54 PER LCC 5236P

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY, SAID POINT ALSO BEING THE SOUTHWESTERN CORNER OF TRACT 6, PARCEL 2, AS DESCRIBED IN SHOWN ON PLAN NO. 1218 OF 1999. SUFFOLK COUNTY REGISTRY OF DEEDS. THENCE RUNNING N 14°03'29" W, BY SAID ALEWIFE BROOK PARKWAY A DISTANCE OF 311.45 FEET TO A POINT OF TANGENCY; THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 627.74 FEET, AN ARC LENGTH OF 102.05 FEET, A DELTA ANGLE OF 09°18'52", A CHORD BEARING OF N 09°24'08" W, AND A CHORD LENGTH OF 101.94 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING. THENCE;

RUNNING BY SAID ALEWIFE BROOK PARKWAY A CURVE TO THE RIGHT, HAVING A RADIUS OF 627.74 FEET, AN ARC LENGTH OF 133.33 FEET, A DELTA ANGLE OF 12°10'10", A CHORD BEARING OF N 01°20'23" E, AND A CHORD LENGTH OF 133.08 FEET TO A POINT OF NON-TANGENCY;

THENCE RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1951.25 FEET, AN ARC LENGTH OF 303.94 FEET AND A DELTA ANGLE OF 08°55'29" TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING S 04°41'01" W, A DISTANCE OF 213.88 FEET TO A POINT;

THENCE TURNING AND RUNNING N 83°20'25" W, A DISTANCE OF 176.74 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 51.85 FEET, A DELTA ANGLE OF 39°36'48", A CHORD BEARING OF N 32°01'23" W, AND A CHORD LENGTH OF 50.83 FEET TO A POINT OF TANGENCY;

THENCE RUNNING N 51°49'47" W, A DISTANCE OF 105.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 57,993 SQUARE FEET, OR 1.331 ACRES.

LOT 17 PER LCC 242880

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY, SAID POINT ALSO BEING THE SOUTHWESTERN CORNER OF TRACT 6, PARCEL 2, AS DESCRIBED IN SHOWN ON PLAN NO. 1218 OF 1999. SUFFOLK COUNTY REGISTRY OF DEEDS. THENCE RUNNING S 85°33'12" E, A DISTANCE OF 59.58 FEET TO A POINT; THENCE TURNING AND RUNNING S 85°33'05" E, A DISTANCE OF 241.83 FEET TO THE POINT OF BEGINNING. THENCE;

RUNNING N 16°14'54" W, A DISTANCE OF 76.51 FEET TO A POINT;

THENCE TURNING AND RUNNING N 47°11'13" E, A DISTANCE OF 67.13 FEET TO A POINT;

THENCE TURNING AND RUNNING N 73°45'07" E, A DISTANCE OF 170.31 FEET TO A POINT;

THENCE TURNING AND RUNNING S 10°22'20" E, A DISTANCE OF 110.94 FEET TO A POINT;

THENCE TURNING AND RUNNING S 73°39'37" W, A DISTANCE OF 91.65 FEET TO A POINT;

THENCE TURNING AND RUNNING S 03°30'54" E, A DISTANCE OF 41.69 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°33'05" W, A DISTANCE OF 126.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 26,272 SQUARE FEET.

LOT 4 PER LCC 18496C

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY, SAID POINT ALSO BEING THE SOUTHWESTERN CORNER OF TRACT 6, PARCEL 2, AS DESCRIBED IN SHOWN ON PLAN NO. 1218 OF 1999. SUFFOLK COUNTY REGISTRY OF DEEDS. THENCE RUNNING S 85°33'12" E, A DISTANCE OF 59.58 FEET TO THE POINT OF BEGINNING. THENCE;

RUNNING N 27°42'00" E, A DISTANCE OF 15.24 FEET TO A POINT;

THENCE TURNING AND RUNNING S 73°07'46" E, A DISTANCE OF 65.12 FEET TO A POINT;

THENCE TURNING AND RUNNING N 85°33'05" W, A DISTANCE OF 69.61 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINING AN AREA OF 488 SQUARE FEET.

BOUNDARY DESCRIPTIONS OF REGISTERED LAND PARCELS WITHIN WHITTEMORE AVENUE TRACTS: TRACT VI, PARCEL 3 (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDELINE OF RINDGE AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT 6, PARCEL 1, AS DESCRIBED IN DEED BOOK 75297, PAGE 443, SUFFOLK COUNTY REGISTRY OF DEEDS. THENCE,

RUNNING N 83°37'05" W, BY SAID RINDGE AVENUE A DISTANCE OF 42.02 FEET TO A POINT;

THENCE RUNNING BY RINDGE AVENUE AND THEN ALEWIFE BROOK PARKWAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 217.28 FEET, A DELTA ANGLE OF 82°59'41", A CHORD BEARING OF N 42°07'14" W, AND A CHORD LENGTH OF 198.78 FEET TO A POINT OF TANGENCY;

THENCE TURNING AND RUNNING BY SAID ALEWIFE BROOK PARKWAY N 00°37'27" W, A DISTANCE OF 143.26 FEET TO A POINT;

THENCE TURNING AND RUNNING S 86°41'48" E, A DISTANCE OF 182.24 FEET TO A POINT;

THENCE TURNING AND RUNNING S 01°03'55" W, A DISTANCE OF 284.91 FEET TO A POINT TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 46,259 SQUARE FEET, OR 1.062 ACRES.

BOUNDARY DESCRIPTIONS OF REGISTERED LAND PARCELS WITHIN WHITTEMORE AVENUE TRACTS: TRACT VI, PARCEL 4 (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF ALEWIFE BROOK PARKWAY, SAID POINT BEING 143.26' NORTH OF THE INTERSECTION WITH RINDGE AVENUE, THENCE;

RUNNING N 00°37'27" W, BY SAID ALEWIFE BROOK PARKWAY A DISTANCE OF 72.04 FEET TO A POINT;

THENCE RUNNING BY SAID ALEWIFE BROOK PARKWAY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1650.00 FEET, AN ARC LENGTH OF 162.32 FEET, WITH A DELTA ANGLE OF 05°38'11", A CHORD BEARING OF N 03°26'32" W, AND A CHORD LENGTH OF 162.25 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING N 01°50'09" W, BY SAID ALEWIFE BROOK PARKWAY A DISTANCE OF 94.75 FEET TO A POINT;

THENCE TURNING AND RUNNING N 80°28'37" E, A DISTANCE OF 51.91 FEET TO A POINT;

THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 8631.79', AN ARC LENGTH OF 83.77' AND A DELTA ANGLE OF 0°33'22" TO A POINT;

THENCE TURNING AND RUNNING S 77°43'31" E, A DISTANCE OF 151.43 FEET TO A POINT;

THENCE TURNING AND RUNNING S 01°03'55" W, A DISTANCE OF 231.87 FEET TO A POINT;

THENCE TURNING AND RUNNING N 86°41'48" W, A DISTANCE OF 182.24 FEET TO A POINT TO THE POINT OF BEGINNING.

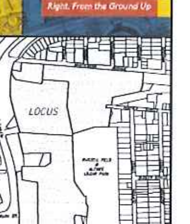
SAID PARCEL CONTAINING AN AREA OF 50,282 SQUARE FEET, OR 1.154 ACRES.

FELDMAN GEOSPATIAL

BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608

(617)357-9740
www.feldmangeo.com



LOCUS MAP NOT TO SCALE

TO JP MORGAN CHASE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION CHARTERED UNDER THE LAWS OF THE UNITED STATED OF AMERICA, AS ADMINISTRATIVE AGENT FOR ITSELF AND THE OTHER LENDERS, TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS, IQHQ-ALEWIFE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY; ALEWIFE PARK GROUND LESSOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GROUND LESSOR") AND ITS SUCCESSORS AND ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 23, 2023.

