

# **Amended Preliminary Master Plan**

## **Assembly Square Planned Unit Development**

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# Executive Summary

Street Retail, Inc., in its individual capacity and as designee of each of the following tenants in common FR Sturtevant Street, LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, and SRI Assembly Row B9, LLC and FR Assembly Square, LLC (collectively, the “Proponent”) proposes to redevelop approximately 56.2 acres of land in the Assembly Square area of Somerville, Massachusetts (the “Project Site”) with a new transit-oriented mixed-use development (the “Project”). The Project involves relocating the previously permitted IKEA store to the Project Site’s south end, near existing big box retail uses along Route I-93. The Project also includes the continued use and occupancy of the retail uses at the existing building known as the Assembly Square Marketplace.

The Proponent seeks to amend the project’s Planned Unit Development Preliminary Master Plan (PUD-PMP) approved in 2006 with this application. The changes reflected in this amended plan are primarily limited to reconfiguration of certain streets and open spaces within the Project Site, re-distribution of uses within the master plan, and the incorporation of design guidelines to establish the design intent for the buildings and public realm improvements within the Project Site. The development program is unchanged. This amendment does not include any changes to the previously approved site plans for the Assembly Square Marketplace and IKEA store.

The Project is based on four key principles:

- √ ***Create a balanced mixed-use program*** | A robust mix of retail, commercial, and residential programming will create jobs, increase tax revenue, and improve the quality of life for Somerville residents. The Project’s program includes:
  - Approximately 5 million square feet (SF) of total development, including:
    - 1.75 million SF of commercial space (including, but not limited to office, research & development, laboratory, medical office, manufacturing, etc.)
    - 512,000 SF of retail space (including restaurants and cinema),
    - Up to 340,000 SF IKEA store,
    - 2,100 residential units,
    - Up to 200-room hotel,
  - Existing Assembly Square Marketplace, and





- Approximately 10,066 parking spaces in a combination of below- and above-grade garages and on-street parking.
- √ ***Transit-oriented design*** | Dense, active ground floor uses and pedestrian-and bicycle-friendly streetscapes will leverage the site's transit opportunities and links to mass transit will maximize the site's appeal as a major employment center, visitor destination and residential neighborhood. The Project's highest densities are clustered around a new MBTA Orange Line station which provides direct access to downtown Boston and points north. An extension of Foley Street and a series of new pedestrian-oriented streets will provide vehicular and pedestrian access to the T station.
- √ ***Focus development around new pedestrian-oriented public places*** | Public open spaces, plazas and parks, together with the streetscape environment, make up the framework around which the mixed-use project is designed. The public open spaces of the Project serve as green oases, social gathering points, venues for seasonal events, natural extensions of the Mystic River Reservation, gateways to the Project, and locations for other activities such as a possible outdoor marketplace. The Project includes the following major public spaces: Riverfront Park, Assembly Square, Main Street Mall, D Street Place, G Street Open Space and numerous streetscape amenities to help create a vibrant pedestrian friendly environment.
- √ ***Improve access to the waterfront*** | Direct pedestrian, bicycle, transit and vehicular access to an enhanced Mystic River waterfront will increase recreational opportunities for Somerville residents and visitors while restoring and improving riparian habitat. Improvements to the waterfront open space and activation of the waterfront by residents, employees and visitors within the Project Site will result in a vibrant community resource.

Construction of the Project is planned in multiple phases to be constructed over ten to fifteen years. Due to the flexible nature of the master plan and uncertainty about market demand, a detailed phasing plan cannot be accurately forecast at this time.

The Assembly Square District encompasses the area bounded by the Mystic River, the Boston City Line (excluding the property east of the Rockport/Newburyport commuter rail line), the I-93/Route 38 corridor and Route 28.

As described in detail in the Project Narrative section, since approval of the PUD-PMP in 2006, the Proponent advanced and enhanced several aspects of the Project. In summary, the Proponent:

- Achieved final level approval of two early phases of the PUD (the Marketplace and IKEA).
- Completed MEPA review of the Project.
- Designed, permitted, constructed and secured public financing of roadways



- and infrastructure associated with the Project.
- Acquired additional land within the PUD area and completed the land swap with IKEA.
- Advanced the design of the proposed new MBTA Orange Line Station at Assembly Square.

The Proponent has committed to a series of mitigation measures as a result of state and local review and approval of the Project. One of the most significant public benefits is the Project's financial contribution to support the design and construction of a new MBTA Orange Line station to serve the Assembly Square area and the broader Somerville community, which is currently under-served by rapid transit. Federal funding of \$25 million has been authorized for design and construction of a new MBTA Orange Line station at Assembly Square. The Proponent is committing an additional \$15 million for development of the new station. An additional \$10 million will be funded by the state. Furthermore, the Proponent is committing to implement numerous other transportation mitigation measures, including major intersection improvements and development of a network of pedestrian and bicycle accommodations linking Assembly Square, state parkland and abutting Somerville neighborhoods.

The Project reflects nearly five years of consensus-building among the Proponent, the City of Somerville and active stakeholders in the community. The resulting plan envisions a vibrant, mixed-use, urban neighborhood and commercial center providing significant local and regional benefits including 19,000 new jobs, increased tax revenues, market rate and affordable housing, improved access to transportation, improvements to the regional stormwater collection system and enhanced open space amenities. The Proponent is looking forward to working closely with the City of Somerville toward the implementation of one of the largest and most exciting development projects ever proposed in the Commonwealth.



**APPLICATION**  
 For Planning Board and Zoning Board of Appeals Approval

**CITY OF SOMERVILLE**

Joseph A. Curtatone, Mayor  
 Office of Strategic Planning and Community Development (OSPCD)  
 City Hall . 93 Highland Avenue . Somerville, MA 02143  
 617.625.6600 ext. 2500

City Clerk Stamp

Office Use: Case #	PB Date	ZBA Date	Filing Fee	Ad Fee
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**Please review the application information sheet.** Complete applications must be submitted to the City Clerk's Office. Failure to submit all required information is grounds for denial of the request. If this form does not provide adequate space for your response, please attach additional sheets of paper.

1. Property Information				
Street Address(es) See attached recorded deeds and PUD Parcel Plan (P-1)		Zoning District(s) <b>ASMD</b>	Overlay District(s), if any <b>PUD-A and WOD</b>	Ward
Assessor's:		If there are multiple MBLs, enter the remainder in Section 5.		
Map <b>86</b>	Block <b>A</b>	Lot <b>1</b>		
Please indicate the name of the individual, individuals, corporation or trust that owns the property:				
Property Owner's Name <b>Street Retail, Inc., FR Assembly Square, LLC, and IKEA Property, Inc. See attached signature sheets.</b>		Complete Mailing Address <b>1626 East Jefferson Street Rockville, MD 20852</b>	Phone Number(s) <b>301.998.8100</b>	Email <b>dbriggs@federalrealty.com</b>
Please indicate the name of the individual, individuals, corporation or trust that is applying (please note that the applicant should be the intended user or developer):				
Applicant's Name <b>Street Retail, Inc.</b>		Complete Mailing Address <b>1626 East Jefferson Street Rockville, MD 20852</b>	Phone Number(s) <b>301.998.8100</b>	Email <b>dbriggs@federalrealty.com</b>
Please indicate the contact information for any agent, engineer or architect that will represent this application who may represent the owner and/or applicant in this application review process:				
Agent's Name (if applicable) Attorney or Other Agent <b>Goodwin Procter LLP</b>		Complete Mailing Address <b>Exchange Place 53 State Street Boston, MA 02109</b>	Phone Number(s) <b>617.570.1000</b>	Email <b>RLyman@goodwinprocter.com</b>
Architect's Name (if applicable) <b>Street-Works</b>		Complete Mailing Address <b>30 Glenn Street Fourth Floor White Plains, NY 10603</b>	Phone Number(s) <b>914.949.6505</b>	Email <b>TMount@Street-Works.com</b>
Engineer's Name (if applicable) <b>Vanasse Hangen Brustlin, Inc.</b>		Complete Mailing Address <b>101 Walnut Street Watertown, MA 02471</b>	Phone Number(s) <b>617.924.1770</b>	Email <b>hhahn@vnhb.com</b>

2. Submission Type	
Check all that apply.	
<input type="checkbox"/>	Variance
<input type="checkbox"/>	Special Permit (SP)
<input type="checkbox"/>	Special Permit with Design Review (SPD)
<input type="checkbox"/>	Special Permit with Site Plan Review (SPSR)
<input checked="" type="checkbox"/>	Planned Unit Development (PUD) – Preliminary Master Plan Submission (PMP) / Special Permit with Site Plan Review (SPSR)
<input type="checkbox"/>	Subdivision or other Site Plan Approval
<input type="checkbox"/>	Comprehensive Permit under MGL Chapter 40B – Inclusionary Housing Development (follow SPSR submission and contact the Housing Director at 617.625.6600 ext. 2560)
<input type="checkbox"/>	Revision to Special Permit (only if certificate of occupancy or final sign-off is not yet received)
<input type="checkbox"/>	Administrative Appeal
<input type="checkbox"/>	Extension of Approval

Office of Strategic Planning and Community Development  
 City Hall 3<sup>rd</sup> Floor . 93 Highland Ave . Somerville, MA 02143  
 617.625.6600 ext. 2500  
 M-W 8:30am-4:30pm, Th 8:30am-7:30pm, F 8:30am-12:30pm

# APPLICATION For Planning Board and Zoning Board of Appeals Approval

### 3. Required Signatures

**NOTE: NO APPLICATION SHALL BE ACCEPTED AS COMPLETE WITHOUT THE REQUIRED SIGNATURES**

**Owner Signature** (if the project site has more than one owner, please supply additional copies of this page if necessary):

As Owner, I make the following representations:

- 1) I hereby certify that I am the owner of the property at FR Assembly Square: 86-A-1, 67-A-2 Street Retail, Inc. 85-A-1, 85-A-2, 85-A-3, 85-A-4, 85-A-6, 85-A-7, 85-A-2A, 99-A-9, 99-A-9A, 99-A-11, 85-A-11, 85-A-12, 85-A-13, 85-A-14, 85-A-15, 85-A-16, 85-A-17, 85-A-18, 85-A-19, 85-A-20, 85-A-21, 85-A-22, 85-A-23, 85-A-24, 85-A-25, 85-A-26, 85-A-27, 85-A-28, 85-A-29, 85-A-30, 85-A-31, 85-A-32, 85-A-33, 85-A-34, 85-A-35, 85-A-36, 85-A-37, 85-A-38, 85-A-39, 85-A-40, 85-A-41, 85-A-42, 85-A-43, 85-A-44, 85-A-45, 85-A-46, 85-A-47, 85-A-48, 85-A-49, 85-A-50, 85-A-51, 85-A-52, 85-A-53, 85-A-54, 85-A-55, 85-A-56, 85-A-57, 85-A-58, 85-A-59, 85-A-60, 85-A-61, 85-A-62, 85-A-63, 85-A-64, 85-A-65, 85-A-66, 85-A-67, 85-A-68, 85-A-69, 85-A-70, 85-A-71, 85-A-72, 85-A-73, 85-A-74, 85-A-75, 85-A-76, 85-A-77, 85-A-78, 85-A-79, 85-A-80, 85-A-81, 85-A-82, 85-A-83, 85-A-84, 85-A-85, 85-A-86, 85-A-87, 85-A-88, 85-A-89, 85-A-90, 85-A-91, 85-A-92, 85-A-93, 85-A-94, 85-A-95, 85-A-96, 85-A-97, 85-A-98, 85-A-99, 85-A-100, 85-A-101, 85-A-102, 85-A-103, 85-A-104, 85-A-105, 85-A-106, 85-A-107, 85-A-108, 85-A-109, 85-A-110, 85-A-111, 85-A-112, 85-A-113, 85-A-114, 85-A-115, 85-A-116, 85-A-117, 85-A-118, 85-A-119, 85-A-120, 85-A-121, 85-A-122, 85-A-123, 85-A-124, 85-A-125, 85-A-126, 85-A-127, 85-A-128, 85-A-129, 85-A-130, 85-A-131, 85-A-132, 85-A-133, 85-A-134, 85-A-135, 85-A-136, 85-A-137, 85-A-138, 85-A-139, 85-A-140, 85-A-141, 85-A-142, 85-A-143, 85-A-144, 85-A-145, 85-A-146, 85-A-147, 85-A-148, 85-A-149, 85-A-150, 85-A-151, 85-A-152, 85-A-153, 85-A-154, 85-A-155, 85-A-156, 85-A-157, 85-A-158, 85-A-159, 85-A-160, 85-A-161, 85-A-162, 85-A-163, 85-A-164, 85-A-165, 85-A-166, 85-A-167, 85-A-168, 85-A-169, 85-A-170, 85-A-171, 85-A-172, 85-A-173, 85-A-174, 85-A-175, 85-A-176, 85-A-177, 85-A-178, 85-A-179, 85-A-180, 85-A-181, 85-A-182, 85-A-183, 85-A-184, 85-A-185, 85-A-186, 85-A-187, 85-A-188, 85-A-189, 85-A-190, 85-A-191, 85-A-192, 85-A-193, 85-A-194, 85-A-195, 85-A-196, 85-A-197, 85-A-198, 85-A-199, 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85-A-800, 85-A-801, 85-A-802, 85-A-803, 85-A-804, 85-A-805, 85-A-806, 85-A-807, 85-A-808, 85-A-809, 85-A-810, 85-A-811, 85-A-812, 85-A-813, 85-A-814, 85-A-815, 85-A-816, 85-A-817, 85-A-818, 85-A-819, 85-A-820, 85-A-821, 85-A-822, 85-A-823, 85-A-824, 85-A-825, 85-A-826, 85-A-827, 85-A-828, 85-A-829, 85-A-830, 85-A-831, 85-A-832, 85-A-833, 85-A-834, 85-A-835, 85-A-836, 85-A-837, 85-A-838, 85-A-839, 85-A-840, 85-A-841, 85-A-842, 85-A-843, 85-A-844, 85-A-845, 85-A-846, 85-A-847, 85-A-848, 85-A-849, 85-A-850, 85-A-851, 85-A-852, 85-A-853, 85-A-854, 85-A-855, 85-A-856, 85-A-857, 85-A-858, 85-A-859, 85-A-860, 85-A-861, 85-A-862, 85-A-863, 85-A-864, 85-A-865, 85-A-866, 85-A-867, 85-A-868, 85-A-869, 85-A-870, 85-A-871, 85-A-872, 85-A-873, 85-A-874, 85-A-875, 85-A-876, 85-A-877, 85-A-878, 85-A-879, 85-A-880, 85-A-881, 85-A-882, 85-A-883, 85-A-884, 85-A-885, 85-A-886, 85-A-887, 85-A-888, 85-A-889, 85-A-890, 85-A-891, 85-A-892, 85-A-893, 85-A-894, 85-A-895, 85-A-896, 85-A-897, 85-A-898, 85-A-899, 85-A-900, 85-A-901, 85-A-902, 85-A-903, 85-A-904, 85-A-905, 85-A-906, 85-A-907, 85-A-908, 85-A-909, 85-A-910, 85-A-911, 85-A-912, 85-A-913, 85-A-914, 85-A-915, 85-A-916, 85-A-917, 85-A-918, 85-A-919, 85-A-920, 85-A-921, 85-A-922, 85-A-923, 85-A-924, 85-A-925, 85-A-926, 85-A-927, 85-A-928, 85-A-929, 85-A-930, 85-A-931, 85-A-932, 85-A-933, 85-A-934, 85-A-935, 85-A-936, 85-A-937, 85-A-938, 85-A-939, 85-A-940, 85-A-941, 85-A-942, 85-A-943, 85-A-944, 85-A-945, 85-A-946, 85-A-947, 85-A-948, 85-A-949, 85-A-950, 85-A-951, 85-A-952, 85-A-953, 85-A-954, 85-A-955, 85-A-956, 85-A-957, 85-A-958, 85-A-959, 85-A-960, 85-A-961, 85-A-962, 85-A-963, 85-A-964, 85-A-965, 85-A-966, 85-A-967, 85-A-968, 85-A-969, 85-A-970, 85-A-971, 85-A-972, 85-A-973, 85-A-974, 85-A-975, 85-A-976, 85-A-977, 85-A-978, 85-A-979, 85-A-980, 85-A-981, 85-A-982, 85-A-983, 85-A-984, 85-A-985, 85-A-986, 85-A-987, 85-A-988, 85-A-989, 85-A-990, 85-A-991, 85-A-992, 85-A-993, 85-A-994, 85-A-995, 85-A-996, 85-A-997, 85-A-998, 85-A-999, 85-A-1000
- 2) I hereby certify that the applicant named on this application form has been authorized by me to apply to develop and/or use the property listed above for the purposes indicated in this application
- 3) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized to represent this application before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals.
- 4) I will permit Planning Staff to conduct site visits on my property.
- 5) Should the ownership of this parcel change before the board(s) have acted on this application, I will provide updated information and new copies of this signature page.

*(sign here)* See attached signature page (Street Retail, Inc. & FR Assembly Square, LLC.)