DATE OF PLAT OR MAP: MARCH 23, 2023

FELDMAN GEOSPATIAL

KEVIN ARSENAULT, PLS (MA# 45286)
KARSENAULT@FELDMANGEO.COM

9/27/2023
DATE

COMMONWEALTH OF MASSACHUSETTS KEVIN D. ARSENAULT No. 45286 PROFESSIONAL LAND SURVEYOR

RECORD OWNER:

Now or Formerly
IQHQ-ALEWIFE, LLC

ONE ALEWIFE CENTER
(AKA 40 WHITTEMORE AVENUE)
BOOK 76185, PAGE 79
CERTIFICATE NO. 274637
PARCEL ID 269-132

53-59 WHITTEMORE AVENUE
BOOK 75297, PAGE 443
PARCEL ID 188-140

65-85 WHITTEMORE AVENUE
CERTIFICATE #273807
PARCEL ID 188-141

91-99 WHITTEMORE AVENUE
BOOK 75297, PAGE 443
CERTIFICATE #273807
PARCEL ID 187-76

115-119 WHITTEMORE AVENUE
CERTIFICATE #273807
PARCEL ID 187-50

36-124 WHITTEMORE AVENUE
BOOK 75297, PAGE 443
CERTIFICATE #273807
PARCEL ID 269-131

1R-3R ALEWIFE BROOK PARKWAY
BOOK 75297, PAGE 443
CERTIFICATE #273807
PARCEL ID 269-135

DRAWING NAME:

ALTA/NSPS LAND TITLE SURVEY
ONE ALEWIFE CENTER (A/K/A 40 WHITTEMORE AVENUE), 53-59, 65-85, 91-99; 115-119 & 36-64 WHITTEMORE AVENUE AND 1R-3R ALEWIFE BROOKE PARKWAY CAMBRIDGE, MASS.

DATE: MARCH 23, 2023

REVISIONS	
9/12/2023	ADDRESS COMMENTS
9/21/2023	UPDATE LOCUS MAP
9/27/2023	ADDRESS COMMENTS, UPDATED ZONING MEMO

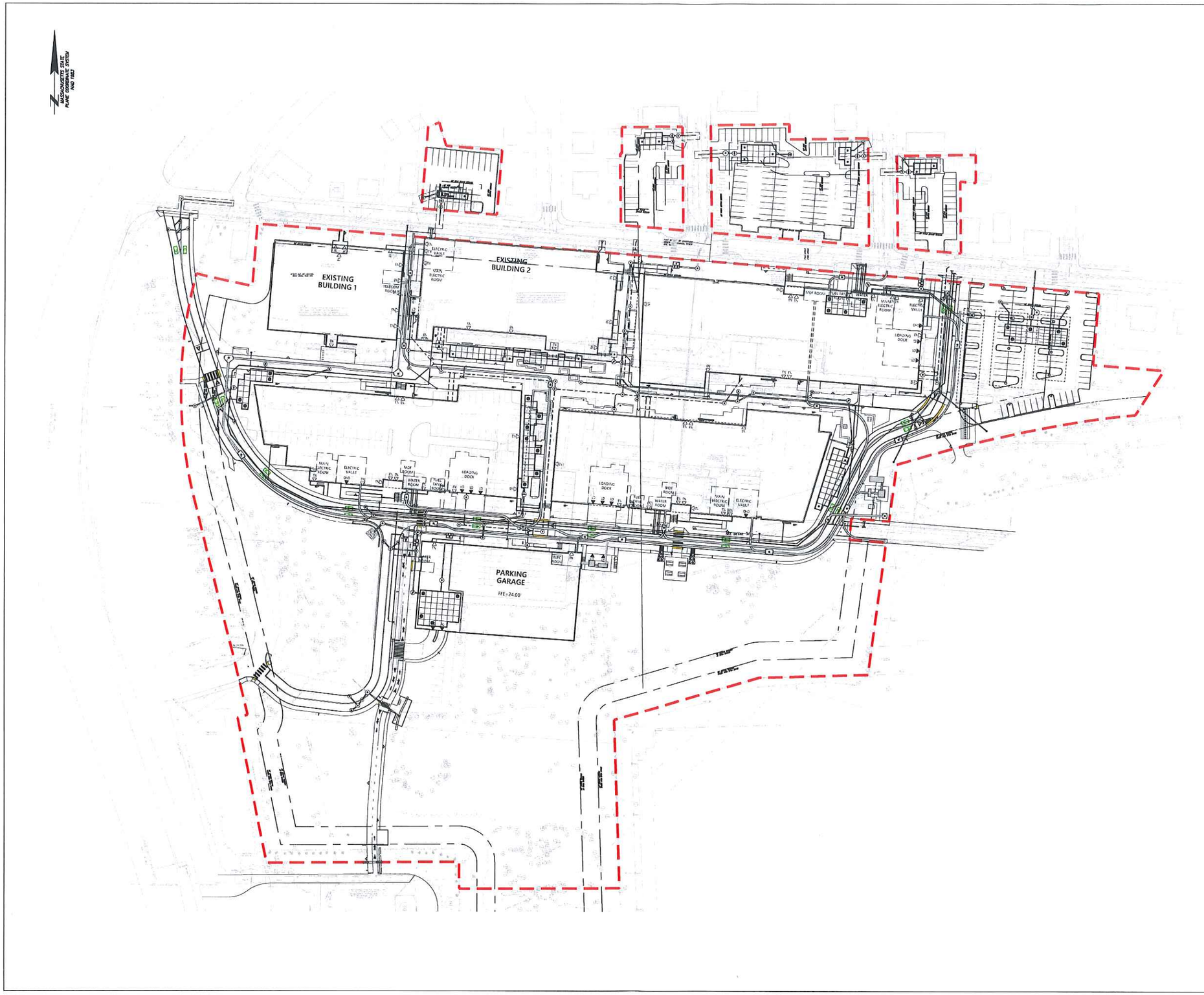
FILENAME: 174395-ALTA.dwg

RESEARCH:		FIELD CHIEF:	PS
PROJ. MGR.	KDA	APPROVED:	KDA
CALC:		CADD:	UK/MS/DH/MLM
FIELD CHK:	PS	CRD FILE:	17489

20 0 10 20 40

SCALE: 1"=20'

SHEET NO. 8 OF 9



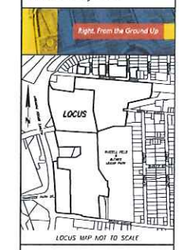
FELDMAN GEOSPATIAL

BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608

(617)357-9740
www.feldmangeo.com

Right. From the Ground Up.



LOCUS MAP NOT TO SCALE

AT WORDEN CHASE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION CHARTERED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AS ADMINISTRATIVE AGENT FOR itself AND THE OTHER LENDERS, TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS, 40-ALEWIFE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, ALEWIFE PARK GROUND LESSOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GROUND LESSOR") AND ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 23, 2023

FELDMAN GEOSPATIAL

KEVIN ARSENAULT, PLS (MA# 45288)
KARSENAULT@FELDMANGEO.COM

9/22/2023
DATE

COMMONWEALTH OF MASSACHUSETTS
KEVIN D. ARSENAULT
No. 45288
PROFESSIONAL LAND SURVEYOR

RECORD OWNER

Now or formerly
RK110-ALEWIFE, LLC

ONE ALEWIFE CENTER
(AKA 40 WHITTEMORE AVENUE)
BOOK 76165, PAGE 78
CERTIFICATE NO. 274837
PARCEL ID 203-133

53-59 WHITTEMORE AVENUE
BOOK 75297, PAGE 443
PARCEL ID 188-140

65-85 WHITTEMORE AVENUE
CERTIFICATE #373807
PARCEL ID 188-141

91-99 WHITTEMORE AVENUE
BOOK 75297, PAGE 443
CERTIFICATE #373807
PARCEL ID 187-16

115-119 WHITTEMORE AVENUE
CERTIFICATE #373807
PARCEL ID 187-50

36-124 WHITTEMORE AVENUE
BOOK 75297, PAGE 443
CERTIFICATE #373807
PARCEL ID 203-131

1R-3R ALEWIFE BROOK Pathway
BOOK 75297, PAGE 443
CERTIFICATE #373807
PARCEL ID 203-135

DRAWING NAME:

PROPOSED CONDITIONS

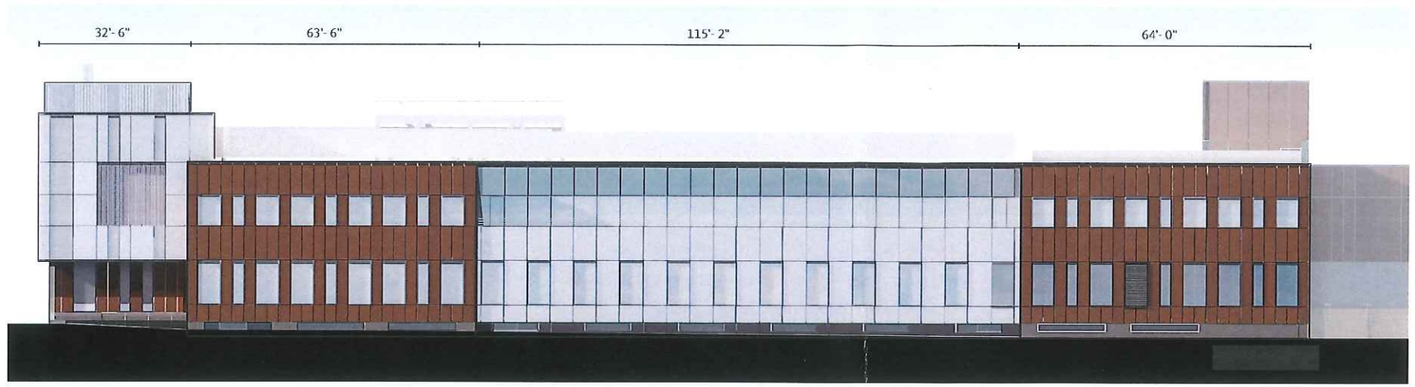
ONE ALEWIFE CENTER (A/K/A 40 WHITTEMORE AVENUE), 53-59, 65-85, 91-99; 115-119 & 36-64 WHITTEMORE AVENUE AND 1R-3R ALEWIFE BROOKE PARKWAY CAMBRIDGE, MASS.

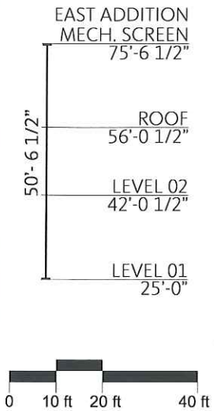
DATE:	MARCH 23, 2023
REVISIONS:	
9/12/2023	ADDRESS COMMENTS

FILENAME:	Proposed conditions plot.dwg		
RESEARCH:		FIELD CHIEF:	AB
PROJ. MGR:	KGA	APPROVED:	KDA
CALC:		DATE:	3/6/2023
FIELD CHK:	PS	DRD FILE:	174235-ALTA

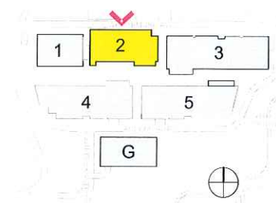
40 0 20 40 80
SCALE: 1"=40'

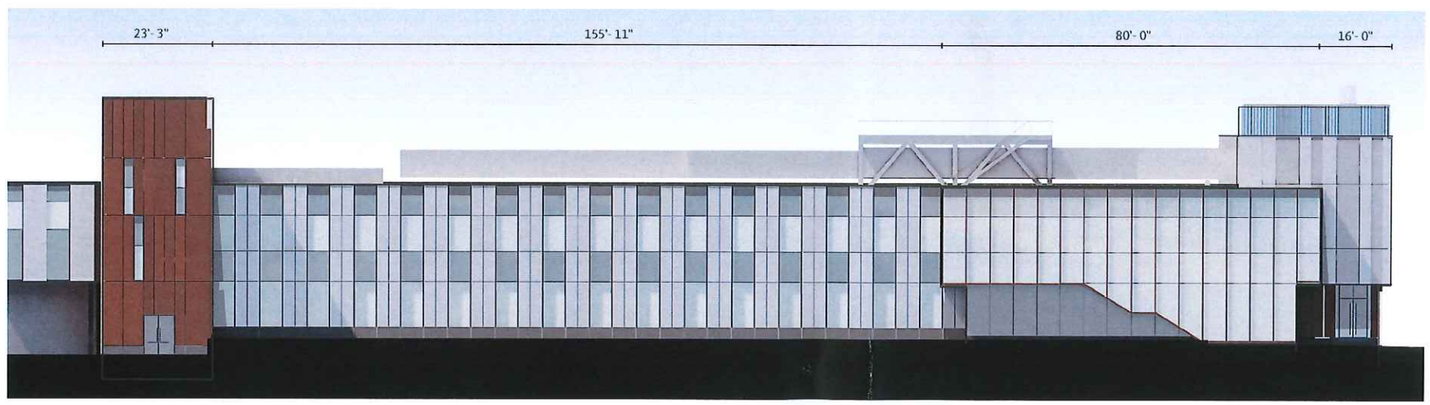
SHEET NO. 9 OF 9

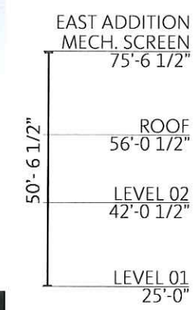




BLDG 2 NORTH ELEVATION (WHITTEMORE AVE)



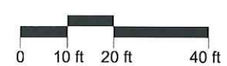


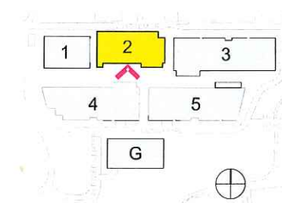


BLDG 2 SOUTH ELEVATION

BLDG 2 WINDOW-TO-WALL RATIO (WWR): **29% VISION GLASS**

VISION GLASS SPECIFICATION: **GUARDIAN GLASS SNX-62/27, 11/12% IN/OUT VISIBLE REFLECTANCE**
GUARDIAN GLASS SNX-51/23, 14/14% IN/OUT VISIBLE REFLECTANCE





36-64 WHITTEMORE AVE.

BLDG 2 ELEVATIONS

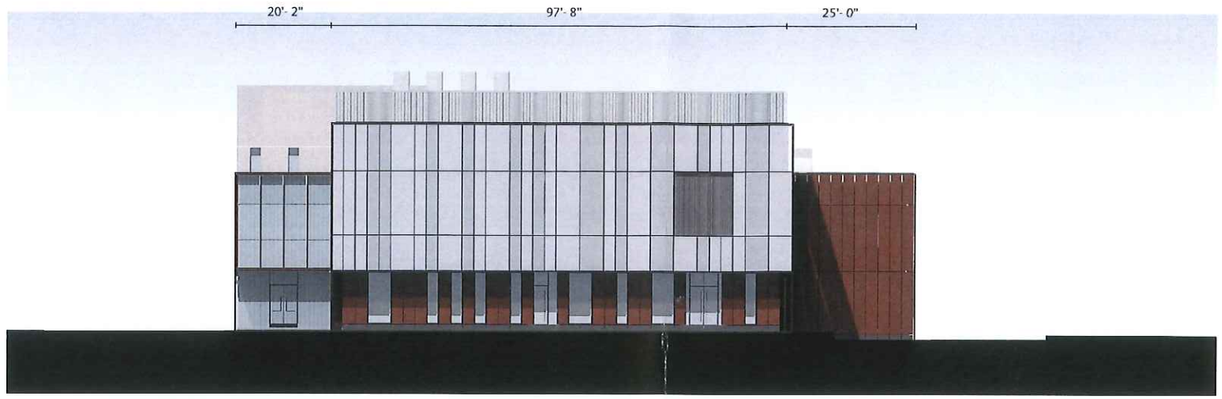
REVISED

Gensler

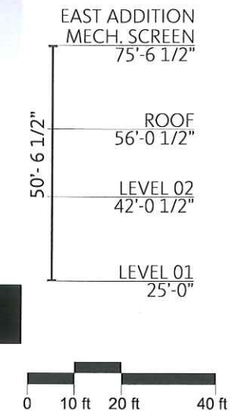
IQHQ

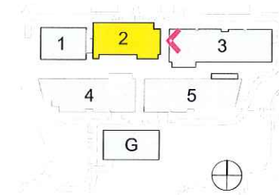
HALEY ALDRICH | SHADLEY ASSOCIATES | vhb