**This property is owned by (check one):**

<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> <li>attach deed</li> <li>application to be signed by owner</li> </ul>
<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> <li>attach deed</li> <li>application to be signed by all owners</li> </ul>
<input checked="" type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> <li>attach deed and corporate articles of organization</li> <li>application to be signed by an officer authorized to do so by the corporation</li> </ul>
<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> <li>attach deed and certificate of trust</li> <li>application to be signed by authorized trustee</li> </ul>

**Applicant Signature** (if the applicant is the owner, the owner should also sign below):

As Applicant, I make the following representations:

- 1.) The information supplied on and with this application form is accurate to the best of my knowledge.
- 2.) If the current use of the property is a nonconforming use, I will furnish proof to the satisfaction of the SPGA that the nonconforming use is legal.
- 3.) I will make no changes to the approved project plans without the prior approval of the SPGA.
- 4.) If the proposed project is subject to linkage (SZO Article 15), I will sign all documents required by the Planning Staff/SPGA governing the amount and the method of payment of the linkage fee.
- 5.) I will return the notice sign or pay for its replacement.
- 6.) I will pay the fees associated with advertising the case in the newspaper and mailing notices to abutters.
- 7.) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized by me to represent me before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals as it relates to the development and/or use of this property.

*(sign here)* See attached signature page (Street Retail, Inc.)

**Indicate applicants relationship to owner:**

**This applicant is (check one):**

<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> <li>application to be signed by applicant</li> </ul>
<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> <li>application to be signed by all applicants</li> </ul>
<input checked="" type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> <li>application to be signed by an officer authorized to do so by the corporation</li> <li>attach corporate articles of organization</li> </ul>
<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> <li>application to be signed by authorized trustee</li> <li>attach certificate of trust</li> </ul>

FR Assembly Square, LLC, a Delaware limited liability company

BY: Federal Realty Investment Trust, a Maryland real estate investment trust,  
its Sole Member

By: 


Name: Donald T. Briggs

Title: SVP Development

**Assembly Row Signature Blocks:**

After the Tenant-in-Common transfers of FR Sturtevant Street, LLC's interests in Assembly Row, the Signature Blocks for the Tenants-in-Common interests for all documents of record will be as follows:

**Street Retail, Inc.**, in its individual capacity and as designee of each of the following tenants in common FR Sturtevant Street, LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, and SRI Assembly Row B9, LLC

By:   
Name: Donald T Briggs  
Title: SVP - Development

**APPLICATION**  
For Planning Board and Zoning Board of Appeals Approval

**3. Required Signatures (continued)**

**NOTE: NO APPLICATION SHALL BE ACCEPTED AS COMPLETE WITHOUT THE REQUIRED SIGNATURES**

**Owner Signature** (if the project site has more than one owner, please supply additional copies of this page if necessary):

As Owner, I make the following representations:

- 1) I hereby certify that I am the owner of the property at Parcels 2B, 3B, 4B, 6B, 11
- 2) I hereby certify that the applicant named on this application form has been authorized by me to apply to develop and/or use the property listed above for the purposes indicated in this application
- 3) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized to represent this application before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals.
- 4) I will permit Planning Staff to conduct site visits on my property.
- 5) Should the ownership of this parcel change before the board(s) have acted on this application, I will provide updated information and new copies of this signature page.

(sign here) **IKEA Property, Inc. See attached signature page.**

**This property is owned by (check one):**

<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> <li>attach deed</li> <li>application to be signed by owner</li> </ul>
<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> <li>attach deed</li> <li>application to be signed by all owners</li> </ul>
<input checked="" type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> <li>attach deed and corporate articles of organization</li> <li>application to be signed by an officer authorized to do so by the corporation</li> </ul>
<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> <li>attach deed and certificate of trust</li> <li>application to be signed by authorized trustee</li> </ul>

**Applicant Signature** (if the applicant is the owner, the owner should also sign below):

As Applicant, I make the following representations:

- 1.) The information supplied on and with this application form is accurate to the best of my knowledge.
- 2.) If the current use of the property is a nonconforming use, I will furnish proof to the satisfaction of the SPGA that the nonconforming use is legal.
- 3.) I will make no changes to the approved project plans without the prior approval of the SPGA.
- 4.) If the proposed project is subject to linkage (SZO Article 15), I will sign all documents required by the Planning Staff/SPGA governing the amount and the method of payment of the linkage fee.
- 5.) I will return the notice sign or pay for its replacement.
- 6.) I will pay the fees associated with advertising the case in the newspaper and mailing notices to abutters.
- 7.) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized by me to represent me before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals as it relates to the development and/or use of this property.

(sign here)

**Indicate applicants relationship to owner:**

**This applicant is (check one):**

<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> <li>application to be signed by applicant</li> </ul>
<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> <li>application to be signed by all applicants</li> </ul>
<input type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> <li>application to be signed by an officer authorized to do so by the corporation</li> <li>attach corporate articles of organization</li> </ul>
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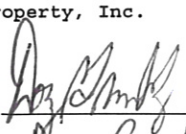
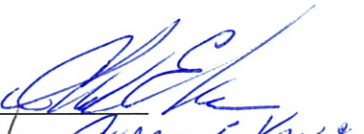
IKEA Property, Inc.

BY:

By:

Name:

Title:

  
Doug Greenholz  
VP  
  
Charles E. Keenan  
VP



**APPLICATION**  
For Planning Board and Zoning Board of Appeals Approval

<b>3. Required Signatures (continued)</b>														
<b>NOTE: NO APPLICATION SHALL BE ACCEPTED AS COMPLETE WITHOUT THE REQUIRED SIGNATURES</b>														
<p><b>Owner Signature</b> (if the project site has more than one owner, please supply additional copies of this page if necessary):          As <del>Owner</del> the Somerville Redevelopment Authority, I make the following representations:</p> <ol style="list-style-type: none"> <li>1) I hereby certify that I am the redevelopment authority acting in accordance with an urban renewal plan with respect to the the property at <u>99-A-10</u></li> <li>2) I hereby certify that the applicant named on this application form has been authorized by me to apply to develop and/or use the property listed above for the purposes indicated in this application</li> <li>3) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized to represent this application before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals.</li> <li>4) I will permit Planning Staff to conduct site visits on my property.</li> <li>5) Should the ownership of this parcel change before the board(s) have acted on this application, I will provide updated information and new copies of this signature page.</li> </ol> <p><b>(sign here)</b> <u>Somerville Redevelopment Authority, see Exhibit P in Section J of this Application</u></p>														
<p><b>This property is owned by (check one):</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;"><input type="checkbox"/></td> <td style="width: 40%;">An individual</td> <td style="width: 50%;"> <ul style="list-style-type: none"> <li>attach deed</li> <li>application to be signed by owner</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>More than one individual, or a partnership</td> <td> <ul style="list-style-type: none"> <li>attach deed</li> <li>application to be signed by all owners</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>A public corporation or LLC</td> <td> <ul style="list-style-type: none"> <li>attach deed and corporate articles of organization</li> <li>application to be signed by an officer authorized to do so by <u>the corporation</u></li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>A trust</td> <td> <ul style="list-style-type: none"> <li>attach deed and certificate of trust</li> <li>application to be signed by authorized trustee</li> </ul> </td> </tr> </table>			<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> <li>attach deed</li> <li>application to be signed by owner</li> </ul>	<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> <li>attach deed</li> <li>application to be signed by all owners</li> </ul>	<input checked="" type="checkbox"/>	A public corporation or LLC	<ul style="list-style-type: none"> <li>attach deed and corporate articles of organization</li> <li>application to be signed by an officer authorized to do so by <u>the corporation</u></li> </ul>	<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> <li>attach deed and certificate of trust</li> <li>application to be signed by authorized trustee</li> </ul>
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<p><b>Applicant Signature</b> (if the applicant is the owner, the owner should also sign below):          As Applicant, I make the following representations:</p> <ol style="list-style-type: none"> <li>1.) The information supplied on and with this application form is accurate to the best of my knowledge.</li> <li>2.) If the current use of the property is a nonconforming use, I will furnish proof to the satisfaction of the SPGA that the nonconforming use is legal.</li> <li>3.) I will make no changes to the approved project plans without the prior approval of the SPGA.</li> <li>4.) If the proposed project is subject to linkage (SZO Article 15), I will sign all documents required by the Planning Staff/SPGA governing the amount and the method of payment of the linkage fee.</li> <li>5.) I will return the notice sign or pay for its replacement.</li> <li>6.) I will pay the fees associated with advertising the case in the newspaper and mailing notices to abutters.</li> <li>7.) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized by me to represent me before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals as it relates to the development and/or use of this property.</li> </ol> <p><b>(sign here)</b> <u>N/A</u></p>														
<p><b>Indicate applicants relationship to owner:</b></p> <p><b>This applicant is (check one):</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;"><input type="checkbox"/></td> <td style="width: 40%;">An individual</td> <td style="width: 50%;"> <ul style="list-style-type: none"> <li>application to be signed by applicant</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>More than one individual, or a partnership</td> <td> <ul style="list-style-type: none"> <li>application to be signed by all applicants</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>A corporation or LLC</td> <td> <ul style="list-style-type: none"> <li>application to be signed by an officer authorized to do so by the corporation</li> <li>attach corporate articles of organization</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>A trust</td> <td> <ul style="list-style-type: none"> <li>application to be signed by authorized trustee</li> <li>attach certificate of trust</li> </ul> </td> </tr> </table>			<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> <li>application to be signed by applicant</li> </ul>	<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> <li>application to be signed by all applicants</li> </ul>	<input type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> <li>application to be signed by an officer authorized to do so by the corporation</li> <li>attach corporate articles of organization</li> </ul>	<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> <li>application to be signed by authorized trustee</li> <li>attach certificate of trust</li> </ul>
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APPLICATION  
For Planning Board and Zoning Board of Appeals Approval

<b>4. Applicable Section(s) of Zoning Ordinance and Prior Zoning Approvals</b>
You may refer to Inspectional Services Division denial letter for the section of the Zoning Ordinance cited.
See SZO 16.12 - No denial letter required for modifications to a Master Plan. Applicable Sections of Zoning Ordinance: 16.8.1, 16.8.2. Prior Zoning Approvals: PUD PMP approved by Planning Board on 12/14/06.
<b>5. Existing Conditions Description</b>
Briefly describe existing structure(s) and/or use(s). Include number of employees, occupants and hours of operation, if applicable.
A majority of the existing structures (industrial, commercial and abandoned railroad tracks) have been demolished as part of SPSR-A approval PB#2007-29. Additional MBLs: 85-A-2A, 99-A-9, 99-A-9A, 99-A-11, 85-A-1, 85-A-2, 85-A-3, 85-A-4, 85-A-6, 85-A-7, 67-A-2, Parcels: 2B, 3B, 4B, 6B, 2C, 2D, 2E, 4E, 4F, 5A, 10A, 11
<b>6. Proposal Description</b>
<b>A.</b> Briefly describe any changes in the structure(s) and/or use(s). Include whom the project is intended to serve, expected number of employees, and/or occupants and hours of operation, if applicable.
The proposal consists of the construction of a mixed used development within Assembly Square (the "Project"). See attached Executive Summary for further details.
<b>B.</b> Explain any green building practices that you are using. Please consult the Environmental Protection Agency's Residential Green Building Guide for ideas ( <a href="http://www.epa.gov/ne/greenbuildings">www.epa.gov/ne/greenbuildings</a> ).
The Project incorporates low impact development techniques and green building designs. See attached Stormwater Management and Utility Design section.
<b>C.</b> Are you demolishing a commercial structure or moving soil? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>D.</b> Identify and list 21E reports and other environmental assessments, analysis, clean-up studies, enforcement actions and any other environmental documentation that is available for the property, including documentation on underground storage tanks. Attach copies of all identified documents. <b>Failure to identify and attach these documents, if applicable, will result in an application being deemed incomplete.</b>
See attached list for all existing 21E/MCP reports. Electronic copies of the listed reports are attached.
<b>If you discover an underground storage tank you must call the Somerville Fire Department immediately.</b>

<b>7. Zoning Data</b>						
Refer to the SZO § 2.2 Definitions and SZO § 8 Dimensional Requirements for more information.						
Data	Existing	Proposed	Allowed	Existing or Permitted Nonconformity	New Violation	SZO Section Cited
	Fill in both columns: numbers must match those on plans and other attached documentation.		Office Use			
<b>A. Use</b>	<b>Industrial &amp; Commercial</b>	<b>Mixed Use</b>				
<b>B. # of Dwelling Units*</b>	0 units	2,100 units				
<b>C. Lot Area</b>	2,915,191± (66.9± acres) square feet	2,448,951± (56.2± acres) square feet				
<b>D. Lot Area ÷ # of Dwelling Units</b>	N/A sf per du	1,166 sf per du				
<b>E. Gross Floor Area of Footprints of All Buildings</b>	635,652± square feet	1,363,643± square feet				
<b>F. Ground Coverage (E. ÷ C.)</b>	21.8 %	55.7 %				
<b>G. Landscaped Area (landscaped area ÷ C.)</b>	N/A %	25.1 %				
<b>H. Net Floor Area** (sum of all usable square feet)</b>	635,652± square feet	5 million ± square feet				
<b>I. Floor Area Ratio (FAR) (H. ÷ C.)</b>	0.2	2.1				
<b>J. Building Height</b>	1-2 Stories feet	up to 250, Waiver Requested feet				

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M-W 8:30am-4:30pm, Th 8:30am-7:30pm, F 8:30am-12:30pm

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<b>K. Front Yard Setback</b>	0 feet	0 feet				
<b>L. Rear Yard Setback</b>	0 feet	0 feet				
<b>M. Side Yard Setback</b> (left when you face property)	3.3 feet	0 feet				
<b>N. Side Yard Setback</b> (right when you face property)	8.2 feet	0 feet				
<b>O. Street Frontage</b>	N/A feet	N/A feet				
<b>P. # of Parking Spaces</b>	1,431±	10,066				
<b>Q. # of Bicycle Parking Spaces</b>	Unknown	As required per SPSR-A future phases				
<b>R. # of Loading Spaces</b>	34±	52				
* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies						
** 30,000+ square feet - determine if Linkage, Article 15, applies						

**8. Checklist of Required Information**

This checklist will help you determine what you need to submit with this application form. Find the column for your submission type. The rows contain the number of copies of each item that you must submit. For each item check the column 'included' if you are submitting it or the 'Waiver Requested' column for items that are not applicable to your proposal. Planning Staff may contact you to submit items for which you are requesting a waiver. If your application includes more than one type, submit the greatest number of copies listed.

	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested
	# = # of copies      Y = include I/A = if applicable      N/A = not applicable † = within 50 feet of property							
<b>Application Form &amp; Supplemental Questions</b>	3	3	3	3	3	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Denial Letter</b> from Inspectional Services Division	3	3	3	N/A	N/A	N/A	N/A	<input type="checkbox"/>
<b>Recorded Deed(s)</b> to all properties involved in the project	Y	Y	Y	N/A	Y	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Filing Fee</b> See fee schedule on application information sheet. Cash, check or money orders payable to the City of Somerville.	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Abutter List from neighboring municipality</b> if your property is less than 300' from the Somerville boundary. Obtain list from neighboring municipality of the property owners' names and addresses that are within 300' of your property.	I/A	I/A	I/A	I/A	I/A	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Advertising Fee</b> Staff will let you know the fee once it is available. Cash, check or money orders payable to the City of Somerville.	Y	Y	Y	Y	Y	Y	Pay before hearing	
<b>Plot Plan</b> (scaled & legible) Plans must be certified by a MA-registered land surveyor or professional engineer indicating total land area, boundaries of subject property, angles dimensions of the site, and north arrow	Y	Y	Y	N/A	Y	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1 hard copy & 1 electronic copy at initial filing, 10-22 copies at final filing								
<b>Site Plans</b> (include north arrow, date, scale) Information may appear on 1 or multiple drawings such that required details below are clearly visible 3 Scaled Copies: 1"= at most 40'. If large enclose in a tube. Remaining Copies: Need not be scaled. NO LARGER THAN 11"x17". Electronic Copy in a universal digital format such as PDF.	Y	Y	Y	Y	Y	Y		
1 hard copy & 1 electronic copy at initial filing, 10-22 copies at final filing								
<b>Uses</b> present & proposed uses of the land and any buildings	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Structures</b> dimensions of existing and proposed buildings or other structures	Y	Y	Y	Y	Y†	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Easements &amp; Right-of-Way</b> locations and dimensions of any easements, public or private rights of way, or other burdens, existing or proposed	Y	Y	Y	Y	Y†	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Boundary Lines</b> (lot areas and dimensions) of existing and proposed lots within and immediately adjacent to the site	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Setbacks</b> from property lines	Y	Y	Y	N/A	N/A	Y	N/A	<input type="checkbox"/>
<b>Block and lot numbers</b> existing and proposed	N/A	N/A	N/A	N/A	Y	N/A	N/A	<input type="checkbox"/>