1.15E

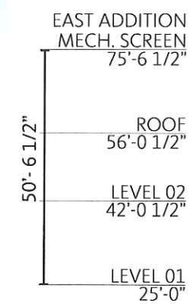


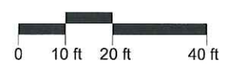
BLDG 2 EAST ELEVATION

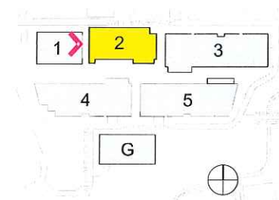




BLDG 2 WEST ELEVATION







BLDG 2 WINDOW-TO-WALL RATIO (WWR): **29% VISION GLASS**

VISION GLASS SPECIFICATION: **GUARDIAN GLASS SNX-62/27, 11/12% IN/OUT VISIBLE REFLECTANCE**
GUARDIAN GLASS SNX-51/23, 14/14% IN/OUT VISIBLE REFLECTANCE

36-64 WHITTEMORE AVE.

BLDG 2 ELEVATIONS

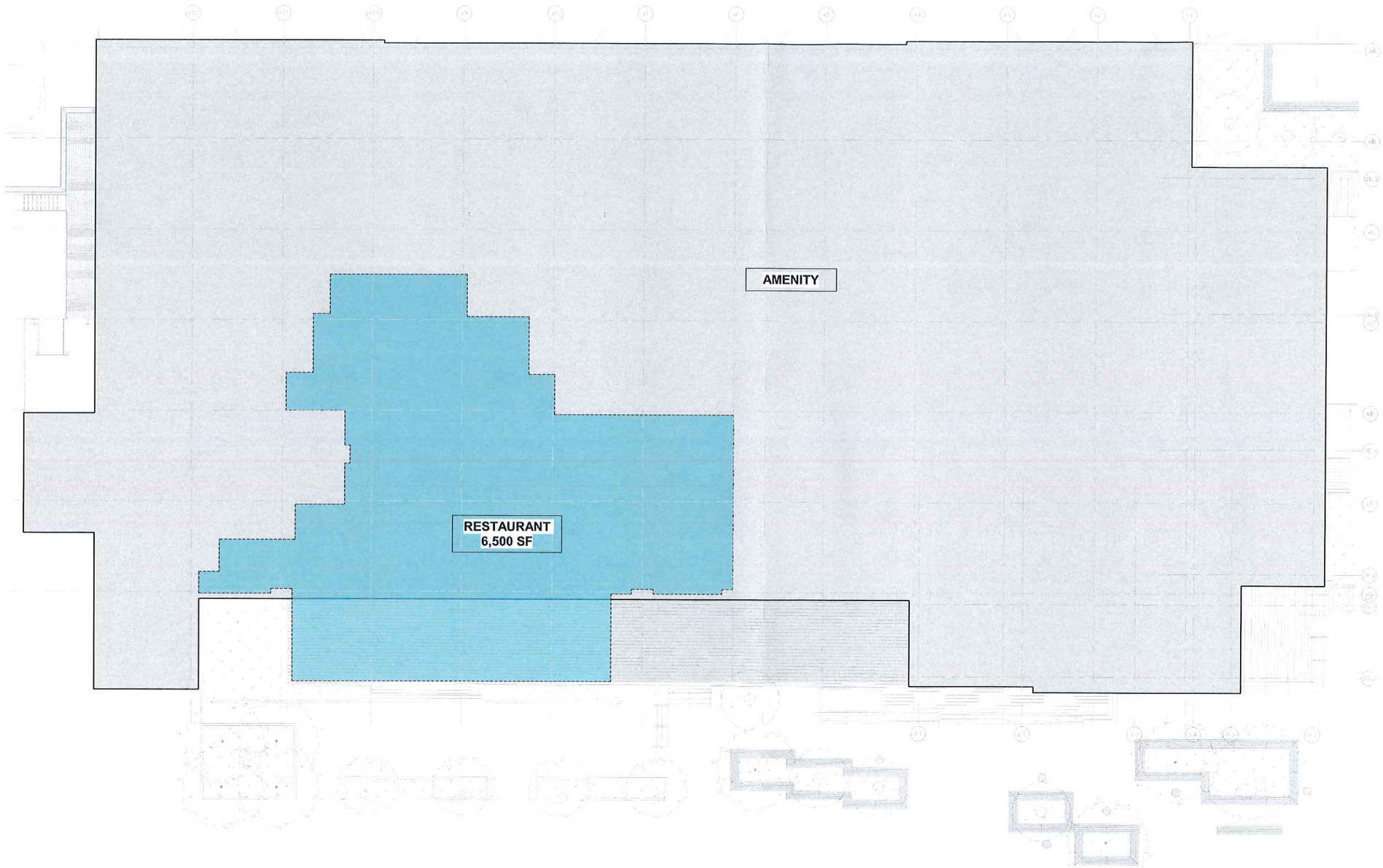
REVISED

Gensler

IQHQ

HALEY ALDRICH | SHADLEY ASSOCIATES | vhb

1.15F



CONSTRUCTION DOCUMENTS

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

ALEWIFE PARK BUILDING 2
AMENITIES CENTER
Three Alewife Park
Cambridge, MA 02140

IQHQ
One Boston Place
201 Washington St,
Ste 3920
Boston, MA 02109

TRUE PLAN

PROJECT: 2212

No.	Description	Date

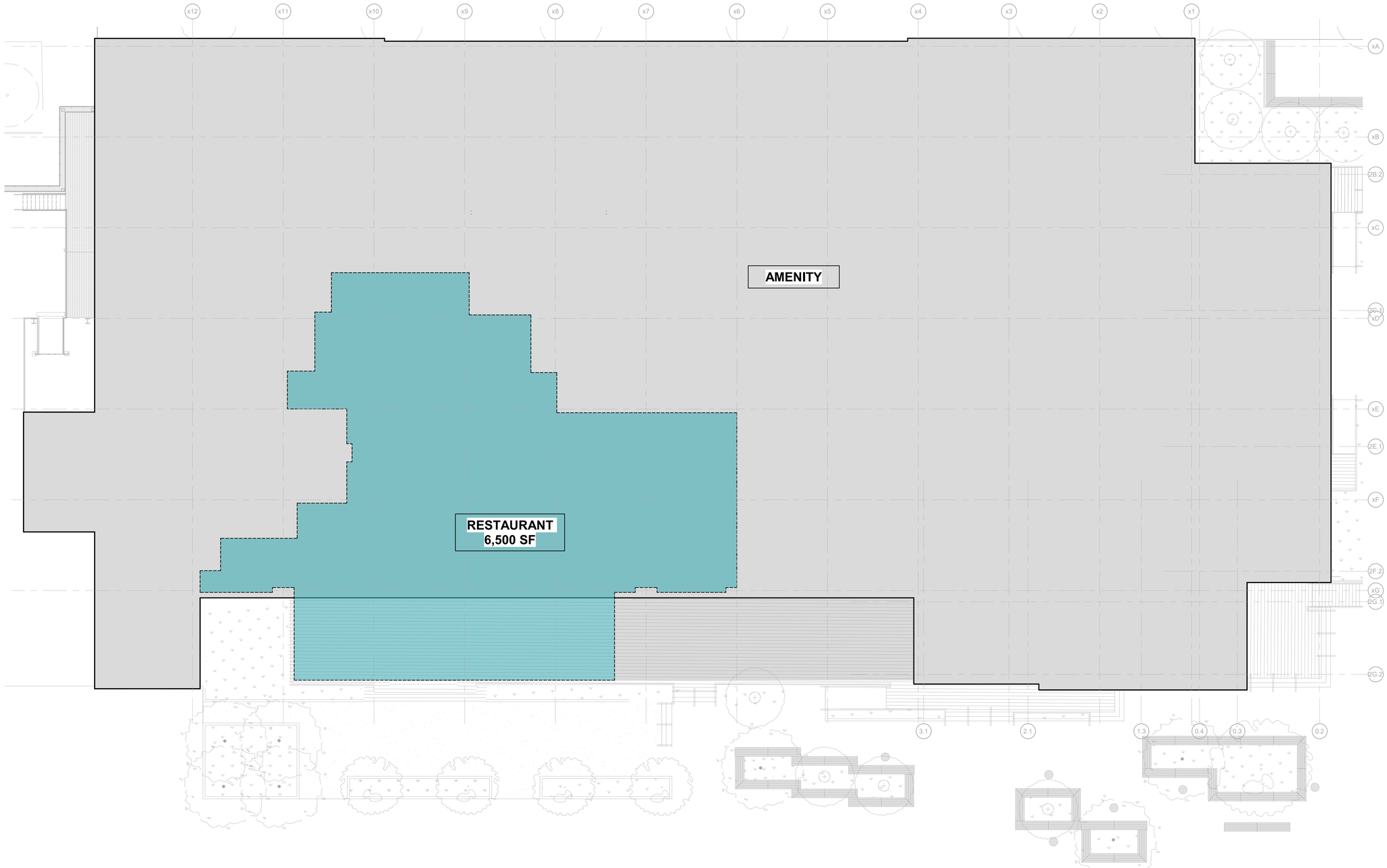
DATE: 10.13.2023

SCALE: 3/32" = 1'-0"

LEVEL 1 ZONING PLAN

Z-101

11/9/2023 5:09:46 PM



CONSTRUCTION DOCUMENTS