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(Checklist of Required Information Continued)	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested
	# = # of copies      Y = include I/A = if applicable      N/A = not applicable SPSR-A = SPSR in Assembly Square Mixed-Use District †† = within 500 feet of property							
<b>Existing Landscaping and Screening</b> location of all existing trees at an 8"+ caliper (note which, if any, will be removed), and species of all planting materials, as well as color, type, and size of any stones, walls, fences, etc.	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Proposed Landscaping and Screening</b> location of all trees, quantity, location, size, and species of all planting materials, as well as color, type, and size of any stones, walls, fences, etc.	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Parking &amp; Loading Areas</b> number, location, dimensions, driveways, curb cuts, access and sidewalks	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Circulation</b> vehicular and pedestrian circulation systems	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Topography</b> existing and proposed contour elevations with 2' intervals for slopes over 10% and retaining walls	I/A	I/A	Y	Y	Y	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Wetlands</b> ponds and surface water bodies, as defined under the Wetlands Protection Act, M.G.L. Chapter 131	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Drainage Plan</b> indicating drainage ways, flows, points of outfall, and impacts of development on affected drainage basins, with contour information at no less than 2' contour intervals	I/A	I/A	Y	Y	Y	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Signage</b> dimensions and locations of proposed and existing signs including colors and materials	I/A	I/A	Y	N/A	N/A	I/A	N/A	<input type="checkbox"/>
<b>Outdoor Lighting</b> quantity, location, size, and type of lighting fixtures as well as type and intensity of lighting facilities	I/A	I/A	Y	N/A	N/A	I/A	N/A	<input type="checkbox"/>
<b>Historic Structures</b> location and significance	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Solid Waste Disposal</b> location and screening of facilities	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Mechanical / Utility Systems</b> location, height, and method of screening of all proposed mechanical and electrical system components, exhaust / ventilation systems, transformers, and satellite dishes. If greater than 6' in height, elevations are required.	Y	Y	Y	N/A	N/A	Y	N/A	<input type="checkbox"/>
<b>Public Utilities Connections</b> (water, sewerage and drainage) locations, size, direction of flows and adequacy of existing and proposed on-site public utilities	I/A	I/A	Y	Y	Y	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Elevations</b> front, side and rear with vertical height - measure from either lowest point between building and lot line, or 15' from building, to the highest point of roof beam, deck line of a mansard roof or average height between the plate and ridge of a gable, hip or gambrel roof – and description of proposed materials and colors	Y	Y	Y	N/A	N/A	Y	N/A	<input type="checkbox"/>
1 hard copy & 1 electronic copy at initial filing, 10-22 copies at final filing								
<b>Conceptual Floor Plans</b> with square footage and # of units	Y	Y	Y	N/A	N/A	Y	N/A	<input type="checkbox"/>
<b>Neighborhood Context Map</b> showing the neighborhood in which the tract lies and any impacts upon the area (scale no less than 1"=100')	N/A	Wire-less only ††	SPS R-A only	Y	Y	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Building Shadow Analysis</b>	I/A	I/A	Y	Y	I/A	N/A	N/A	<input type="checkbox"/>
<b>Traffic Analysis</b>	3	3	3	3	3	N/A		
<b>Traffic Study</b> (if less than 25,000 square feet) estimate peak hour traffic volumes generated by proposed use, relation to existing volumes and projected future conditions	N/A	I/A	I/A	I/A	I/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Traffic Impact Analysis</b> (if 25,000 square feet or more) prepared by a professional traffic engineer who is registered with the Commonwealth of Massachusetts as a professional engineer in either traffic or transportation engineering, or any individual who has been certified by the Transportation Professional Certification Board, Inc. as a Professional Traffic Operations Engineer (PTOE). No other professional registration or qualification shall substitute for this requirement	N/A	I/A	I/A	I/A	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Transportation Demand Management Plan</b>	N/A	N/A	SPS R-A only	I/A	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>LEED Worksheet</b> (if greater than 10,000 square feet)	N/A	N/A	SPS R-A only	N/A	N/A	N/A	N/A	<input type="checkbox"/>

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(Checklist of Required Information Continued)	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested
	# = # of copies      Y = include I/A = if applicable      N/A = not applicable SPSR-A = SPSR in Assembly Square Mixed-Use District †† = within 500 feet of property							
<b>Conceptual 3-D Model</b> of the Master Plan at 20 scale or alternate scale acceptable to the SPGA	I/A	I/A	SPS R-A only	I/A	I/A	I/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Photographs</b> of at least 8" by 10" showing the development site and surrounding parcels	I/A	I/A	I/A	I/A	I/A	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Rendering or Computer-Simulated Photograph</b> (from at least 2 prominent locations along the surrounding rights-of-way)	N/A	Wire- less only	N/A	N/A	N/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>9-15. Supplemental Questions</b>								
Answer the supplemental questions for the permit you are seeking.								

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Electronic version available:  
<http://www.somervillema.gov>  
Forms Library

Supplemental Questions for:  
Planned Unit Developments (PUD) Preliminary Master Plan (PMP) /  
Planned Unit Developments (PUD) Special Permit with Site Plan Review (SPSR)

<b>12. PUD PMP/SPSR Supporting Statements</b>
Address each of the following items. Attach to application form.
<b>A. Explain if and how the proposal is compatible with the characteristics of the built and unbuilt surrounding area and land uses.</b> The Project will improve on and comply with characteristics of the surrounding area and land uses as set forth by the SZO. The Project, a transit and pedestrian oriented development, provides density, active ground floor uses and pedestrian-and bicycle-friendly streetscapes which will leverage the site's transit opportunities and links to mass transit maximizing the site's appeal as a major employment center, visitor destination and residential neighborhood. Enhanced Mystic River waterfront access will increase recreational opportunities for Somerville residents and visitors while restoring and improving riparian habitat.
<b>B. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from noise, light, glare, dust, smoke, or vibration.</b> The Project may create limited impacts during the period of construction. Any such impacts will be minimized to the maximum extent practicable. Following construction the Project will not create adverse impacts and will be consistent with the urban use of structures and buildings.
<b>C. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from emission or noxious or hazardous materials.</b> The Project has completed a mesoscale analysis that evaluated the ozone precursor impacts of volatile organic compounds (VOC) and nitrogen oxides (NOx) from mobile source pollutants. Mitigation measures to reduce these impacts include, but are not limited to, physical roadway improvements, trip reduction measures via support of alternative modes of transportation, implementation of a transportation demand management (TDM) programs, and dust and emission control during construction phases.
<b>D. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from pollution of waterways or ground water.</b> The Project will not create adverse impacts and will incorporate all required pollution prevention measures (physical and operational) for discharges to waterways. The Project includes the construction of a new stormwater outfall that will help alleviate combined sewer overflows to the Mystic River. See attached Utility Analysis section.
<b>E. Explain the impact on the public systems: sanitary sewer system, storm drainage system, public water supply, and recreational system. Document the status of Department of Environmental Management and/or other sewage permits.</b> The Project will not create adverse impacts to the public systems. Proposed improvements to the public systems are discussed in the attached Utility Analysis section and include new sewer, storm drain, water, electric, gas and telecommunications infrastructure. The Department of Environmental Protection (DEP) has approved a sewer extension/connection permit for the Project (DEP Permit No. X229252).
<b>F. Give a general summary of existing and proposed easements or other burdens now existing or to be placed on the property.</b> The locations of all existing and proposed easements are shown in the plan set on the Existing Conditions Plans of Land, the Layout and Materials plan, and the Proposed Right of Way plan. Required utility easements will be coordinated with the corresponding utility when final alignments are confirmed and are not shown on the plans at this time. There will be a separate future filing of subdivision plans to create future development parcels and street rights of way.
<b>G. See SZO §16.7 PUD Design Guidelines. Explain any discrepancies between your proposal and the Design Guidelines.</b> The Project has been designed to be consistent with the SZO Section 16.7 PUD Design Guidelines. Project specific guidelines have been proposed to complement SZO Section 16.7. See the Design Guidelines section for further details.

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<p><b>H. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from the transmission of signals that interfere with radio or television transmission.</b></p> <p>The Project will not create adverse impacts on radio or television transmissions. The proposed wireless (radio) fire alarm system has been requested and reviewed by the Somerville Fire Department.</p>
<p><b>I. Explain any changes to the vehicular and pedestrian circulation patterns.</b></p> <p>The Project includes realignment and construction of vehicular and pedestrian patterns. All vehicular and pedestrian circulation patterns have been improved and/or coordinated within the Project and have been reviewed by such agencies as the Massachusetts Department of Transportation, Department of Conservation and Recreation, Boston Transportation Department and the Massachusetts Bay Transit Authority. See attached Transportation Narrative.</p>
<p><b>J. Explain any measures taken to preserve and protect natural resources (such as wetlands, steep slopes, floodplains, hilltops, vegetation, sun and wind exposure). If there is any wetland, pond or surface water body on the subject property, as defined under Wetlands Protection Act, MGL Chapter 131, Sec. 40, explain the project's wetland permitting status and plans for protection of these features.</b></p> <p>The Project has been designed to minimize wetland impacts and comply with all applicable provisions of the Wetlands Protection Act. The design of the new stormwater outfall is currently being reviewed by the Massachusetts Department of Environmental Protection (DEP) and the U.S. Army Corps of Engineering USACE) for compliance with the Section 401 Water Quality Certification and the Section 10/404 Permit, respectively. An Order of Conditions was issued by the Somerville Conservation Commission (SCC) under DEP File Number 287- 0025 on January 24, 2008 for the work within the 100 foot buffer zone associated with the Assembly Square Drive improvements. An Order of Conditions was issued by the SCC on April 22, 2008 for geotechnical borings needed to finalize the design of the proposed outfall. An Order of Conditions was issued by the SCC on May 8, 2009 (DEP File Number 287-0028) approving the proposed stormwater outfall project with conditions.</p>
<p><b>K. Explain the demolition and construction procedures including movement of soil, impact mitigation measures, and an estimate of the time period required for completion of the development. Please consult the Mass Department of Environmental Protection's regulations (<a href="http://www.mass.gov/dep/">www.mass.gov/dep/</a>).</b></p> <p>The Project completion date is estimated to be in 2020 provided that construction of prior phases has already commenced and shall continue in a staged building process until such date. The movement of soil will be minimized to the maximum extent practicable and will meet all applicable state and local standards. Issues relating to demolition and construction will be addressed during the Special Permit process for each building and phase of the Project. A balanced site is unlikely due to the large amount of proposed underground garage. Any suitable soils will be reused on-site to the maximum extent practicable. Any unsuitable soils will be exported to an appropriate off-site disposal facility.</p>
<p><b>L. Explain proposed method for solid waste disposal (how waste will be collected and stored, who will be responsible for pick-up and maintenance, recycling efforts, etc.) and for screening of disposal facilities.</b></p> <p>Solid waste disposal will be handled by private contractors hired by the Applicant. The disposal facilities (dumpsters and compactors) will be internal or screened accordingly. Specific measures will be detailed during the Special Permit Process.</p>
<p><b>M. Identify any historic sites or structures on the project site, or on neighboring properties, and explain any measures to protect historic features. Note that structures over 50 years old may require Historic Preservation Commission review before demolition or substantial alteration occurs.</b></p> <p>Based on Historical Survey conducted by Vanasse Hangen Brustlin, Inc. in 2005 for the Yard 21 parcel, no properties included in the State or National Registers of Historic Places are located in the Project limits. Two buildings, one at 99 Foley Street and the other at 34 Sturtevant Street, were included in the Massachusetts Historical Commission's "Inventory of Historic and Archaeological Assets of the Commonwealth", however, due to extensive prior renovations that compromised each buildings's integrity, they were deemed by the MHC to be not eligible for inclusion in the National Register of Historic Places. 34 Sturtevant Street has previously been demolished.</p>

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<b>12.1. Planned Unit Development – Preliminary Master Plan Submission – Additional Supporting Statements</b>
Address each of the following in order to submit a PUD Preliminary Master Plan.
<b>A. State what the general impact of the PUD will be upon the neighborhood.</b>
The Project will include new utility infrastructure, new pedestrian-oriented public open spaces and streets and provide pedestrian access to the Mystic River. In addition, the Project will provide a sense of place and a new MBTA station for use by others living, working or traveling to this area of Somerville. See the Project Narrative for further details.
<b>B. Explain the landscaping and maintenance provisions for all open space and drainage areas.</b>
Specific maintenance provisions will be detailed during the Special Permit Process. The Proponent will enter into a long term maintenance agreement with the City of Somerville to provide for the Proponent's commitments to the City in order to maintain sidewalks within the Project and to maintain the nonstandard stormwater quality structures. The City will be responsible for the maintenance of the streets, sewer, water and standard drainage structures (e.g. catch basins, manholes, pipes). The Proponent will maintain the streetscape and plaza landscaping within the Project as part of its responsibilities under the long-term maintenance agreement.
<b>C. Explain the water supply and sewage disposal systems. For structures served by sewage disposal systems, document the status of Departmental of Environmental Management and/or other sewage permits.</b>
The Project will provide new water supply and sewage disposal infrastructure. A sewer extension permit has been provided by the Massachusetts DEP (DEP Permit No. X229252). Future phases of the Project will require additional sewer connection permits. See the Utility Analysis section for further details.



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<b>12.2. Special Permit with Site Plan Review for a PUD – Additional Supporting Statements</b>
Address each of the following items in order to apply for a Special Permit with Site Plan Review for a PUD.
<b>A.</b> State the project's relationship to the approved PUD Preliminary Master Plan. Note the phase and any departure from the approved plan.
N/A
<b>B.</b> Explain the provisions for the ownership and maintenance of usable open space as appropriate.
N/A
<b>C.</b> Explain the deed restrictions or covenants requiring compliance of all development with the PUD master plan, and any architectural or other guidelines or standards.
N/A

## **REQUESTED WAIVERS**

In addition to the items listed in the Inspectional Services Division denial letter, the following are the items that relief is sought for:

1. A waiver is requested for exceeding the maximum height limit for Block 2. Per Section 6.4.6 – Dimensional Requirements Block 2 is located within two maximum height setback zones, 1) between 150 feet and 250 feet of the Mystic River bank, and 2) 250 feet and 350 feet of the Mystic River bank. These zones have maximum height requirements of 70 feet and 90 feet, respectively. Relief is sought for a Block 2 building height of up to 90 feet.
2. A waiver is requested for proposing a structure within 150 feet of the Mystic River bank. Per Section 6.4.6 – Dimensional Requirements no buildings are permitted within 150 feet of the Mystic River bank except for Park Buildings. An underground garage is proposed between 100 to 150 feet of the Mystic River bank. No above ground buildings are proposed within 150 feet of the Mystic River bank.

## **Current 21E/MCP Reports**

Massachusetts Superlien Report, 85 Foley Street, prepared by Somerville Engineering, Inc., dated November 15, 1985

Groundwater Sampling, Phase II Investigation, 100 Foley Street, prepared by GEI Consultants, Inc., dated January 11, 1989

Documentation of Remediation and Cleanup Procedures, H.K. Porter Inc. (74 Foley Street), prepared by Weston Geophysical Corporation, dated March 1989

Interim Report on Source and Extent of Petroleum Product Phase II Investigation, 100 Foley Street - Somerville, MA, prepared by GEI Consultants, Inc, dated October 24, 1989

Additional Environmental Site Evaluation Services, 85 Foley Street, prepared by GZA dated July 3, 1991

Environmental Site Investigation Report, 74 Foley Street, prepared by Groundwater Technology, Inc., dated August 6, 1991.

Phase II Site Assessment, 100 Foley Street Site, prepared by William F. Cosulich Associates, PC. , dated September 1, 1992

Release Abatement Measure Plan, 100 Sturtevant Street, dated November 23, 1994, prepared by Comprehensive Environmental, Inc.

Addendum to the Phase II Risk Assessment, 100 Foley Street, prepared by H. Strauss Associates, Inc., dated October 10, 1994

Phase II site Assessment – Addendum, 100 Foley Street Site, prepared by: William F. Cosulich Associates, PC., dated November 1, 1994

Phase II Summary Report, 74 Foley Street, prepared by ERM-New England, Inc., dated August, 1995

Phase III - Final Remedial Response Plan, 74 Foley Street, prepared by ERM-New England, Inc., dated August 1995

Phase I Site Assessment, Method 1 Risk Characterization and Tier Classification, RTN 3-11886, dated October 30, 1995, prepared by Comprehensive Environmental, Inc.

Remedial Action Plan, 100 Foley Street, prepared by William F. Cosulich Associates, PC, dated November 1996

Remedy Implementation Plan, 100 Foley Street (RTN 3-0434), dated October 7, 1997, prepared by GeoInsight, Inc.

Phase IV Remedy Implementation Plan, 74 Foley Street, prepared by Environmental Resources Management, dated October 22, 1997

Notice of Activity and Use Limitation, Assembly Square Mall (133 Middlesex Avenue, RTN 3-14763), dated October 28, 1997

Phase II Comprehensive Site Assessment / Phase III Identification, Evaluation and Selection of Comprehensive Remedial Action Alternatives / Phase II/III Completion Statement, RTN 3-11886, dated November 3, 1997, prepared by Comprehensive Environmental, Inc.

Preliminary Site Assessment, 85 Foley Street, prepared by IES, Inc. dated April 16, 1998

Addendum to the Phase IV Remediation Implementation Plan and Status Report, 100 Foley Street, prepared by Sanborn, Head & Associates, dated October 21, 1998

Notice of Activity and Use Limitation, 74 Foley Street (RTN 3-0649), dated December 28, 1998

Response Action Outcome Statement, 74 Foley Street (RTN 3-0649), prepared by Environmental Resources Management, dated January 11, 1999

Phase IV Final Inspection Report and Completion Statement, 74 Foley Street, prepared by Environmental Resources Management, dated January 11, 1999

Response Action Plan Status Report, Assembly Square Mall – 133 Middlesex Avenue (RTN 3-14763), prepared by TRC dated July 29, 1999

First Amendment to the Activity and Use Limitation, Assembly Square Mall (133 Middlesex Avenue, RTN 3-14763), prepared by TRC dated July 29, 1999

Notice of Activity and Use Limitation, 100 Foley Street (RTN 3-0434), dated September 1, 1999

Supplemental Phase II Comprehensive Site Assessment, Revised Phase III Identification, Evaluation and Selection of Remedial Action Alternative, Revised Phase IV Remedy Implementation Plan, Phase IV Final Inspection Report, Response Action Outcome Statement, 100 Foley Street, (RTN 3-0434), prepared by: Sanborn, Head & Associates, Inc., dated September 12, 1999

Release Abatement Measure Plan, 99 Foley Street (RTN 3-18995), prepared by ENSOL dated November 1999

Immediate Response Action Completion Report, 99 Foley Street (RTN 3-18995), prepared by ENSOL dated March 2000

RAM Completion Report, 99 Foley Street (RTN 3-18995), prepared by ENSOL dated March 20, 2000.

Phase I Initial Site Investigation Report & Method 1 Risk Characterization in Support of a Class A-2 RAO (RTNs 3-18995, 3-19163 and 3-19164), 99 Foley Street, Somerville, MA, prepared by ENSOL, Inc. dated November 2000

Limited Subsurface Evaluation, 100 Sturtevant Street, dated December 27, 2000, prepared by Enstrat

Phase I Environmental Site Assessment, 43 Foley Street, dated March 26, 2001, prepared by Enstrat

Results of Indoor Air Testing, 100 Sturtevant Street, dated May 1, 2001, prepared by Enstrat

Immediate Response Action Plan, 133 Middlesex Avenue (RTN 3-21217), prepared by TRC, dated December 21, 2001

Immediate Response Action Plan, 100 Sturtevant Street (RTN 3-21377), dated March 3, 2002, prepared by Enstrat

Immediate Response Action Status Report, 100 Sturtevant Street (RTN 3-21377), dated May 3, 2002, prepared by Enstrat

Immediate Response Action Status Report, 100 Sturtevant Street (RTN 3-21377), dated November 5, 2002, prepared by Enstrat

Phase I Environmental Site Assessment, Yard 21, dated March 2003, prepared by Woodard & Curran

Immediate Response Action Status Report, 100 Sturtevant Street (RTN 3-21377), dated November 19, 2003, prepared by Enstrat

Phase I Environmental Site Assessment, 100 Sturtevant Street, dated March 7, 2005, prepared by Woodard and Curran

Phase I Environmental Site Assessment, 16-34 Sturtevant Street/43 & 65 Foley Street, dated March 7, 2005, prepared by Woodard & Curran

Environmental Site Assessment Report, Yard 21, dated June 23, 2005, prepared by Resource Control Associates, Inc.

Phase I Environmental Site Assessment, 147 Foley Street, dated December 13, 2005, prepared by Woodard & Curran

Release Abatement Measure Completion Report and Class A-2 Response Action Outcome Statement, 133 Middlesex Avenue (RTN 3-21217), prepared by Sanborn, Head and Associates, dated January 2006

Tier Classification, Phase I Initial Site Investigation Report, 43 Foley Street (RTN 3-25033), June 2006, prepared by Woodard and Curran

Second Amendment to Notice of Activity and Use Limitation, 133 Middlesex Avenue (RTN 3-14763), prepared by Sanborn, Head & Associates, dated November 2006.

Phase I Environmental Site Assessment, 123 Foley Street, dated January 2007, prepared by Woodard & Curran

Phase I Initial Site Investigation Report, Yard 21 (RTN 3-4082), dated April 2007, prepared by Woodard & Curran

Phase I Environmental Site Assessment, 74 & 100 Foley Street, dated April 2007, prepared by Woodard & Curran

Phase I ISI, 100 Sturtevant Street (RTN 3-11886), May 3, 2007, prepared by Woodard and Curran

Immediate Response Action Status Report, 100 Sturtevant Street (RTN 3-11886), May 8, 2007 prepared by Woodard and Curran

Phase II Scope of Work for Comprehensive Site Assessment, Yard 21 (RTN 3-4082), July 16, 2007 prepared by Woodard and Curran

Immediate Response Action Status Report, 100 Sturtevant Street (RTN 3-11886), August 20, 2008, prepared by Woodard and Curran

Immediate Response Action Completion Report, 100 Sturtevant Street (RTN 3-11886), September 2008 prepared by Woodard and Curran

RAM Plan 100 Sturtevant Street (RTN 3-11886), September 11, 2008, prepared by Woodard & Curran

RAM Plan 43 Foley Street, October 8, 2008 (RTN 3-25033), prepared by Woodard & Curran

Phase II CSA 100 Sturtevant Street (RTN 3-11886), October 9, 2008, prepared by Woodard & Curran

Phase III RAP 100 Sturtevant Street (RTN 3-11886), October 9, 2008, prepared by Woodard & Curran

Phase IV RIP 100 Sturtevant Street (RTN 3-11886), October 9, 2008, prepared by Woodard & Curran

H&S Plan (in support of Phase IV and RAM), October 9, 2008 prepared by Woodard and Curran

Assembly Square Storm Drain Corridor Sampling, October 13, 2008 prepared by Woodard & Curran

RAM Status Report, 100 Sturtevant Street (RTN 3-11886), January 2009 prepared by Woodard and Curran

Immediate Response Action Completion Report, 100 Sturtevant Street, Somerville, MA, RTN 3-28153, prepared by Woodard & Curran dated January 2009.

RAM Status Report, 43 Foley Street (RTN 3-25033), dated February 2009, prepared by Woodard & Curran

RAM Completion Report, 100 Sturtevant Street (RTN 3-11886), April 2009, prepared by Woodard & Curran

RAM Completion Report, 100 Sturtevant Street (RTN 3-25033), April 2009, prepared by Woodard & Curran

Immediate Response Action Completion Report, 100 Sturtevant Street, Somerville, MA, RTN 3-28311, prepared by Woodard & Curran dated April 2009.

Phase II Comprehensive Disposal Site Assessment and Response Action Outcome Statement, 43 Foley Street (RTN 3-25033) dated April 2009, prepared by Woodard & Curran

URAM, 74 Foley Street, dated August 2009, prepared by Woodard & Curran

Phase I Environmental Site Assessment, 85 Foley Street, prepared by Woodard & Curran dated September 2009

Release Abatement Measure Plan, 133 Middlesex Avenue (RTN 3-14763), prepared by Woodard & Curran dated September 2009

Notice of Activity and Use Limitation, 100 Sturtevant Street (RTN 3-11886), recorded October 7, 2009

Phase IV Final Inspection Report and Completion Statement, 100 Sturtevant Street (RTN 3-11886), dated October 2009, prepared by Woodard & Curran

Class A-3 Response Action Outcome Statement, 100 Sturtevant Street (RTN 3-11886), dated October 2009, prepared by Woodard & Curran

Release Abatement Measure Plan, 100 Sturtevant Street (RTN 3-11886), prepared by Woodard & Curran, dated November 2009

Immediate Response Action Outcome Statement and Class A-2 Response Action Outcome, 85 Foley Street (RTN 3-28781), prepared by CDW Consultants, dated November 13, 2009

Immediate Response Action Completion Report, 133 Middlesex Avenue (RTN 3-28753), prepared by Woodard & Curran dated November 24, 2009

120-Day Release Abatement Measure Status Report, Assembly Square Mall (133 Middlesex Avenue, RTN 3-14763), prepared by Woodard & Curran, dated January 20, 2010

Release Abatement Measure Completion Report, 74 Foley Street (RTN 3-0649), prepared by Woodard & Curran, dated February 2010

Immediate Response Action Plan, Yard 21 (RTN 3-28993), dated April 2010, prepared by Woodard & Curran

IRA Completion Report, 133 Middlesex Avenue (RTN 3-28904), prepared by Woodard & Curran dated June 2010

## **Future 21E/MCP Reports**

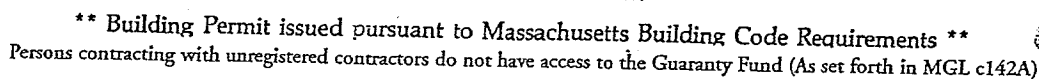
RAM Completion Report - 133 Middlesex Avenue (RTN 3-14763)

Phase II Comprehensive Site Assessment - Yard 21 (RTN 3-4082)

Phase III Remedial Action Plan, Yard 21 (RTN 3-4082)

Phase IV Remedy Implementation Plan, Yard 21 (RTN 3-4082)





**Transportation  
Land Development  
Environmental  
Services**



imagination | innovation | energy Creating results for our clients and benefits for our communities

October 24, 2006

*Vanasse Hangen Brustlin, Inc.*

Ref: 08518.03

Mr. George Landers, Superintendent  
Somerville Department of Inspectional Services  
Department of Public Works  
1 Franney Road  
Somerville, Massachusetts 02145

RE: Denial Letter  
Federal Realty Investment Trust  
Assembly Square Redevelopment

Dear Mr. Landers,

The owner is submitting this application in order to obtain a denial letter, which is required to be filed as part of its application for Planned Unit Development-A Preliminary Master Plan review and approval.

The proposed construction consists of 15 new buildings containing approximately 5.4 million square feet and the continued use and occupancy of the so-called Assembly Square Mall, a 328,800 square foot building containing separate retail uses. The proposed new buildings are expected be used for retail, office and residential uses. Accessory activities, including parking and access, will also be included on the site, as shown on the attached plans.

The attached plans are intended to be sufficient for submission in connection with the PUD-A PMP application. Because the right to build these improvements requires not only PUD-A PMP approval but also subsequent Special Permit approval, the owner respectfully requests that the Building Inspector deny this application promptly without requirement for further submissions at this time, so that the owner may proceed with the review and approval process before the Planning Board and other appropriate City Boards, Commissions and officials.

If you have any questions, please feel free to call me at (617) 924-1770 extension 1227.

Very truly yours,

VANASSE HANGEN BRUSTLIN, INC.

Kendall M. Cardwell, P.E.  
Project Manager

cc: Robert J. Walsh  
R. Jeffrey Lyman  
William M. Havemeyer

101 Walnut Street  
Post Office Box 9151  
Watertown, Massachusetts 02471-9151  
**617.924.1770 ■ FAX 617.924.2286**  
email: info@vhb.com  
www.vhb.com



CITY OF SOMERVILLE, MASSACHUSETTS  
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT

JOSEPH A. CURTATONE  
MAYOR

JAMES G. KOSTARAS, AIA, AICP  
EXECUTIVE DIRECTOR

October 25, 2006

William M. Havemeyer  
Goodwin Procter LLP  
Counsellors at Law  
Exchange Place  
Boston, MA 02109

Re: Plan Unit Development – A (PUD – A )  
Assembly Square Drive

Dear Mr. Havemeyer,

Your application for Preliminary Master Plan Approval of a Planned Unit Development at Assembly Square Drive and Foley Street Somerville, which is located within the Assembly Square Mixed – Use District (ASMD) zone, the Planned Unit Development – A (PUD-A) Overlay District, and the Waterfront Overlay District (WOD), has been denied a building permit, pending receipt of necessary zoning relief from the Planning Board.

Your application seeks to construct fifteen buildings, each containing a mix of uses; with retail, restaurant, residential, business, cinema and office uses being the various uses proposed. These fifteen buildings total approximately 5.4 million square feet. Each of these uses, depending on their size, can be permitted either “as-of-right” upon issuance of a building permit or a certificate of occupancy, or by grant by the SPGA of a Special Permit with Site Plan Review – A. You have also indicated the continued use and occupancy of the former so-called Assembly Square Mall under this application, which is approximately 328,800 square feet.

At a minimum, based upon the application materials submitted, you will be required to seek zoning relief under the following sections of the Somerville Zoning Ordinance:

Page 1 of 7

Article 6.4 Assembly Square Mixed Use District (ASMD), including the uses under Article 7 and the dimensions under Article 6.4.6 as listed on the attachment to this letter.

Article 9 Off-Street Parking and Loading.

Article 10 Landscaping and Screening.

Article 16 Planned Unit Development -- A

Additional relief from the Somerville Zoning Ordinance may be necessary once greater detail of the various uses, signage plans, elevations, parking and loading spaces are provided. It will be incumbent upon you as the applicant to seek any and all additional zoning relief that might be necessary from the Planning Board.

Section 3.1.9 allows for an appeal of the decision by the building inspector within thirty days of the date of this letter according to section 3.2.

If you have any questions call me at 1-617-625-6600 ext. 5600 Monday through Friday

Respectfully,



Paul J. Nonni  
Senior Building Inspector

Cc. OSPCD  
Planning

Under Article 6 & 7, the following are the items that relief is sought for;

Article 6: Establishment of Zoning Districts

Section 6.4, Assembly Square Mixed-Use District (ASMD)

- Section 6.4.6, Dimensional Requirements, Table A., ASMD Table of Dimensional Requirements

- b. – Maximum FAR of 1.0
- c. – Minimum lot area/dwelling unit
  - 1- 9 units: 600 s.f.
  - 10 or more units: 300 s.f.
- f. – Maximum height
  - Buildings between 150 feet and 250 feet of the Mystic River bank: 40 feet
  - Buildings between 250 feet and 350 feet of the Mystic River bank: 40 feet
  - Within 1,000 feet of an MBTA Orange Line entrance: 40 feet
  - All other locations: 40 feet

Article 7: Permitted Uses

- Section 7.11, Table of Permitted Uses

- 7.11.1,c – 7 or more residential units
- 7.11.1,d – Town Houses
- 7.11.1,e – Mobile homes in service on a temporary basis, for less than one year
- 7.11.4,b – Outdoor, off-street parking for no more than one commercial vehicle, not exceeding 1-1/2 tons
- 7.11.4,e – Home occupation (An activity customarily carried on inside a dwelling unit)
- 7.11.4,f – Office, within a primary residence of an architect, engineer, attorney, physician, dentist or other recognized profession, provided that all parking requirements are met)
- 7.11.4,g – Family daycare for six or less children
- 7.11.5,B,2,b – Library, museum, art gallery of 10,000 s.f. or more gross floor area
- 7.11.5,B,5,b – Non-profit community center (eg YMCA) of less than 10,000 s.f. or more of gross floor area
- 7.11.6, 3, b – Commercial health, exercise, racquet, weight reduction, bowling or similar facility 10,000 s.f. or more of gross floor area
- 7.11.6.4,b – Theater, cinema or other public assembly of 10,000 s.f. or more gross floor area
- 7.11.6.5 – Marinas and dry boat storage
- 7.11.7.1,c – Office, other than medical, of 10,000 s.f. or more gross floor area
- 7.11.7.2,c – Medical office medical or health clinic of 10,000 s.f. or more of gross floor area
- 7.11.8.3,c – Real estate sales or rental travel agency, insurance agency, ticket agency of 10,000 s.f. or more gross floor area
- 7.11.8.4,c – Bank or credit union without an automatic teller machine/drive-up window of 10,000 s.f. or more of gross floor area

- 7.11.8.6,c - Photocopying reproduction and photographic services including commercial photography, but not commercial printing of 10,000 s.f. or more of gross floor area
- 7.11.8.7,b - Repair of household appliances, small tools or equipment of 5,000 to 9,999 s.f. of gross floor area.
- 7.11.8.7,c - Repair of household appliances, small tools or equipment of 10,000 s.f. or more of gross floor area
- 7.11.9.1,c - Store selling convenience and grocery goods such as food, candy, newspapers, tobacco products of 10,000 s.f. or more of gross floor area
- 7.11.9.2,c - General merchandise, department store, supermarket of 10,000 s.f. or more of gross floor area
- 7.11.9.3,c - Specialty food stores but not that intended for consumption on the premises, including candy store, meat market, delicatessen, or bakery, but not a fast food service of 10,000 s.f. or more of gross floor area
- 7.11.9.4,c - Package liquor store, with no consumption of beverages on the premises of 10,000 s.f. or more of gross floor area
- 7.11.9.5,c - Store selling or renting goods such as books, stationary, drugs, sporting goods including bicycles and accessories, jewelry, photographic equipment and supplies, flower, novelties, cards, footwear, apparel, fabrics, accessories, and the like that are typically of a size a customer can carry by hand of 10,000 s.f. or more of gross floor area
- 7.11.9.6, b - Store selling or renting video tapes of 5,000 s.f. to 9,999 s.f. of gross floor area
- 7.11.9.6, c - Store selling or renting video tapes of 10,000 s.f. or more of gross floor area
- 7.11.9.7,c - Store selling furniture, home furnishings, carpets, or home appliances and equipment, including audio, computer, and video equipment of 10,000 s.f. or more of gross floor area
- 7.11.9.8.1,c - Store selling hardware, paint, wallpaper, lawn and garden supplies in which all operations conducted entirely within an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.9.8.2,c - Store selling hardware, paint, wallpaper, lawn and garden supplies in which operations, in part or in whole, conducted outside an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.9.9.1,b - Building and construction materials store in which all operations conducted entirely within an enclosed building of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.10.1,c - Commercial greenhouse or nursery in which all operations conducted entirely within an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.9.10.2,b - Commercial greenhouse or nursery in which operations, in part or in whole, conducted outside an enclosed building of 5,000 s.f. to 9,999 s.f. of gross floor area