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

ALEWIFE PARK BUILDING 2
AMENITIES CENTER
Three Alewife Park
Cambridge, MA 02140

IQHQ
One Boston Place
201 Washington St,
Ste 3920
Boston, MA 02109

TRUE PLAN

PROJECT: 2212

No.	Description	Date

DATE: 10.13.2023

SCALE: 3/32" = 1'-0"

LEVEL 1 ZONING PLAN

Z-101

11/9/2023 5:09:46 PM

East Elevation
MAZZOTTA

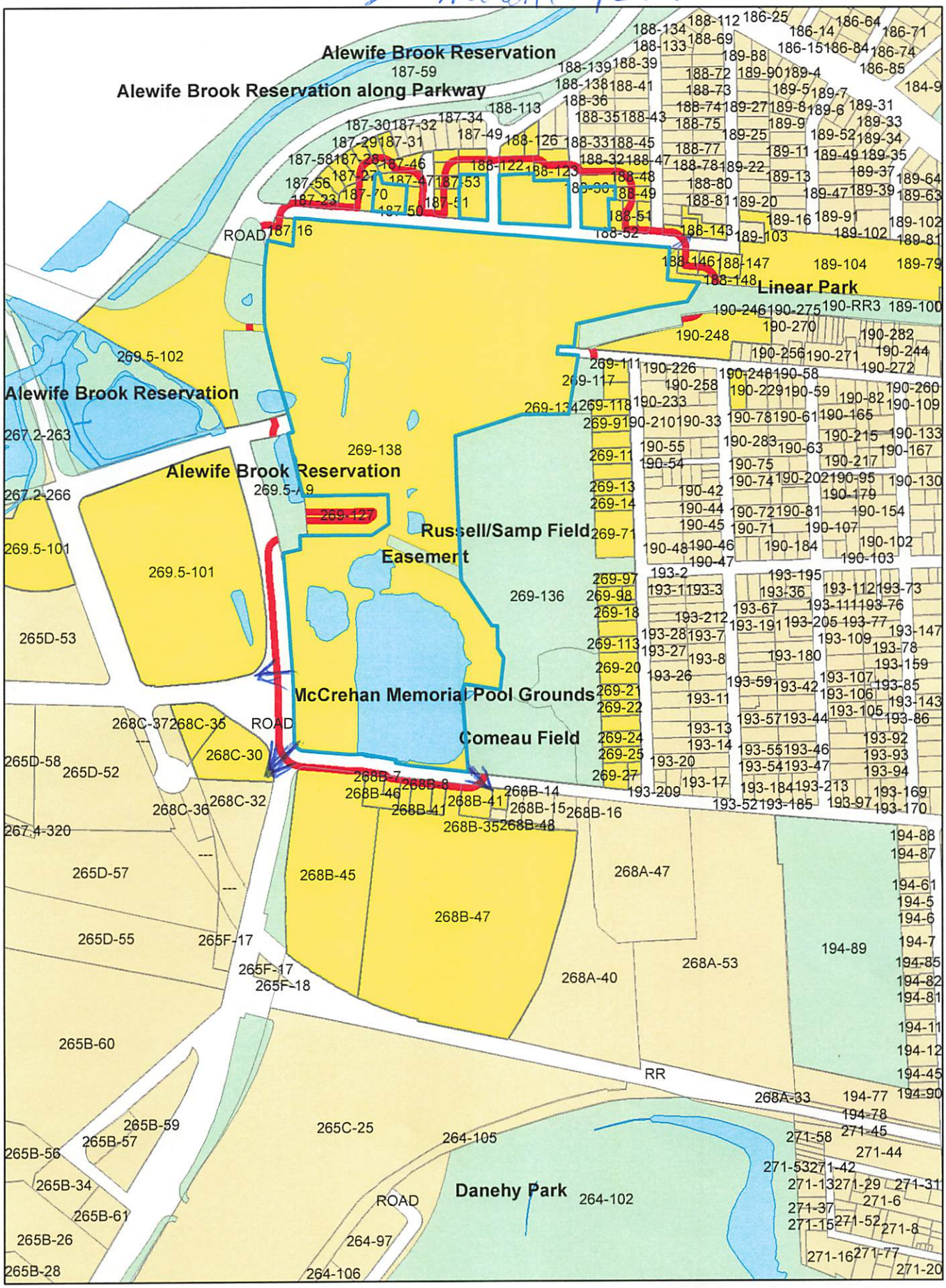
North Elevation Looking East

North Elevation Looking West

South Elevation

West Elevation Looking South

5 Alewife Pk.


Alewife Brook Reservation
187-59
Alewife Brook Reservation along Parkway
Linear Park
Alewife Brook Reservation
Alewife Brook Reservation
Russell/Samp Field
Easement
McCrehan Memorial Pool Grounds
Comeau Field
Danehy Park
ROAD
RR
269.5-102
267.2-263
267.2-266
269.5-101
265D-53
265D-58
265D-52
267.4-320
265D-57
265D-55
265B-60
265B-59
265B-57
265B-56
265B-34
265B-61
265B-26
265B-28
265C-25
264-105
264-102
264-97
264-106
268A-47
268A-53
268A-40
268B-45
268B-47
194-89
269-138
269-136
269-127