- 7.11.9.10.2,c – Commercial greenhouse or nursery in which operations, in part or in whole, conducted outside an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.9.11.1, c – Sale or rental of equipment and supplies such as office furniture, home improvement equipment or tools in which all operations conducted entirely within an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.9.11.2,b – Sale or rental of equipment and supplies such as office furniture, home improvement equipment or tools in which operations, in part or in whole, conducted outside an enclosed building of 5,000 s.f. to 9,999 s.f. of gross floor area
- 7.11.9.11.2,c – Sale or rental of equipment and supplies such as office furniture, home improvement equipment or tools in which operations, in part or in whole, conducted outside an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.9.12,c – Farmers' market or roadside stand selling agricultural products (indoor or outdoor) of 10,000 s.f. or more of gross floor area
- 7.11.9.13,c – Crafts related store selling jewelry, T-shirts, crafts, etc, where production occurs on premises of 10,000 s.f. or more gross floor area
- 7.11.9.14 – Mall
- 7.11.10.1.1,c – Restaurant other than fast order food in which all operations conducted entirely within an enclosed building of 5,000 s.f. to 9,999 s.f. of gross floor area
- 7.11.10.1.1,d – Restaurant other than fast order food in which all operations conducted entirely within an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.10.1.2,b – Restaurant other than fast order food in which operations, in part or in whole, conducted outside an enclosed building of 2,500 s.f. to 4,999 s.f. of gross floor area
- 7.11.10.1.2,c – Restaurant other than fast order food in which operations, in part or in whole, conducted outside an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.10.2.1,c – Fast order food establishments with no drive-up service, including franchises, subshops, pizza shops and the like in which all operations conducted entirely within an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.10.2.2,c – Fast order food establishments with no drive-up service, including franchises, subshops, pizza shops and the like in which operations conducted, in part or in whole, outside an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.10.4,c – Caterer preparing meals for consumption off site of 10,000 s.f. or more of gross floor area
- 7.11.10.5,c – Hotel, motel of 10,000 s.f. or more of gross floor area
- 7.11.10.6,c – Bar, tavern, drinking establishment, nightclub, dance hall, entertainment facility, convention center of 5,000 s.f. or more of gross floor area
- 7.11.11.2,a – Motor vehicle rental of less than 5,000 s.f. of gross floor area
- 7.11.11.2,b – Motor vehicle rental of 5,000 s.f. or more of gross floor area

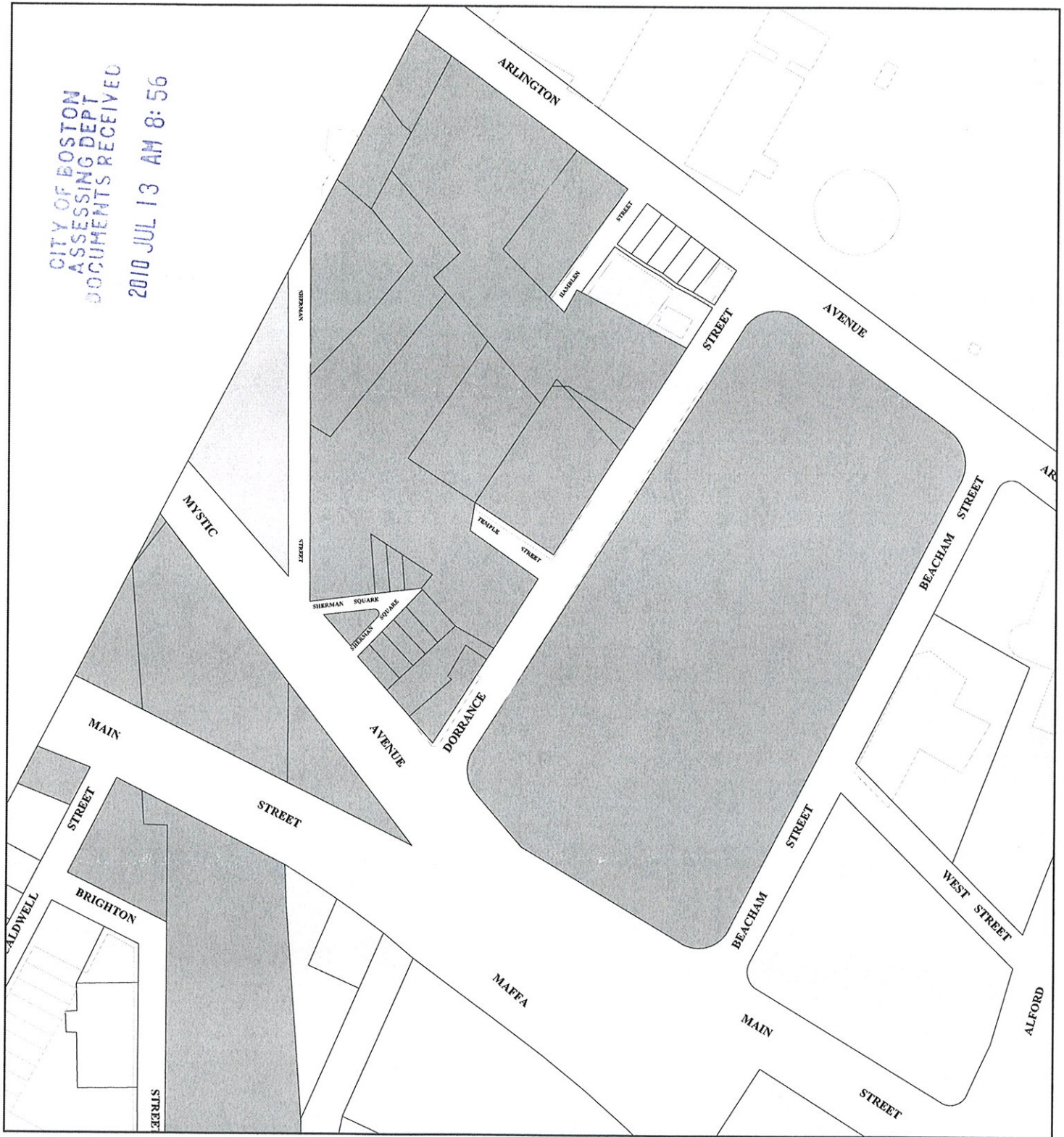
- 7.11.11.3,a – Service station, primarily for the sale of fuel, but including other motor oil products and accessories, and minor repairing, lubrication, and adjustment (fuel pumps may be outside enclosed building) of less than 5,000 s.f. of gross floor area
- 7.11.11.3,b – Service station, primarily for the sale of fuel, but including other motor oil products and accessories, and minor repairing, lubrication, and adjustment (fuel pumps may be outside enclosed building) of 5,000 s.f. or more of gross floor area
- 7.11.11.10,a – Structured or open lot (outdoor) motor vehicle parking where the parking spaces are not accessory to a principal use on the same lot and where no sales or service take place of less than 5,000 s.f. of gross floor area
- 7.11.11.10,b – Structured or open lot (outdoor) motor vehicle parking where the parking spaces are not accessory to a principal use on the same lot and where no sales or service take place of 5,000 s.f. or more of gross floor area
- 7.11.11.11.1,a – Limousine rental and minor servicing in which operations conducted entirely within an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.11.11.1,b – Limousine rental and minor servicing in which operations conducted entirely within an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.11.12.1,a – Bus and taxi rental, storage and servicing in which all operations conducted entirely within an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.11.12.1,b – Bus and taxi rental, storage and servicing in which all operations conducted entirely within an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.12.5,a – Distribution center, parcel delivery, commercial mail delivery center of less than 5,000 s.f. of gross floor area
- 7.11.12.5,b – Distribution center, parcel delivery, commercial mail delivery center of 5,000 to 9,999 s.f. of gross floor area
- 7.11.12.10,a – Laboratory engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products of less than 5,000 s.f. of gross floor area
- 7.11.12.10,b – Laboratory engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products of 5,000 to 9,999 s.f. of gross floor area
- 7.11.12.10,c – Laboratory engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products of 10,000 s.f. or more of gross floor area
- 7.11.13.1.1,a – Wholesale business or storage, including office, sales and display space of such a business, provided that not more than 25 percent of the gross floor area is used for assembly of products but not including wholesale storage of flammable liquids, gas, or explosives, with all operations conducted entirely within an enclosed building of less than 25,000 s.f. of gross floor area.



- 7.11.13.1.1,b – Wholesale business or storage, including office, sales and display space of such a business, provided that not more than 25 percent of the gross floor area is used for assembly of products but not including wholesale storage of flammable liquids, gas, or explosives, with all operations conducted entirely within an enclosed building of 25,000 s.f. or more of gross floor area.
- 7.11.13.1.2,a – Wholesale business or storage, including office, sales and display space of such a business, provided that not more than 25 percent of the gross floor area is used for assembly of products but not including wholesale storage of flammable liquids, gas, or explosives, with operations in part of whole, conducted outside an enclosed building of less than 25,000 s.f. of gross floor area.
- 7.11.14,A,1,a – Light industrial manufacturing when the processes involved are limited to assembly or finishing work of electric products, appliances, hand tools, furniture, and the like and conducted entirely within an enclosed building in a manner that all dust, fumes, gases, odors, smoke vapors, noise or vibration are effectively confined to the enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.14,A,1,b – Light industrial manufacturing when the processes involved are limited to assembly or finishing work of electric products, appliances, hand tools, furniture, and the like and conducted entirely within an enclosed building in a manner that all dust, fumes, gases, odors, smoke vapors, noise or vibration are effectively confined to the enclosed building of 5,000 to 9,999 s.f. of gross floor area
- 7.11.14,A,1,c – Light industrial manufacturing when the processes involved are limited to assembly or finishing work of electric products, appliances, hand tools, furniture, and the like and conducted entirely within an enclosed building in a manner that all dust, fumes, gases, odors, smoke vapors, noise or vibration are effectively confined to the enclosed building of 10,000 to 24,999 s.f. of gross floor area
- 7.11.15.2,b – Radio or television studio without transmitting or receiving towers of 5,000 s.f. or more of gross floor area.
- 7.11.16.1 – Accessory retail or business service uses in an apartment dwelling, hotel, motel, office, institutional use or industrial building
- 7.11.16.3 – Accessory assembly or light manufacturing, in conjunction with a permitted business, retail, wholesale or institutional use

CITY OF BOSTON  
ASSESSING DEPT  
DOCUMENTS RECEIVED

2010 JUL 13 AM 8:56



# Abutters Report

## Abutters

<u>REM ACCT NUM</u>	<u>REM OWN NAME</u>	<u>REM PRCL LOCN</u>
0201863000	GOLDMAN BARRY R TS	5 SHERMAN ST
0201860000	FLYNN RICHARD CHARLES	SHERMAN SQ
0201852001	SARDO ANTHONY TC	10 DORRANCE ST
0201868000	MASS BAY TRANSP AUTH	20 ARLINGTON AV
0201845000	HERRMANN KAREN	90 -92 ARLINGTON AV
0201906000	COMMONWEALTH OF MASS	SES CALDWELL ST
0201857000	FLYNN PATRICIA	SHERMAN SQ
0201864000	GOLDMAN BARRY TS	7 9 SHERMAN ST
0201844000	RAD REALTY CORPORATION	96 104 ARLINGTON AV
0201862000	FLYNN RICHARD CHARLES	SHERMAN SQ
0201853000	FLYNN JOHN R	1 1A MYSTIC AV
0201877000	CITY OF BOSTON	MAIN ST
0201852005	RAD REALTY CORPORATION	0 DORRANCE ST
0201930000	MASS BAY TRANSPATN AUTH	CAMBRIDGE ST
0201859000	FLYNN PATRICIA	SHERMAN SQ
0201852002	CRONIN CLUB INC	6 10 TEMPLE ST
0201856000	FLYNN PATRICIA	SHERMAN SQ
0201843000	MASS BAY TRANSP AUTH	ARLINGTON AV
0201854000	FLYNN RICHARD C	3 MYSTIC AV
0201880000	COMM OF MASS	SWS MAFFA WY
0201867000	OLD TRUCKS RESTORATION LLC	SHERMAN ST
0201879000	COMMONWEALTH OF MASS	MAIN ST
0201858000	FLYNN PATRICIA	SHERMAN SQ
0201852010	BOSPROP LLC	3 SHERMAN ST
0201861000	FLYNN RICHARD CHARLES	SHERMAN SQ
0201878001	CITY OF BOSTON	MAIN ST
0201855000	FLYNN PATRICIA	655 655A MYSTIC AV
0201877001	MASS BAY TRANSPATN AUTH	MAIN ST
0201844005	SARDO ANTHONY TS	0 DORRANCE ST

## Schools/Churches/Hospitals Within 500 Feet

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2010 JUL 13 AM 8:55

# Abutters Report

## Abutters

<u>REM ACCT NUM</u>	<u>REM OWN NAME</u>	<u>REM PRCL LOCN</u>	<u>CURRENT OWNER'S ADDRESS (PER CITYOFBOSTON.GOV)</u>
0201863000	GOLDMAN BARRY R TS	5 SHERMAN ST	PO BOX 100 BROOKLINE MA 02446
0201860000	FLYNN RICHARD CHARLES	SHERMAN SQ	SHERMAN SQ CHARLESTOWN MA 02129
0201852001	SANDO ANTHONY TC	10 DORRANCE ST	10 DORRANCE ST CHARLESTOWN MA 02129
0201868000	MASS BAY TRANSP AUTH	20 ARLINGTON AV	20 ARLINGTON AV CHARLESTOWN MA 02129
0201845000	HERRMANN KAREN	90 -92 ARLINGTON AV	92 ARLINGTON AV CHARLESTOWN MA 02129
0201906000	COMMONWEALTH OF MASS	SES CALDWELL ST	BRIGHTON CHARLESTOWN MA 02129
0201857000	FLYNN PATRICIA	SHERMAN SQ	57 PLEASANT STONEHAM MA 02180
0201864000	GOLDMAN BARRY TS	7 9 SHERMAN ST	PO BOX 100 BROOKLINE MA 02446
0201844000	RAD REALTY CORPORATION	96 104 ARLINGTON AV	18 DORRANCE ST CHARLESTOWN MA 02129
0201862000	FLYNN RICHARD CHARLES	SHERMAN SQ	SHERMAN SQ CHARLESTOWN MA 02129
0201853000	FLYNN JOHN R	1 1A MYSTIC AV	4 SHERMAN SQ CHARLESTOWN MA 02129
0201877000	CITY OF BOSTON	MAIN ST	MAIN CHARLESTOWN MA 02129
0201852005	RAD REALTY CORPORATION	0 DORRANCE ST	18 DORRANCE ST CHARLESTOWN MA 02129
0201930000	MASS BAY TRANSPATN AUTH	CAMBRIDGE ST	CAMBRIDGE CHARLESTOWN MA 02129
0201859000	FLYNN PATRICIA	SHERMAN SQ	57 PLEASANT STONEHAM MA 02180
0201852002	CRONIN CLUB INC	6 10 TEMPLE ST	10 TEMPLE CHARLESTOWN MA 02129
0201856000	FLYNN PATRICIA	SHERMAN SQ	57 PLEASANT STONEHAM MA 02180
0201843000	MASS BAY TRANSP AUTH	ARLINGTON AV	ARLINGTON AVE CHARLESTOWN MA 02129
0201854000	FLYNN RICHARD C	3 MYSTIC AV	3 MYSTIC AVE CHARLESTOWN MA 02129
0201880000	COMM OF MASS	SWS MAFFA WY	MAFFA WAY CHARLESTOWN MA 02129
0201867000	OLD TRUCKS RESTORATION LLC	SHERMAN ST	9R SHERMAN ST CHARLESTOWN MA 02129
0201879000	COMMONWEALTH OF MASS	MAIN ST	MAIN CHARLESTOWN MA 02129
0201858000	FLYNN PATRICIA	SHERMAN SQ	57 PLEASANT STONEHAM MA 02180
0201852010	BOSPROP LLC	3 SHERMAN ST	PO BOX 261567-29 LAFAYETTE S HARTFORD CT 06126
0201861000	FLYNN RICHARD CHARLES	SHERMAN SQ	SHERMAN SQ CHARLESTOWN MA 02129
0201878001	CITY OF BOSTON	MAIN ST	MAIN CHARLESTOWN MA 02129
0201855000	FLYNN PATRICIA	655 655A MYSTIC AV	57 PLEASANT STONEHAM MA 02180
0201877001	MASS BAY TRANSPATN AUTH	MAIN ST	MAIN CHARLESTOWN MA 02129
0201844005	SARDO ANTHONY TS	0 DORRANCE ST	10 DORRANCE ST CHARLESTOWN MA 02129

## Schools/Churches/Hospitals Within 500 Feet

Map	Block	Lot	Cut	Unit	Alternate Parc	Grantee	Co-grantee's Name	Mailing Address	City	St	Zip	Code
55	B	7				JANSEN JOSEPH F & CLARA F		220 FELLSWAY	SOMERVILLE	MA	02145	1040
55	B	8				CEDRONE IDA FOR LIFE	S/O MARK L & LESLIE J HERZOG	69 TEN HILLS RD	SOMERVILLE	MA	02145	1040
55	B	9				CITY OF SOMERVILLE	TEN HILLS/FENWAY LOT	93 HIGHLAND AVE	SOMERVILLE	MA	02143	9300
67	A	3			4	COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANA	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108	920V
67	A	5			20085060	CITY OF SOMERVILLE	VACANT LAND ASSEMBLY SQUARE	93 HIGHLAND AVE	SOMERVILLE	MA	02143	9300
68	B	1				MIDDLESEX COUNTY		THIRD ST	CAMBRIDGE	MA	02141	9390
68	B	2				CLAY REALTY CORPORATION	S/O GRANDE SPAULDING LLC	27 PLEASANT ST	NORTH READING	MA	01864	4010
68	B	3			13426095	CHRISTIAN ASSEMBLY INC		616 FELLSWAY	MEDFORD	MA	02155	9600
68	B	4			5,6 & 87-A-2	TALP II LLC	C/O TAGE INN	PO BOX 386	WESTON	MA	02493	3000
68	F	1				COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANA	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108	920V
85	A	1			2 3 4 6 7	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY LEGAL DEPT	1626 EAST JEFFERSON ST	ROCKVILLE	MD	20852	3900
86	A	1			67-A-2	FR ASSEMBLY SQUARE LLC		1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3230
87	A	1				TAGE RESTAURANT REALTY		PO BOX 386	WESTON	MA	02493	3260
87	B	2			1	RITTENBERG JORDAN L	TUCK JEROME M	25 BOUNDBROOK ROAD	NEWTON HIGHLANDS	MA	02461	3260
87	B	3				MCGRATH 845 INVESTMENTS LLC		647 SANCTUARY DR	BOCA RATON	FL	33431	3140
87	C	1			D-1	DISILVA TRUCK SERVICE CORP	C/O ROBERT E STOCKI	31 GRAYMORE RD	WALTHAM	MA	02451	3140
88	A	1				NATIONAL TAX SEARCH LLC TRUSTEE	SOM OFFICE ASSOC - C/O RD MGMT LLC	810 SEVENTH AVE - 28TH FL	NEW YORK	NY	10019	3400
88	A	2				CITY OF SOMERVILLE	ASSEMBLY SQ DRIVE	93 HIGHLAND AVE	SOMERVILLE	MA	02143	9300
99	A	8				IKEA PROPERTY INC		420 ALAN WOOD RD	CONSHOHOCKEN	PA	19428	3900
99	A	9			9A 11 85-A	FR STURTEVANT STREET LLC	C/O GENERAL LEDGER GROUP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	316I
86	A	1			67-A-2	FR ASSEMBLY SQUARE LLC		1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3230
99	A	10				99 FOLEY STREET LLC		99 FOLEY ST	SOMERVILLE	MA	02145	4000
99	A	2			3,4	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY INVESTMENT TR	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3900
99	A	8				IKEA PROPERTY INC		420 ALAN WOOD RD	CONSHOHOCKEN	PA	19428	3900
99	A	9			9A 11 85-A	FR STURTEVANT STREET LLC	C/O GENERAL LEDGER GROUP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	316I
67	A	3			4	COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANA	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108	920V
84	A	1			2	COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANA	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108	920V
85	A	1			2 3 4 6 7	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY LEGAL DEPT	1626 EAST JEFFERSON ST	ROCKVILLE	MD	20852	3900
86	A	1			67-A-2	FR ASSEMBLY SQUARE LLC		1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3230
84	A	1			2	COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANA	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108	920V
85	A	1			2 3 4 6 7	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY LEGAL DEPT	1626 EAST JEFFERSON ST	ROCKVILLE	MD	20852	3900
85	A	5			5A	COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANA	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108	920V
98	A	1				COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANA	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108	920V
84	A	1			2	COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANA	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108	920V
85	A	1			2 3 4 6 7	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY LEGAL DEPT	1626 EAST JEFFERSON ST	ROCKVILLE	MD	20852	3900
85	A	5			5A	COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANA	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108	920V
86	A	1			67-A-2	FR ASSEMBLY SQUARE LLC		1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3230
99	A	10				99 FOLEY STREET LLC		99 FOLEY ST	SOMERVILLE	MA	02145	4000
99	A	2			3,4	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY INVESTMENT TR	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3900
99	A	8				IKEA PROPERTY INC		420 ALAN WOOD RD	CONSHOHOCKEN	PA	19428	3900
99	A	9			9A 11 85-A	FR STURTEVANT STREET LLC	C/O GENERAL LEDGER GROUP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	316I
84	A	1			2	COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANA	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108	920V
85	A	1			2 3 4 6 7	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY LEGAL DEPT	1626 EAST JEFFERSON ST	ROCKVILLE	MD	20852	3900
85	A	5			5A	COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANA	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108	920V
98	A	1				COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANA	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108	920V
98	A	4				MBTA	C/O BRENNAN MICHAEL R E DIRECTOR	10 PARK PLAZA SUITE 5750	BOSTON	MA	02116	972V
99	A	10				99 FOLEY STREET LLC		99 FOLEY ST	SOMERVILLE	MA	02145	4000
99	A	2			3,4	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY INVESTMENT TR	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3900
99	A	8				IKEA PROPERTY INC		420 ALAN WOOD RD	CONSHOHOCKEN	PA	19428	3900
99	A	9			9A 11 85-A	FR STURTEVANT STREET LLC	C/O GENERAL LEDGER GROUP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	316I
85	A	1			2 3 4 6 7	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY LEGAL DEPT	1626 EAST JEFFERSON ST	ROCKVILLE	MD	20852	3900
86	A	1			67-A-2	FR ASSEMBLY SQUARE LLC		1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3230
99	A	10				99 FOLEY STREET LLC		99 FOLEY ST	SOMERVILLE	MA	02145	4000
99	A	8				IKEA PROPERTY INC		420 ALAN WOOD RD	CONSHOHOCKEN	PA	19428	3900

99	A	9		9A 11 85-A	FR STURTEVANT STREET LLC	C/O GENERAL LEDGER GROUP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	316I
86	A	1		67-A-2	FR ASSEMBLY SQUARE LLC		1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3230
99	A	10			99 FOLEY STREET LLC		99 FOLEY ST	SOMERVILLE	MA	02145	4000
99	A	2		3,4	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY INVESTMENT TR	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3900
99	A	8			IKEA PROPERTY INC		420 ALAN WOOD RD	CONSHOHOCKEN	PA	19428	3900
99	A	9		9A 11 85-A	FR STURTEVANT STREET LLC	C/O GENERAL LEDGER GROUP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	316I
86	A	1		67-A-2	FR ASSEMBLY SQUARE LLC		1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3230
99	A	10			99 FOLEY STREET LLC		99 FOLEY ST	SOMERVILLE	MA	02145	4000
99	A	2		3,4	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY INVESTMENT TR	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3900
99	A	8			IKEA PROPERTY INC		420 ALAN WOOD RD	CONSHOHOCKEN	PA	19428	3900
99	A	9		9A 11 85-A	FR STURTEVANT STREET LLC	C/O GENERAL LEDGER GROUP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	316I
86	A	1		67-A-2	FR ASSEMBLY SQUARE LLC		1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3230
99	A	10			99 FOLEY STREET LLC		99 FOLEY ST	SOMERVILLE	MA	02145	4000
99	A	2		3,4	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY INVESTMENT TR	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3900
99	A	8			IKEA PROPERTY INC		420 ALAN WOOD RD	CONSHOHOCKEN	PA	19428	3900
99	A	9		9A 11 85-A	FR STURTEVANT STREET LLC	C/O GENERAL LEDGER GROUP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	316I
86	A	1		67-A-2	FR ASSEMBLY SQUARE LLC		1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3230
99	A	10			99 FOLEY STREET LLC		99 FOLEY ST	SOMERVILLE	MA	02145	4000
99	A	2		3,4	FR STURTEVANT STREET LLC	C/O FEDERAL REALTY INVESTMENT TR	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	3900
99	A	8			IKEA PROPERTY INC		420 ALAN WOOD RD	CONSHOHOCKEN	PA	19428	3900
99	A	9		9A 11 85-A	FR STURTEVANT STREET LLC	C/O GENERAL LEDGER GROUP	1626 E JEFFERSON ST	ROCKVILLE	MD	20852	316I

# Project Narrative

## Overview

Street Retail, Inc., in its individual capacity and as designee of each of the following tenants in common FR Sturtevant Street, LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, and SRI Assembly Row B9, LLC and FR Assembly Square, LLC (collectively, the “Proponent”) proposes to redevelop approximately 56.2 acres of land in the Assembly Square area of Somerville, Massachusetts (the “Project Site”) with a transit-oriented, mixed-use development (the “Project”) consisting of approximately 2,100 residential units, 1.75 million square feet (SF) of commercial uses permitted under the SZO including, but not limited to office, research & development, laboratory, medical office, manufacturing, etc., 512,000 SF of retail space (including, restaurants and a cinema), an up to 340,000 SF IKEA store, and an up to 200-room hotel.

The Project will also include the continued use and occupancy of the retail uses at the existing building known as the Assembly Square Marketplace. It is important to note that the existing K-Mart pre-exists the entire PUD review process therefore it is not subject to this Planned Unit Development Preliminary Master Plan (PUD-PMP).

This Application seeks to amend the Planned Unit Development Preliminary Master Plan (PUD-PMP) for the Project approved in 2006. The changes reflected in this amended plan are primarily limited to reconfiguration of certain streets and open spaces within the Project Site, re-distribution of uses within the master plan and the incorporation of design guidelines to establish the design intent for the buildings and public realm improvements within the Project Site. The development program is unchanged.

The plan is based on four key principles that are consistent with the City’s long-standing goals for the Assembly Square District:

- A true mixed-use program;
- Transit-oriented planning;
- A series of new pedestrian-oriented public spaces and streets; and
- Improved access to the Mystic River.

The site design minimizes environmental impacts by locating development on previously paved and/or otherwise disturbed land. The entire boundary of the Assembly Square District is shown on the attached Neighborhood Context Plan.





### **Project Progress Since Review of the PUD-PMP**

Since filing the Planned Unit Development Preliminary Master Plan (PUD-PMP) Application in September 2006, the Proponent advanced the Project through a variety of important steps. The following list provides a summary of the critical recent steps towards implementing the Project:

- The Project now includes a shared use path along the eastern edge of the Project along the MBTA right-of-way, G Street and the proposed IKEA store site. The shared use path will enhance pedestrian and bicycle access through the Project.
- A second headhouse has been added to the proposed MBTA Orange Line Station and is included in 30 percent design plans for the new station. The Proponent continues to coordinate with the MBTA on design plans for the new MBTA Orange Line Station.
- As suggested during the MEPA review process, Retail Building I has been removed from the location previously proposed. In its place will be additional parkland along the Mystic River and portions of the redesigned riverfront roadway known as A Street. As a result, the Riverfront Park has been expanded into more integrated and cohesive parkland along the western edge of the park near the proposed roundabout which will enhance access to the Mystic River waterfront.
- Several public open spaces have been enhanced to create more pedestrian-friendly experiences within the Project. The Main Street Mall has been expanded into a fan-shape configuration and widens as the Mall intersects with A Street. The Assembly Square has been redesigned to a curb-less urban plaza which results in a pedestrian-friendly atmosphere while calming vehicular traffic.
- The Proponent and IKEA executed a land swap which allows IKEA to advance construction of the IKEA store on the approximately 12-acre in-land location and allows the Proponent to move forward on redevelopment of the waterfront parcel.
- The Proponent acquired the property located at 85 Foley Street (also known as the Green Cab parcel), 123 Foley Street and Yard 21.
- All state permits and approvals for the IKEA store have been obtained. The site of the IKEA store was cleared of existing buildings and parking areas.
- The Proponent and the City obtained final approval from the Massachusetts Secretary of Administration and Finance for \$50 million in tax increment financing of public infrastructure through the Infrastructure Investment Incentive Program (I-Cubed). The Proponent has received \$10 million in I-Cubed funds.
- The Proponent through the City received a \$2 million Growth District Initiative grant from the Massachusetts Executive Office of Housing and Economic Development.
- The Proponent coordinated with the Department of Conservation and Recreation in order to execute a Memorandum of Agreement, which provides for the dedication of additional parkland and specifies mitigation commitments.





- The Proponent constructed utility and drainage improvements within the existing and future Assembly Square Drive to serve the proposed IKEA store as well as future phases of the development.
- The Proponent coordinated with the MassDOT and City of Somerville to secure American Recovery and Reinvestment Act (ARRA) funding for the Assembly Square Access Improvements (ASAI) Project. The Proponent also provided design and construction documents for the ASAI project. The ASAI project consists of access improvements along the length of Assembly Square Drive and at Lombardi Street, Broadway, Mystic Avenue, New Road, Foley Street, Route 28 and Middlesex Avenue. Construction of the ASAI project started in June 2010.
- The Proponent and IKEA dedicated permanent highway easements to the City of Somerville for Assembly Square Drive between New Road and Route 28 and for the future IKEA Way.
- The Proponent advanced permitting efforts associated with the 72-inch stormwater outfall. An Order of Conditions from the Somerville Conservation Commission was obtained, a 401 Water Quality Certification was obtained from the Massachusetts Department of Environmental Protection (DEP), and a Section 404/Section 10 permit application was submitted to the Army Corps of Engineers. A Chapter 91 Waterways License application for the outfall has been filed with DEP.
- The Proponent coordinated with the MBTA on a series of new easements and easement relocations and received approval from the MBTA Board directing the MBTA to execute the easement agreements in order to accommodate the proposed 72-inch stormwater outfall and shared use path, and realigning their Foley Street access. The Board also authorized the MBTA to receive additional right-of-way and easements from the Proponent needed for the new MBTA Orange Line Station.
- The Commonwealth's congressional delegation secured an initial appropriation of \$1 million for the new MBTA Orange Line Station.
- The Proponent obtained a Sewer Extension/Connection Permit from DEP for Phase 1 which includes sewer connections for the IKEA store and Block 10 and a new sewer extension in Assembly Square Drive.
- To improve sewer service to the Assembly Square area and to alleviate a longstanding utility deficiency outlined in the City's Utility Analysis Report from 2001, the Proponent completed reconfiguration of City of Somerville sewer main connections to the MWRA interceptor line within nearby North Union Street.
- On April 30, 2010, the Secretary of the Executive Office of Energy and Environmental Affairs issued a Certificate on the Final Environment Impact Report, stating that the Project adequately and properly complies with MEPA and may proceed to state permitting.

### **Existing Conditions**

The Project Site is bounded by the Mystic River to the north, the MBTA Orange Line to the east, Interstate 93 to the south, Assembly Square Drive, Foley Street and Middlesex Avenue to the west. The Project Site is an assemblage of parcels that have been previously altered and, up until recent demolition activities on site, were occupied by a variety of industrial, commercial, marina, and retail uses as well as a vacant lot and surface parking lots. The Project Site has direct access to the Middlesex Fells Parkway (Route 28) via an existing access drive. The immediate neighbors of the project site are located along Middlesex Avenue and across Middlesex Fells Parkway. Middlesex Avenue, which connects Mystic Avenue with Middlesex Fells Parkway, contains a variety of commercial uses including a La Quinta hotel, 99 Restaurant, Dunkin Donuts and office buildings. Further to the west, a residential neighborhood is located along the Middlesex Fells Parkway. The Project includes removal and reconfiguration of the existing surface parking lots on the site, the demolition of several existing industrial buildings and related improvements, including to the existing Mystic River Reservation.

### **Development Program**

The Project has been designed to create a dynamic, 24/7 environment at Assembly Square with a complementary mix of commercial, retail, entertainment and residential uses. The development, situated on approximately 56.2 acres, is distributed over 10 new blocks, an IKEA store building, the Marketplace, and accessory underground and structured parking. The 56.2 acre project site does not include existing permanent highway easements or future dedicated street right-of-ways. The Project involves the relocation of the previously permitted IKEA store, to the southernmost portion of the project site near existing big box retail uses along Route I-93. The IKEA store has also been redesigned into a four story configuration encompassing no greater than 340,000 SF.

The Project's building program includes:

- Approximately 5 million square feet (SF) of total development, including:
  - 1.75 million SF of commercial uses permitted under the SZO including, but not limited to office, research & development, laboratory, medical office, manufacturing, etc.
  - 512,000 SF of retail space (including restaurants and cinema),
  - Up to 340,000 SF IKEA store,
  - 2,100 residential units,
  - Up to 200-room hotel,
- Existing Assembly Square Marketplace, and
- Approximately 10,066 parking spaces in a combination of below- and above-grade garages and on- and off-street parking.

### Key Revisions since the Review of the PUD-PMP

As a result of coordination with several state agencies including the Department of Conservation and Recreation (DCR) and City of Somerville officials, the Project design has been refined and improved. While the overall development program remains the same, elements of the Project Site layout have been adjusted to improve the financial feasibility of the Project, the urban design relationship of uses, the quality of the open space along the Mystic River, and pedestrian and bicycle circulation. The following revisions have been made since the Project's PUD-PMP Application was filed and are depicted in plans and analysis within this application:

### Buildings and Blocks Renamed

For development planning purposes, the Proponent created a new scheme for identifying the buildings and blocks associated with the Project. In order to provide a more accurate understanding of the Project site plan and its elements throughout this document, Table 1-1 below depicts the previous naming of the buildings and the current block names.