2 Alewife pk

Petitioner 1 of 6

269-138
IQHQ-ALEWIFE LLC
674 VIA DE LA VALLE - STE 206
SOLANA BEACH, CA 92075

269-136 & 134
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

GOULSTON & STORRS
C/0 KEVIN GAUGHAN
400 ATLANTIC AVENUE
BOSTON, MA 02110

188-125
CHEUNG, TERESA P.
TRUSTEE OF M.C. NOMINEE TRUST
42 COLUMBUS AVE
CAMBRIDGE, MA 02140

269-136
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

269-134-136
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

187-27
KAISER, DONALD J., JR. AND GAIL S. GABRIEL
22 SEAGRAVE RD
CAMBRIDGE, MA 02140

187-47
SHAIBANI, KAMAND B.
9 KASSUL PK
CAMBRIDGE, MA 02140

187-57
OLCHANSKI, NATALIA V. & ZACHARY D. ST. LAWRENCE
26 SEAGRAVE RD
CAMBRIDGE, MA 02140

188-47
BROWN, LARISSA
42 MADISON AVE #2
CAMBRIDGE, MA 02140

188-48
GILLIS, JESSICA
46 MADISON AVE 2
CAMBRIDGE, MA 02140

188-48
RYAN, SONIA P.
46 MADISON AVE UNIT 3
CAMBRIDGE, MA 02140

187-29
KELLIHER, JOSEPH F. & MARY MARTHA HALL
17 SEAGRAVE RD
CAMBRIDGE, MA 02139

187-55
FLOWERS, A. BRUCE & HELMI FLOWERS
15 KIMBALL ST
CAMBRIDGE, MA 02140

187-56
SEEGER, SUE FISHER
28 SEAGRAVE ROAD
CAMBRIDGE, MA 02140-1618

187-58
KELLEY, JAMES F.,
TR. OF THE MEG LILLIS KELLEY REALTY TR.
23 SEAGRAVE RD
CAMBRIDGE, MA 02140

187-71
KALE, DAVID J.
10 KASSUL PARK
CAMBRIDGE, MA 02140

188-47
BERNSTEIN, ELIZABETH
42-44 MADISON AVE. UNIT#3
CAMBRIDGE, MA 02140

188-48
MARDER, AMY R.
46 MADISON AVE UNIT 1
CAMBRIDGE, MA 02140

188-144
TANGO PROPERTIES, LLC
82 MAIN ST
KINGSTON, MA 02364

188-135
STANITSAS, DIONISIOS, EKATERINI STANITSA LIFE ESTATE & GERASIMOS STANITSAS
58 MADISON AVE
CAMBRIDGE, MA 02140-1615

188-123
MULLEN, SHIRLEY R. GREGORY L. MULLEN & VAUGHN M. MULLEN
26 HARRISON AVE.
CAMBRIDGE, MA 02140-1610

189-104
TYLER COURT LIMITED PARTNERSHIP
71 THIRD AVE
BURLINGTON, MA 01803

187-30
DOWNS, KAREN & KATHRYN KILLORAN
15-16 SEAGRAVE RD UNIT 15
CAMBRIDGE, MA 02140

187-30
DOWNS, KARIN & KATHRYN KILLORAN
16 SEAGRAVE RD
CAMBRIDGE, MA 02140

190-248
ORZACK, STEVEN & ARIANE CHERBULIEZ
173 HARVEY ST UNIT 173
CAMBRIDGE, MA 02140

190-248
SHABRY, JUDITH & DEREK LICHTER
189 HARVEY STREET, UNIT 189
CAMBRIDGE, MA 02140

190-248
175 HARVEY HOME, LLC C/O JANET INNES
175 HARVEY ST UNIT 3
CAMBRIDGE, MA 02140

190-248
DOWDS, R. PHILIP & SUSAN J. DOWDS
175 HARVEY ST UNIT 175/5
CAMBRIDGE, MA 02140

190-248
EHRESMAN, JOHN P.
175 HARVEY ST. UNIT#6
CAMBRIDGE, MA 02140

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190-248
LEIGH, ROBERT E & MABEL K. LIANG
175 HARVEY ST UNIT 10
CAMBRIDGE, MA 02140

190-248
AMINOFF, ALEXANDER & JENISE AMINOFF
175-11 HARVEY ST
CAMBRIDGE, MA 02140

190-248
PAN, SERGIY & ALLA KARASOVA
195 HARVEY ST UNIT 1
CAMBRIDGE, MA 02140

190-248
BREWER, JUDITH
195 HARVEY ST UNIT 195/4
CAMBRIDGE, MA 02140

190-248
PFEFFER, AVROM & DEBRA GELBER
171 HARVEY ST UNIT 171
CAMBRIDGE, MA 02140

190-248
ADLER, JUDITH S., TRUSTEE THE JUDITH ADLER FAMILY TRS
175 HARVEY ST UNIT 175/1
CAMBRIDGE, MA 02140

190-248
MAYS, MILDRED J. & MARJORIE AGATE
175 HARVEY ST UNIT 13
CAMBRIDGE, MA 02140

190-248
SEO, KWANG YOUNG & EUN SUP RYU
195 HARVEY ST. UNIT#8
CAMBRIDGE, MA 02139

190-248
ECCLES, KATHLEEN M. & JACQUELINE TRUESDALE
177 HARVEY ST
CAMBRIDGE, MA 02140

190-248
BRECK, ERIC L. & EMILY L. BRECK
181 HARVEY ST
CAMBRIDGE, MA 02140

190-248
GERMANOTTA, MERIBETH H. LIFE ESTATE
171-195 HARVEY ST UNIT 175/2
CAMBRIDGE, MA 02140

190-248
SERWECINSKI, JOHN R.
175-4 HARVEY ST
CAMBRIDGE, MA 02140

190-248
AGATE, CAROL, TRUSTEE THE CAROL AGATE LIV TRUST
175 HARVEY ST UNIT 7
CAMBRIDGE, MA 02140

187-51
RAEBURN, KENNETH G.
4 KASSUL PK
CAMBRIDGE, MA 02140

187-52
BRIK, ELIZABETH W
20 KASSUL PK
CAMBRIDGE, MA 02140-1637

188-143
TANGO PROPERTIES, LLC
82 MAIN ST.
KINGSTON, MA 02364

188-136
STANITSAS, GERASIMOS
11 CONCORD ROAD
STONEHAM, MA 02180

190-248
DONALDSON, SUSAN R., TRUSTEE THE SUSAN R. DONALDSON TRUST
187 HARVEY ST.
CAMBRIDGE, MA 02140

190-248
LOCKE, ELIZABETH B.
175 HARVEY ST UNIT 8
CAMBRIDGE, MA 02140

190-248
ARNOTT, MICHAEL & MARY LOUISE WHITE
175 HARVEY ST., UNIT #9
CAMBRIDGE, MA 02140

190-248
HOLLANDER, CHARLES & JANET HOLLANDER
195 HARVEY ST UNIT 195/6
CAMBRIDGE, MA 02140

190-248
MATTHAEI, JULIE
195 HARVEY ST UNIT 195/10
CAMBRIDGE, MA 02140

269-14
GOODWIN, HANNAH R., JOEL NOGIC, DAVID E. LOWE & KATHRYN A. EHRESMAN
92-94 CLIFTON STREET
CAMBRIDGE, MA 02140

269-20
CAMBRIDGE AFFORDABLE HOUSING CORPORATION
362 GREEN STREET
CAMBRIDGE, MA 02139

269-25
CHEN, NONGJIA TAO TAO
14 CLIFTON STREET
CAMBRIDGE, MA 02140-2429

269-98
CLIFFORD, CHERYL M. &
KIMBERLEY A. LEWIS
62 CLIFTON ST
CAMBRIDGE, MA 02140

269-127-117/269.5-101
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

269-9
BROMFIELD, SAMUEL &
MIRIAM BROMFIELD TRUSTEES
144 MORRISON AVE
SOMERVILLE, MA 02144

269-11
TSALAH, MOSHE & KAREN MACCABE TSALAH
110 CLIFTON ST
CAMBRIDGE, MA 02140

269-20
HAKIM, MOHAMMAD A. & ESMET A.HAKIM TRS, THE MOHAMMAD A. HAKIM IRREV TR
8 ROLFE RD
LEXINGTON, MA 02420

2 Alewife Pk.

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269-20
SUTTHOFF, JEFFREY & SUTTHOFF, VIRGINIA
40 CLIFTON ST. #12
CAMBRIDGE, MA 02140