Table 1-1  
Block Numbers

Previous Building Name	Current Block Number
Building I	Block 1
Building G	Block 1
Building J	Block 1
Building F	Block 2
Building B	Block 3
Building D	Block 4
Building L1	Block 4
Building L2	Block 4
Building C	Block 5
Building E	Block 6
Building K	Block 6
Building A2a	Block 7
Building A2b	Block 7
Building A2c	Block 7
Building A1a	Block 8
Building A1b	Block 8
Building M	Block 9
Building N (restaurant)	Block 10

### **Shared Use Path Created**

As suggested during the MEPA review process, the Project now includes a shared use path along the eastern edge of the Project along the MBTA right-of-way, G Street and the proposed IKEA store site. The proposed path will create a new connection linking East Somerville to the riverfront and Draw 7 Park in a pedestrian and bicycle friendly manner, enhance public access to pedestrian paths along the Mystic River Reservation and provide access to bicycle facilities at the proposed IKEA store and within the mixed-use development.

### **Expanded Riverfront Area**

The reconfiguration of A Street and removal of Retail Building I results in a more integrated Riverfront Park along the western edge of the park near the proposed roundabout. Additionally, the altered shape of A Street results in increased parkland along the eastern portion of the park near the Winter Hill Yacht Club. The revisions to the Riverfront Park result in a more cohesive and unobstructed park and path layout connecting to the proposed shared use path along G Street and the enhanced entry to Draw 7 Park.

### **Public Open Spaces Enhanced**

Since the Project's beginning, the design of public open spaces within the Project continues to improve to the benefit of pedestrians. The following improvements highlight the Proponent's commitment to creating a dynamic pedestrian-friendly environment within the Project.

- The size of the Main Street Mall has increased from previous plans, from 13,000 square feet to 21,800 square feet. The Main Street Mall has been significantly enhanced to improve connectivity between the mixed-use project and the riverfront and better capture the unique terminus of the Mystic River Reservation. The design of the northern portion of the Main Street which ends at A Street has been widened by approximately 50 feet at the edge and is a fan-shaped configuration adjacent to Block 2. As a result, the roadway width along Main Street between Block 1 and 2 has been reduced, while the plaza area has increased. The redesign also includes a new landscaped area within the new plaza area. As a result, it is expected that pedestrians walking along Main Street towards the riverfront will be drawn to the larger opening of the terminus area and enjoy an enhanced view of the Mystic River.
- Assembly Square, located within Block 8, has been redesigned to be a curb-less urban plaza area combining hardscape and landscape areas resulting in a more pedestrian-friendly atmosphere which will also help to calm traffic. The redesign includes the use of bollards along Main Street and Foley Street.

### **Retail Building I Removed**

As suggested during the MEPA review process, Retail Building I has been removed from the location proposed previously. In its place will be additional parkland along the Mystic River and portions of the redesigned riverfront roadway known as A Street (previously listed as B Street in earlier plans).

### **Block 1 Enlarged**

The size of Block 1 has been enlarged to accommodate the program space from the previously proposed Retail Building I. Additionally, the redesign of Block 1 allows for a more efficient roadway configuration accommodating changes to the intersection of Assembly Square Drive and A Street and elimination of B Street.

### **Assembly Square Drive Reconfigured**

Since the review of the PUD-PMP, the design of Assembly Square Drive has been modified to include a roundabout between Block 10 and Block 1 as a significant gateway feature into the Project. The proposed roundabout will allow efficient travel along Assembly Square Drive along the western portion of the Project Site while improving access to A Street along the riverfront to Draw 7 Park. Additionally, the number of travel lanes within Assembly Square Drive between A Street and New Road has reduced from four to two. The previous travel lane has been redesigned to be on-street parking. The reduction in travel lanes and inclusion of on-street parking will help to calm traffic and enhance the pedestrian experience along Assembly Square Drive. Bike lanes will continue to be included within Assembly Square Drive. These modifications have already been previously approved within the Phase 1-AA SPSR-A for IKEA.

### **Parking Spaces Reduced**

As a result of a parking needs assessment conducted, the Proponent reconsidered parking needs for the Project. Previously, the Project included approximately 10,278 total parking spaces, while the current design includes approximately 10,066 total parking spaces, see Table 1-2. The current design includes additional on-street parking spaces which are mostly located along Assembly Square Drive.

**Table 1-2  
Parking Summary**

	Original PMP Dec 2006	Current Design
Off-Street Spaces (above ground, below ground or surface spaces)	8,868	8,593**
On-Street Spaces	132	190
IKEA - Surface Spaces	174	162**
Restaurant – Phase 1*	9	26
Assembly Square Marketplace (Phase 1-AAA)	1,095	1,095
<b>TOTAL</b>	<b>10,278</b>	<b>10,066</b>

\* Parking for the restaurant is shared with the adjacent Assembly Square Marketplace.

\*\* 1,287 parking spaces have been previously approved within the Phase 1-AA SPSR-A (IKEA)

Note: Final design of buildings and garages will determine the exact number of parking spaces.

### **Low Impact Development Techniques**

The Project has been redesigned to include additional low impact development (LID) techniques to help manage stormwater more effectively. The Project includes five tree box filter units for water quality treatment within the first phase of the Project (Assembly Square Drive and Foley Street) and three units within future phases.

### **Second Headhouse Added**

The Proponent continues to coordinate with the MBTA on design plans for the new MBTA Orange Line Station. A second headhouse has been added to the station and is included in 30 percent design plans for the new station. Construction of the second headhouse is dependent on the Commonwealth providing \$10 million in state highway flex funding toward the cost of constructing the new MBTA Orange Line station. The station design is advancing into 75 percent design.

### **Waivers Requested**

In this Amendment, the Proponent is seeking relief from Somerville Zoning Ordinance for two purposes. As described in detail in the Zoning Compliance Narrative of this Application, the Proponent is seeking a waiver to construct a building (underground parking structure) within 150 feet of the Mystic River bank and allow a building of a height of no more than 90 feet within the area between 150 and 250 feet of the Mystic River bank.

### **Phasing Reconsidered**

Construction of the Project is planned in multiple phases to be constructed over ten to fifteen years. Due to the flexible nature of the master plan and uncertainty about market demand, a detailed phasing plan cannot be accurately forecast at this time.

### **Open Spaces and Streets**

Public open spaces, plazas and parks, together with the streetscape environment, make up the framework around which the mixed-use project is designed. The public open spaces of the Project serve as green oases, social gathering points, venues for seasonal events, natural extensions of the Mystic River Reservation, gateways to the Project, and locations for other activities such as a possible outdoor marketplace. The Project Site includes approximately 15.3 acres of total open space, (of which approximately 11.5 acres is useable open space) and approximately 18.8 acres of roadway area which consists of existing permanent highway easements and future dedicated street right-of-ways. The Project includes the following five major public spaces:

#### **Riverfront Park**

The Project enhances the Mystic River Reservation by creating an almost two-acre expansion of the park. With the Proponent providing DCR with 1.8 acres of riverfront land in exchange for 1.5 acres of DCR-owned backland, pedestrians and bicyclists alike will have access to a passive and active recreation area where, currently, access to the river is barred by debris, barbed wire and overgrown vegetation. As committed to in the Memorandum of Agreement, the Proponent will work with DCR to design and construct a riverfront park consistent with DCR's Master Plan for the area and complementary to and integrated with the Project. In addition to creating a new recreational area along the Mystic River, this park will provide a pleasing entry into DCR's Draw 7 Park, and a critical link for pedestrian and bicycle circulation through the district.

#### **Assembly Square**

Located at the corner of Foley Street and Main Street, Assembly Square is the Project's signature public place. The square is approximately 23,100 SF. Anchored by the new MBTA Orange Line station, Assembly Square will function as a place of arrival and focal point for the entire mixed-use community. Assembly Square will be activated by a diverse mix of uses around its edges, balancing softscape and hardscape, to support passive recreation use. The diverse mix of uses surrounding the square may include retail, commercial, residential, entertainment, and restaurant uses.

#### **Main Street Mall**

The Main Street Mall is the crossroads for the pedestrian functions of Main Street as it meets the Mystic River Reservation. As mentioned previously, the Main Street Mall has been redesigned to be wider as it connects with A Street. Additionally, the mall is designed with a raised crosswalk, slowing northbound vehicle traffic on Main Street as it moves toward A Street. The intent behind the raised crosswalk at the Main Street Mall is to create an enhanced pedestrian zone while reserving the ability to close northbound traffic on the Main Street Mall for special events. The Main Street Mall is designed to accommodate outdoor markets or other activities that can

operate seasonally or year round. The mall will be an active space extending activity onto the street. Hardscape, designed landscape areas, and streetscape elements all contribute to a vibrant space. Approximately 21,800 SF in area, located at the northern end of Main Street, it will broaden the mouth of Main Street to improve views out to the Mystic River for pedestrians.

#### **D Street Place**

D Street Place is conceived as a pocket park in front of the premier residential address at Assembly Square. The centerpiece of D Street Place is an informal open space of approximately 9,500 SF located between blocks 4 and 6. The park, designed without structured pathways, will be a possible location for public art, that is buffered from the roadway with a low wall or hedge with openings for pedestrian entry provided to complement primary building entrances. Traveling from Main Street towards D Street Place, the streetscape will transition from the public commercial environment of Main Street to the more private character of D Street Place.

#### **G Street Open Space**

The open space along G Street is proposed along three areas of G Street comprising of approximately 26,100 SF. The open space is proposed to include pedestrian ways for those traveling along G Street, which will likely be a north-south connection to Draw 7 Park, and to contain highly vegetated landscaping. As the Proponent refines its evaluation of different options for sustainable development, portions of the G Street open space may contain low impact development stormwater management elements such as a rain garden.

#### **Access and Parking**

The plan creates a balanced transportation network accommodating cars, pedestrians and bicycles including:

- **MBTA Orange Line Station:** A new MBTA Orange Line station, which will provide direct transit access to downtown Boston and points north. The Project is designed to encourage pedestrian access to the MBTA Orange Line station via Foley Street, Main Street, IKEA Way and the shared use path paralleling the MBTA right-of-way. In addition, as described previously, a second headhouse has been added to the 30 percent design plans for the station. This enhancement was made possible through \$10 million in additional state highway flex funding, which has been expressed as a critical aspect of the station by multiple parties. The second headhouse cannot be constructed without the \$10 million in flex funding.
- **Main Street.** As the spine of the mixed-use development, Main Street will be open to traffic, balancing cars and pedestrians. It will feature street in-line retail on both sides, with residential units above and terminate at a plaza area along A Street. Between A Street and C Street, Main Street is divided by the Main Street Mall. The southbound lane is west of the Main Street Mall.



The northbound traffic flows east of the Main Street Mall.

- **Assembly Square Drive:** A new Assembly Square Drive will become the primary north-south access from IKEA Way, Foley Street and the Fellsway (Route 28) to Mystic Avenue. Assembly Square Drive is envisioned as a landscaped two-lane roadway (with additional turn lanes at prominent intersections and on-street parking) accommodating bicycle lanes and pedestrian sidewalks as well as vehicular traffic. A permanent highway easement has been dedicated to the City of Somerville. Upon completion of construction, the Proponent will dedicate or otherwise convey the street rights-of-way to the City of Somerville.
- **Draw 7 Park Access:** Three new roadways, A, C and G Street, will provide improved vehicular access to the Mystic River Reservation and Draw 7 Park. Main Street, which connects the IKEA store and Assembly Square to the Mystic River Reservation, will also provide access to the river for transit riders and pedestrians.
- **New Street Network:** New east-west streets through the Project Site will serve as multiple points of access providing a variety of ways to move through and around the Project. The network will provide smaller size blocks that benefit pedestrians but will also provide easier access for car travelers.
- **IKEA Way/Foley Street/G Street:** The creation of IKEA Way and G Street with an extension of Foley Street creates a loop network to provide access to the new MBTA Orange Line station. Bicycle lanes will be provided on IKEA Way and Foley Street, creating connectivity between surrounding neighborhoods, Assembly Square and the new MBTA Orange Line station. New bicycle lanes and sidewalks will also connect to the proposed shared use path and pathways within the Mystic River Reservation. Bicycle racks will be provided throughout the Project in accordance with local zoning. The station will be located at the eastern terminus of the extension to Foley Street, while the second headhouse is situated adjacent to the open space area behind the IKEA store alongside IKEA Way.

When completed, approximately 10,066 total parking spaces (and 52 loading spaces) will be located on the project site in a combination of underground garages beneath the new buildings, spaces inside the buildings, and on- and off-street parking areas. The proposed parking supply is consistent with the City of Somerville's parking requirements and adopted plans for the Assembly Square district.

### **Massing**

The Project is conceived of as a walkable urban district, with buildings built up to street to form a street-wall and sense of enclosure. The tallest buildings are clustered around the T Station to concentrate the highest density within the easiest walk to transit access. The buildings immediately around the T Station will vary from 8-23 stories. Buildings will step down as they approach the river to create a softer, lower density edge along the water – the buildings along the waterfront are designed to be 5-7 stories.

With the exception of Block 2, the height of proposed buildings at Assembly Square will comply with the City of Somerville Zoning Ordinance. Additionally, proposed building heights on filled private and Commonwealth tidelands will comply with Chapter 91 Waterways Regulations at 310 CMR 9.51(3)(e). A portion of Block 2 is located within the 70-foot height restriction setback under Somerville's Waterfront Overlay District (WOD). The balance of the building is within the 90-foot height restriction. The Proponent is seeking zoning relief as a part of this PUD amendment permitting of Block 2 to allow a maximum building height of no more than 90 feet.

As described in greater detail in the Somerville Zoning Ordinance, the maximum building heights allowed within the Project Site are as follows (these are more restrictive than the height limits imposed by Chapter 91):

- 250 feet within 1,000 feet of T Station
- 90 feet between 250 feet and 350 feet of the bank of the Mystic River
- 70 feet between 150 feet and 250 feet of the bank of the Mystic River
- No buildings, other than "park buildings" are allowed within 150 feet of the Mystic River
- 125 feet at all other locations within the Project Site.

Table 1-3 below provides a list of the blocks of the Project, starting from the riverfront, and the range of their proposed height. Because the Somerville Zoning Ordinance requires setback distances from key points such as the MBTA Orange Line-Station, and such constraints intersect with Chapter 91 height requirements, several individual buildings may have different height limits for different portions of the building. The table below shows the proposed building heights envisioned for each block of the Project at this time. Due to the varying building heights of certain blocks, the table provides a range of building heights where appropriate.

Table 1-3  
Proposed Building Heights

	Proposed Building Height <sup>1</sup>
Block 1	20 – 60 feet
Block 2	20 – 80 feet <sup>2</sup>
Block 3	40 – 110 feet
Block 4	20 – 60 feet
Block 5	40 – 250 feet
Block 6	50 – 250 feet
Block 7	61 – 244 feet
Block 8	60 – 245 feet
Block 9	245 feet
Block 10	1 Story
IKEA Building	61 feet



- 1 Building heights represent the top of the building and will vary based on architectural design of each individual building and any potential tower elements.
- 2 The Proponent is seeking zoning relief from the building height restriction to allow Block 2 to exceed the maximum building height of 70 feet allowed by the Waterfront Overlay District.

### Phasing

Following approval of the PUD-PMP in 2006, the Proponent received Special Permit with Site Plan Review-A for two initial phases: Phase 1-AAA (Existing Assembly Square Marketplace) and Phase 1-AA (IKEA store). The construction of the remaining portions of the Project is planned in multiple phases over ten to fifteen years. The first phase of the mixed-use development is designed to include the critical mass of retail and residential uses necessary to ensure its initial success as both a retail destination and a residential neighborhood. Beginning with the first phase, Main Street will begin to take shape and the area will begin to have a sense of neighborhood. Subsequent phases will complement previously developed phases so that the Project's growth occurs in a manner that integrates but does not interfere with the operations at previously developed phases. The effect will be that residents and visitors alike will be able to enjoy Assembly Square from the opening of the first building, without having to wait for the development process to be complete. Although the Proponent has provided its current assumptions about phasing, actual phasing of the Project components may vary depending on market demand.

### Approvals Process

In addition to the City of Somerville approval process the Project will have to undergo review and receive approval in various State permitting processes. As a result of the Proponent's completion of the MEPA review process, the Proponent may seek state permits including DOT approval for work on former railroad lands, a Chapter 91 License, Sewer Connection Permits, a Department of Conservation and Recreation Access Permit and a Mass Highway Access Permit.

### Long Term Vision

As noted above, this Project is consistent with a Long Term Vision for redevelopment of the entire Assembly Square District (ASD), contained in the 2006 Settlement Agreement between Federal Realty Investment Trust, IKEA and the Mystic View Task Force. The ASD encompasses the area bounded by the Mystic River, the Boston City Line (excluding the property east of the Rockport/Newburyport commuter rail line), the I-93/Route 38 corridor and Route 28.