188-31
ZUZOLO, FRANK V. & LUCY A ZUZOLO
25 HARRISON AVE
CAMBRIDGE, MA 02140-1609

269-21
FLANAGAN, MARIA J.
36 CLIFTON STREET
CAMBRIDGE, MA 02140-2429

269-97
THEOBALD, DANIEL & DEBORAH THEOBALD
68 CLIFTON ST
CAMBRIDGE, MA 02140

268B-41
BROWN, MARIE BARBARA & OWEN
OSBOURNE BROWN
354 RINDGE AVE. UNIT#3
CAMBRIDGE, MA 02138

268B-8
MUSTASCIO, GEORGE C.
LORENZO CASAMASSIMA
372 RINDGE AVE
CAMBRIDGE, MA 02140

268B-41
SITHAR, DICKEY
354-388 RINDGE AVE UNIT 386
CAMBRIDGE, MA 02140

268B-41
DUGGAN, MARY D.
354 RINDGE AVE UNIT 5
CAMBRIDGE, MA 02138

269-20
CASCAP REALTY, INC.
231 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

269-20
KIM, FELICIA MEE SANG
40 CLIFTON ST, #34
CAMBRIDGE, MA 02140

269-20
TUPEK, MICHAEL R. & AMANDA L. WILDING
11801 CARMEL AVE, NE
ALBUQUERQUE, NM 87122

269-13
CUMBERBATCH, JOHN O. &
SHARON M. CUMBERBATCH
100 CLIFTON ST UNIT 100
CAMBRIDGE, MA 02140

269-27
TRANT, BARBARA J.,
TRS THE BARBARA J. TRANT TRUST
315 RINDGE AVE
CAMBRIDGE, MA 02140

268B-41
KEBEDE, ROMAN & TSEGAYE WOLDU
366 RINDGE AVE
CAMBRIDGE, MA 02138

268B-41
ALAM, MOHAMMED
370 RINDGE AVE.
CAMBRIDGE, MA 02140

268B-41
MANNING, BENADETTE
356 RINDGE AVE
CAMBRIDGE, MA 02138

268B-41
REZAEI-KAMALABAD &
MARIANNE REZAEI-KAMALABAD
388 RINDGE AVE
CAMBRIDGE, MA 02139

268C-35
APPLETREEWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC.
1188 CENTRE ST.
NEWTON CENTER, MA 02459

269-20
ZHANG, JEFFREY GANG
40 CLIFTON ST UNIT 32
CAMBRIDGE, MA 02140

269-99
RUBIN, AARON J. & JULIA A. HALLMAN
66 CLIFTON ST
CAMBRIDGE, MA 02138

269-24
TSUI, WAN-MAN GINA
20 CLIFTON ST
CAMBRIDGE, MA 02140

269-20
LECERF, JEAN-MICHEL &
SARAH LECERF-GHAFFARI
22 WATSON STREET
CAMBRIDGE, MA 02139

187-54
ALI, MAHMOOD S. & DESIREE KOH
21 KIMBALL ST
CAMBRIDGE, MA 02140

268B-41
NAPOLI, MECKY & FATMA JIDDAWI
368 RINDGE AVE
CAMBRIDGE, MA 02139

268B-41
RAJAO, ELIANA M. PEREIRA &
CARLOS RICARDO RAJAO
354 RINDGE AVE . UNIT#2
CAMBRIDGE, MA 02138

268B-41
BARRY, ABRAHAM & OUMOU BARRY
358 RINDGE AVE
CAMBRIDGE, MA 02138

268B-41
MASNY-SOKOLOWSKI, URSZULA
C/O URSZULA MASNY-LATOS
354 RINDGE AVE. UNIT#4
CAMBRIDGE, MA 02138

269-10
CLEMENTE, RAFAEL &
CATHERINE M. CLEMENTE
112-114 CLIFTON ST
CAMBRIDGE, MA 02140

269-20
STEAD, CHARLES L. SR.
598 PUTNAM AVENUE
CAMBRIDGE, MA 02139

269-111
MARTINEZ, GINA
77 LIBERTY AVE
SOMERVILLE, MA 02143

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269-112
CAPITAL REAL ESTATE, LLC.
7 FREMONT STREET
SOMERVILLE, MA 02145

269.5-102
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
MBTA PARK GARAGE
BOSTON, MA 02133

187-16
WALKER, JOHN
152 WHITTEMORE AVE
CAMBRIDGE, MA 02140

269-71
WHITEMAN, CHARLES A. &
ALISSA K. WHITEMAN
88 CLIFTON ST
CAMBRIDGE, MA 02140

268B-46
YOHANNES, EFREM T. &
MEAZA T. TEWELDEMEDHIN
390 RINDGE AVE.
CAMBRIDGE, MA 02140

268B-46
JIFARA, TEREFE R & ELIZABETH HAILESILASE
398 RINDGE AVENUE, UNIT # 2
CAMBRIDGE, MA 02140

269.5-101
BERTUCCI'S PIZZA INC.
155 OTIS STREET
NORTHBOROUGH, MA 01532-2414

269.5-101
BRITE KLEEN CLEANERS
C/O THOMAS SULICK
5 CAMBRIDGEPARK DR
CAMBRIDGE, MA 02140

269.5-101
GUILLERMO RIVIERA
10 SPRING RD
ARLINGTON, MA 02476

188-148
FEISS, PAUL J.
21 SHEFFIELD RD
WINCHESTER, MA 01890

269-114
DESTIN, PIERRE CHARLES & PHILOMENE TRS. OF
52 CLIFTON ST REALTY IRREVOCABLE TR.
52 CLIFTON ST
CAMBRIDGE, MA 02140-2429

268B-41
NAHEED, SITARA & ASIA RAHMAN
354-390 RINDGE AVE
CAMBRIDGE, MA 02138

268B-7
AL-AMIN, INC.
380 RINDGE AVE UNIT 2
CAMBRIDGE, MA 02140

268B-46
MCLEOD, LORNA
392 RINDGE AVE. UNIT#7
CAMBRIDGE, MA 02140

269-71
GADDAM, PREETHAM & SHARVARI GUJJA
78 CLIFTON ST
CAMBRIDGE, MA 02140

188-126
WEST, DAVID R. & MARCY W. WEST
36 COLUMBUS AVE
CAMBRIDGE, MA 02139

269.5-101
SUNRISE LEARNING ACADEMY 2 LLC &
CITY OF CAMBRIDGE TAX TITLE
C/O JEFFERY WERRICK
91 LAGRANGE ST
CHESTNUT HILL, MA 02467

269.5-101
DUNKIN DONUT C/O RVN
517 CONCORD AVE
CAMBRIDGE, MA 02138

188-147
LAMBERT, HENDRICK C.
24-26 WHITTEMORE AVE UNIT 26
CAMBRIDGE, MA 02140

269-118
KOLKOWITZ, DAN K. & LEAH S. FREI
122 CLIFTON ST UNIT 122A
CAMBRIDGE, MA 02140

187-28
ROPER, KATHLEEN ADELE
20 SEAGRAVE RD
CAMBRIDGE, MA 02140-1618

268C-30
APPLETREEWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC,
1188 CENTRE ST
NEWTON CENTER, MA 02459

269-23
SAFAR, JONAH E. & JOANNE N. SAFAR
24 CLIFTON ST UNIT 24B
CAMBRIDGE, MA 02140

268B-46
ARADOM, HAILE G. & GENET W. ARADOM
394 RINDGE AVENUE.
CAMBRIDGE, MA 02140

268B-46
NERE, SOLOMON K. & HIWOT H.
GEBREMARIAM
400 RINDGE AVE.
CAMBRIDGE, MA 02140

268B-46
BROWN, MELISSA
396 RINDGE AVENUE
CAMBRIDGE, MA 02140

188-146
YIN HE, EMILY & GUIPING DENG TRUSTEES
OF WHITTEMORE AVE 30 REALTY TRUST
30 WHITTEMORE AVE #30
CAMBRIDGE, MA 02140

269.5-101
RAWTIE SEHGAL
875 CONCORD TURNPIKE
ARLINGTON, MA 02474

269-118
ZODY, MICHAEL C.
122 CLIFTON ST UNIT 122B
CAMBRIDGE, MA 02140

268B-48-47
RINDGE ASSOCIATES
C/O FEDERAL MANAGEMENT CO.
536 GRANITE ST UNIT 301
BRAINTREE, MA 02184

2 Alewife Pk.

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269.5-101
BANK OF AMERICA REAL ESTATE
DEPARTMENT
100 FEDERAL ST
BOSTN, MA 02110

188-52
CASE RESOURCES, LLC
73 ALLEN STREET
LEXINGTON, MA 02421

269-22
NI, XING-YIN ARTHUR CHUN HONG SHUM
30 CLIFTON ST, UNIT 2
CAMBRIDGE, MA 02140

269-71
HITCZENKO, MARCIN ELIZABETH ROSE
ELLEN LOUGHLIN
76 CLIFTON ST
CAMBRIDGE, MA 02140

269-12
PLOSINSKI, VICTOR L. &
SUSAN M. PLOSINSKI
104 CLIFTON ST
CAMBRIDGE, MA 02140

187-23
DELUCAS LAWRENCE J RACHEL DELUCAS
30 SEAGRAVE RD
CAMBRIDGE, MA 02140

187-46
DAUSMAN, JESSICA A. LIFE ESTATE
15 KASSUL PARK
CAMBRIDGE, MA 02140

190-248
NANDI INDRANI & UTTAM NANDI
175 HARVEY ST UNIT 12
CAMBRIDGE, MA 02140

268B-46
SHAMS SAIFUL & FARHANAH AFROZE
398 RINDGE AVENUE UNIT 3
CAMBRIDGE, MA 02140

188-146
FEIN, IAN S. & DIANA MANZANEDO
30-32 WHITTEMORE AVE - UNIT 32
CAMBRIDGE, MA 02140

190-248
FORD, MARY E.
TR. OF THE MARY E FORD LIVING TRUST
195 HARVEY ST UNIT 195-5
CAMBRIDGE, MA 02140

269-71
MULLAHY, LAURA N.,
TRS THE LAURA N. MULLAHY 2019 REVOC TR
82 CLIFTON ST
CAMBRIDGE, MA 02140

269-100
SHILLUE-GOLDBERG, CARY AMES MARY
ELLEN SHILLUE-GOLDBERG
8 CLIFTON ST
CAMBRIDGE, MA 02140

188-147
LAMBERT HENDRICK LOMBARDI LYNNE
24 WHITTEMORE AVE - UNIT 24
CAMBRIDGE, MA 02140

188-47
VILLAMIZAR, ANA MARIA NIETO FRANCISCO
ANDRES MOROCZ BAZZANI
42-44 MADISON AVE #1
CAMBRIDGE, MA 02140

268B-34
FFSIK LLC
29 ROBINSON DR
BEDFORD, MA 01730

190-248
SCHELL, SUZANNA D.,
TRS THE SUZANNA D. SCHELL 2019 TR
195 HARVEY ST UNIT 7
CAMBRIDGE, MA 02140

188-130
LUDOVICO, REBECCA G
VINICIUS SANTOS LUDOVICO
18-20 HARRISON AVE - UNIT 20
CAMBRIDGE, MA 02140

188-122
BROWN KEITH FOREST
16-18 KIMBALL ST
CAMBRIDGE, MA 02140

188-30
4545 LLC
47 HUNTING ST UNIT 302
SOMERVILLE, MA 02143

187-53
JABLOKOW, ALEXANDER
16 KASSUL PK
CAMBRIDGE, MA 02140

269-22
RESNIKOFF, NATHANIEL
30 CLIFTON ST, UNIT 1
CAMBRIDGE, MA 02140

188-130
HUTCHINSON, RASHAD
18-20 HARRISON AVE. #18
CAMBRIDGE, MA 02140

269-20
ADOUANE LICIA
40 CLIFTON STREET - UNIT 22
CAMBRIDGE, MA 02140

269-18
FOLEY, KEITH PATRICK,
TRS LAUREN ANN BAUMANN, TRS
60 CLIFTON ST
CAMBRIDGE, MA 02140

190-248
VOYTEK, JANE B. TRS THE JANE &
JOSEPH VOYTEK REVOCABLE INTER
195 HARVEY ST - UNIT 9
CAMBRIDGE, MA 02140

187-70
CHA RAD PROPERTIES LLC
362 GREEN ST
CAMBRIDGE, MA 02139

269-13
SHELDON, JOSHUA ERIC
98 CLIFTON ST
CAMBRIDGE, MA 02140

269-71
KIMMERMAN, MARK BRADWAY &
B. KIMMERMAN
76-88 CLIFTON ST - UNIT 80
CAMBRIDGE, MA 02139

268B-45
RINDGE COMMONS NORTH 4 LLC,
C/O JUST A START CORP.
1035 CAMBRIDGE ST. UNIT 12
CAMBRIDGE, MA 02141

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269-20
SHIN, YE CHAN
40 CLIFTON ST - UNIT 21
CAMBRIDGE, MA 02140

269-20
JIANG TAO & MING PAN
293 MARRETT RD
LEXINGTON, MA 02421

190-248
CONRAD, RACHEL
195 HARVEY ST - UNIT 195-3
CAMBRIDGE, MA 02140

268B-45
RINDGE TOWER APARTMENT LLC,
1035 CAMBRIDGE ST UNIT 12
CAMBRIDGE, MA 02141

269-71
WANG, DAYANG SAVIZ HUNG-CHUNG
MOWLAVI
76-88 CLIFTON ST - UNIT 84
CAMBRIDGE, MA 02140

190-248
WURCER SCOTT A & MADELINE A KLEINER
179 HARVEY ST - UNIT 179
CAMBRIDGE, MA 02140

188-51
MELIN, DOROTHY A
TRS THE DOROTHY A MELIN REVOCABLE TR
45 WHITTEMORE AVE
CAMBRIDGE, MA 02140

190-248
EIDELSON BENJAMIN M TRS BENJAMIN M
EIDELSON 2020 REVOCABLE TRUST
183 HARVEY ST - UNIT 183
CAMBRIDGE, MA 02140

269-18
KWOKA, JOHN E JR TRS JOHN E KWOKA JR TR
58 CLIFTON ST
CAMBRIDGE, MA 02140

268B-45
RINDGE COMMONS NORTH LAND
OWNER LLC
1035 CAMBRIDGE ST #12
CAMBRIDGE, MA 02141

190-248
MAXFIELD, WILLIAM H
PETER L MAXFIELD TRS
89 WALCOTT ST
STOW, MA 01775

188-49
MOHAMED SANAA M TRS SANAA M
MOHAMED 2022 REVOCABLE TR
50 MADISON AVE
CAMBRIDGE, MA 02140

188-148
IQBAL, KHALID GHITA LAAISSAOUI
18-20 WHITTEMORE AVE - UNIT 18
CAMBRIDGE, MA 02140

269-113
NGO, KIEM FOR & LEI JIANG
48-50 CLIFTON ST
CAMBRIDGE, MA 02140

187-65
LIANG XUEYING & LI TIAN
131 WHITTEMORE AVE
CAMBRIDGE, MA 02140

190-248
GERALD JEAN-PHILIPPE ALAIN &
CAMILLE MAR
185 HARVEY ST - UNIT 185
CAMBRIDGE, MA 02140

268B-46
AFRICAWALA, SHAHENAZBIBI F
FAHAD, S, AFRICAWALA
398 RINDGE AVE - UNIT 1
CAMBRIDGE, MA 02140

187-50
KIPP, KATHLEEN AMY
TRS THE AMY KIPP REVOCABLE LIVING TR
111 WHITTEMORE AVE
CAMBRIDGE, MA 02140

269-23
WORDSWORTH, ROBIN SEIRIAN LEWIS
24 CLIFTON ST UNIT 24A
CAMBRIDGE, MA 02140

269-71
LEE PAUL W
86 CLIFTON ST - UNIT 86
CAMBRIDGE, MA 02140