The key goals of the Long Term Vision are:

***Prioritizing commercial office and R&D development to optimize the tax base and job opportunities in Somerville*** - the long term vision anticipates that, overall, the district can accommodate up to 5,000,000 square feet of office space (including the 1,750,000 square feet of commercial including, but not limited to office, research & development, laboratory, medical office, manufacturing, etc.) in this Project.



*Creating a transit-oriented, mixed-used development* - in addition to the commercial component, the future development of the district is envisioned to accommodate up to 1,400,000 square feet of retail (including the 1,185,000 square feet of retail, restaurants and theatre uses included in this submission); 3,000,000 square feet of residential and 1,000,000 square feet of flex space which could accommodate some combination of commercial, hospitality and civic uses. All of these uses will be served by a new MBTA Orange Line station.

*A pedestrian-oriented urban design with improved connections to the surrounding districts and incorporating significant open space amenities* - the vision combines an expanded riverfront park on the Mystic River, improved access to Draw 7 Park, smaller pocket parks, green roofs and system-wide trails.



## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**At Assembly Square Marketplace entrance looking South**





## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**At Assembly Square Marketplace entrance looking Southeast**



## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**Looking South along main mall drive aisle**





## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**Looking South down Middlesex Avenue**





## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**On Foley Street looking Northwest at the mall parking field**



## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**On Foley Street looking North at gated off portion of parking field**





## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**On Foley Street looking North**



**At intersection of Foley St. and Assembly Sq. Drive looking  
Southeast**





**On Foley St. looking North at existing boat storage yard**



## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**On Foley Street looking South towards Yard 21**





**At MBTA overpass looking South towards Draw 7 Park**



## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**At marina looking Northwest along the river**





## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**At marina looking West towards  
Assembly Square Marketplace**



**At marina looking South towards boat storage and Yard 21**





## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**At intersection of Assembly Sq. Drive and New Road looking North**



## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**At intersection of Assembly Sq. Drive and New Road looking West**





## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**At intersection of Assembly Sq. Drive and New Road  
looking Southeast**



## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**On Assembly Sq. Drive looking South towards Mystic Avenue**





## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**At intersection of Assembly Sq. Drive and Mystic Ave. looking Northeast**



## Site Photos – Assembly Row at Assembly Square

Amended Preliminary Master Plan  
Planned Unit Development Submission  
Somerville, MA



**At intersection of Foley St. and Middlesex Ave. looking North**



# Site Plans

Issued for: **Submission of Amended Preliminary Master Plan**

Date Issued: July 22, 2010

Latest Issue: July 22, 2010

## Index

No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	7/22/2010
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C-3	Neighborhood Context Map 2	7/22/2010
C-4	Overall Site Plan 1	7/22/2010
C-5	Overall Site Plan 2	7/22/2010
C-6	Layout and Materials 1	7/22/2010
C-7	Layout and Materials 2	7/22/2010
C-8	Layout and Materials 3	7/22/2010
C-9	Layout and Materials 4	7/22/2010
C-10	Layout and Materials 5	7/22/2010
C-11	Grading, Drainage and Utility Plan 1	7/22/2010
C-12	Grading, Drainage and Utility Plan 2	7/22/2010
C-13	Grading, Drainage and Utility Plan 3	7/22/2010
C-14	Grading, Drainage and Utility Plan 4	7/22/2010
C-15	Grading, Drainage and Utility Plan 5	7/22/2010
C-16	Treescape Plan	7/22/2010
C-17	Detail Sheet 1	7/22/2010
C-18	Detail Sheet 2	7/22/2010
C-19	Detail Sheet 3	7/22/2010

### Reference Drawings

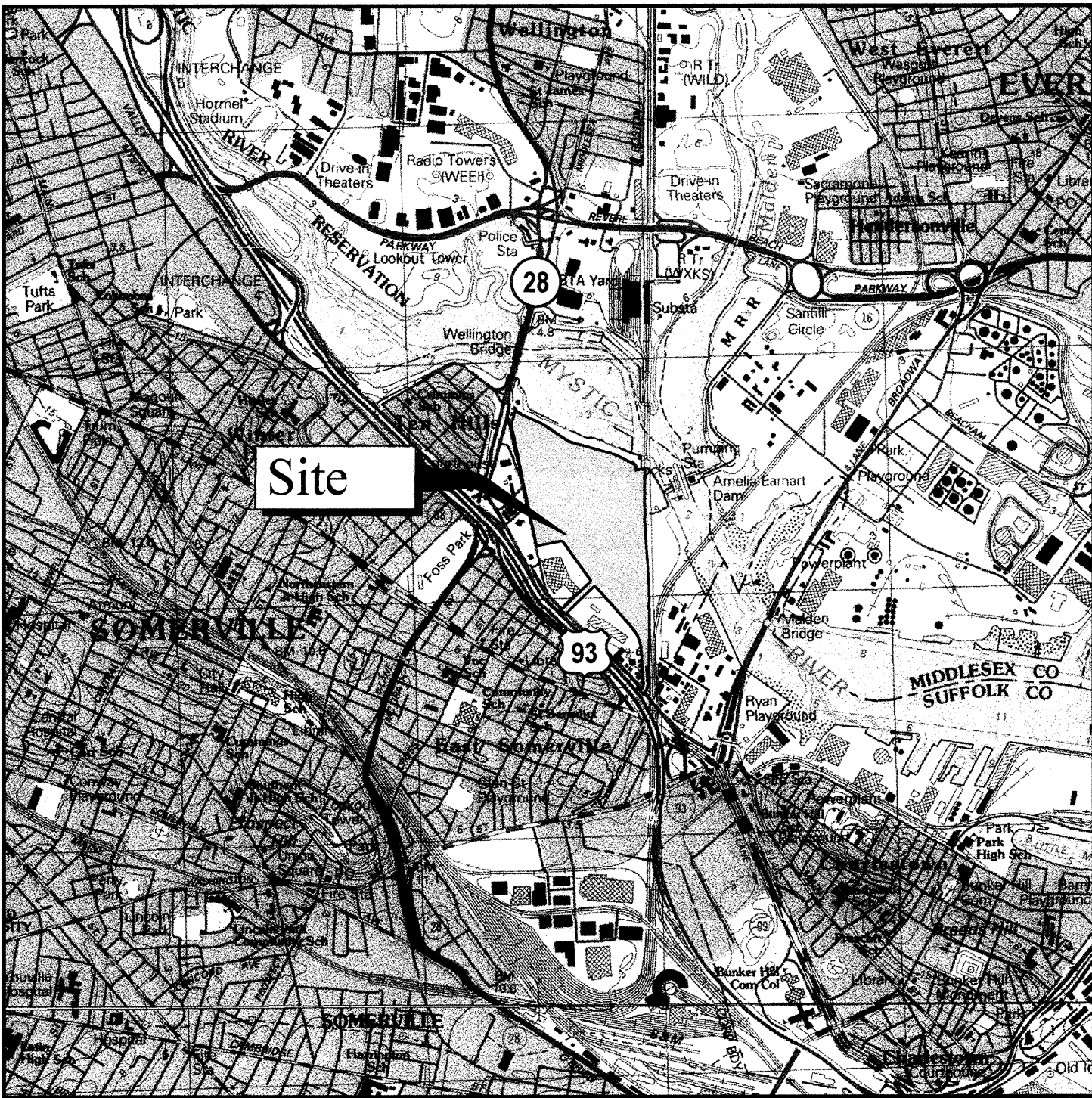
Sv-1 ... Sv-5	Existing Conditions Plan of Land	5/2009
P-1	PUD Parcel Plan	7/22/2010
R-1	Right of Way Plan	7/22/2010

### Bound Separately

Architectural Plans (A-100 thru A-104, A-P1)	6/2010
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# Amended Preliminary Master Plan

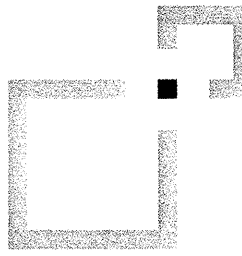
Planned Unit Development  
Assembly Square Drive  
Somerville, Massachusetts



Site Location Map

### Property Information

Federal Realty  
INVESTMENT TRUST



Owner/Applicant:  
**Street Retail, Inc.**  
1626 East Jefferson Street  
Rockville, MD 20852  
(P) 617-684-1500



30 Glenn Street  
White Plains, NY 10603  
(P) 914-949-10603

### GOODWIN PROCTER

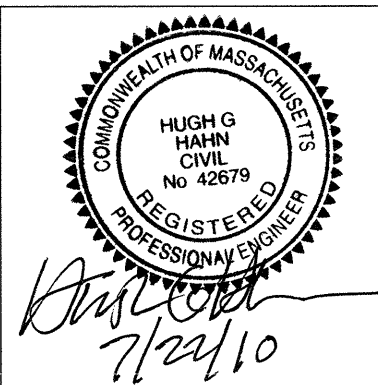
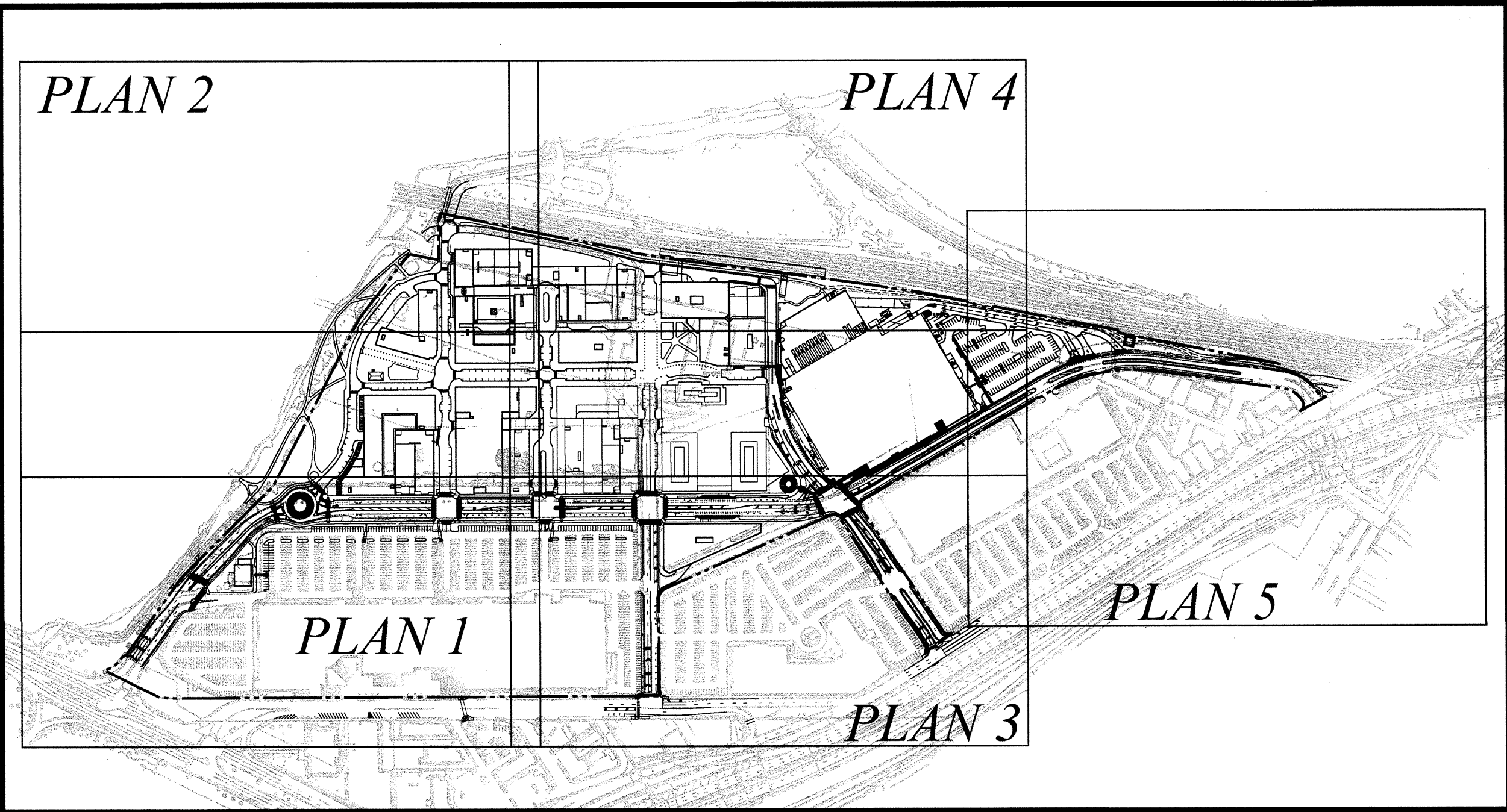
Exchange Place  
53 State Street  
Boston, MA 02109-2881  
(P) 617-570-1000



**Vanasse Hangen Brustlin, Inc.**  
Transportation  
Land Development  
Environmental Services

101 Walnut Street, P.O. Box 9151  
Watertown, Massachusetts 02471  
617.924.1770 • FAX 617.924.2286

### KEY:



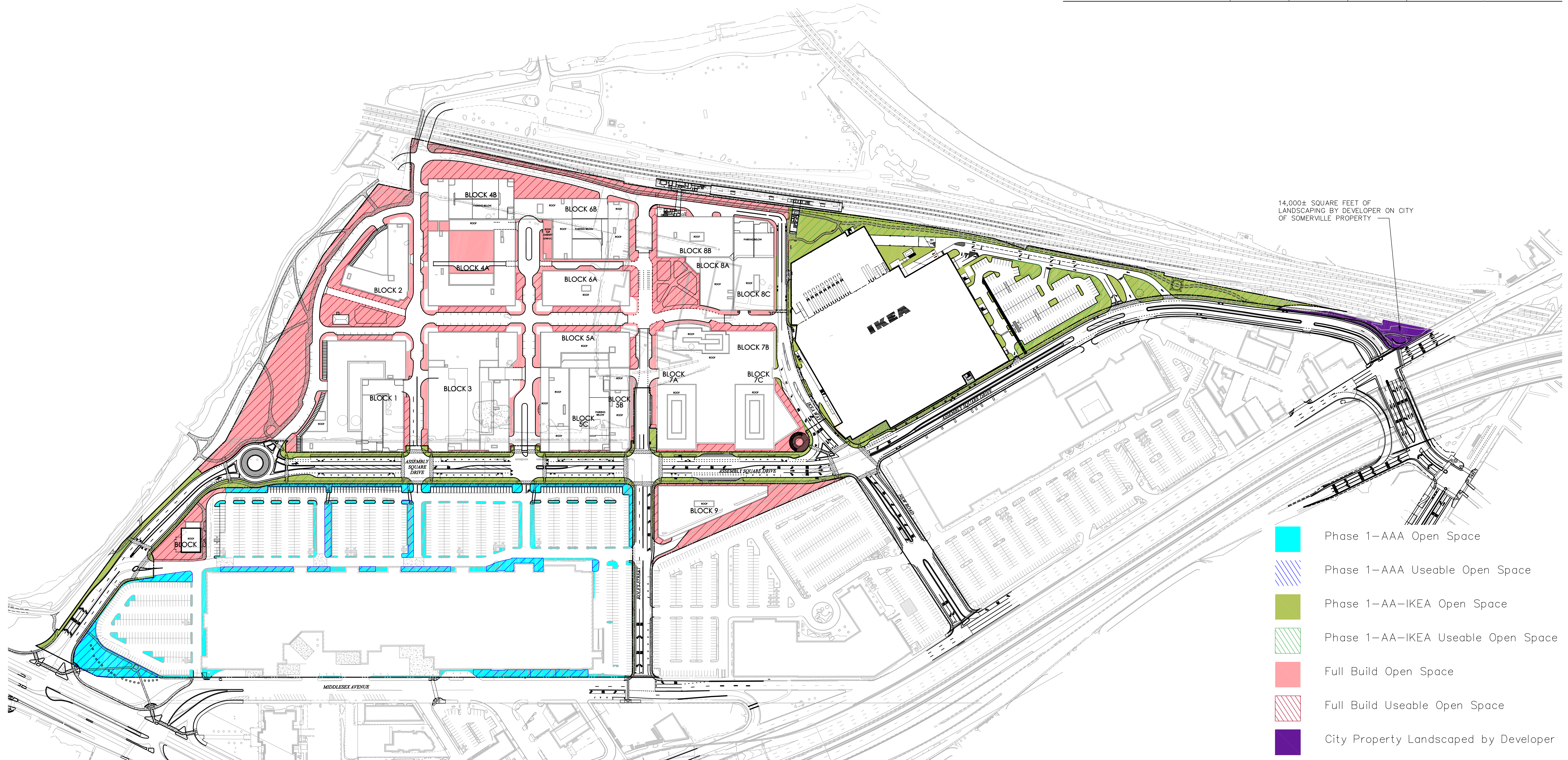


# Amended Preliminary Master Plan - Assembly Square PUD

## Somerville, Massachusetts

### Open Space Summary

Phase	Land Area (sf)	Open Space (sf)	Open Space (%)	Useable Open Space (sf)	Useable Open Space (%)
1—AAA	1,154,261	105,730	9.2	63,482	5.5
1—AA	519,738	203,852	39.2	157,309	30.3
REMAINING PHASES	982,129	357,258	36.4	281,664	28.7
FULL BUILD MASTER PLAN	2,656,128	666,840	25.1	502,455	18.9



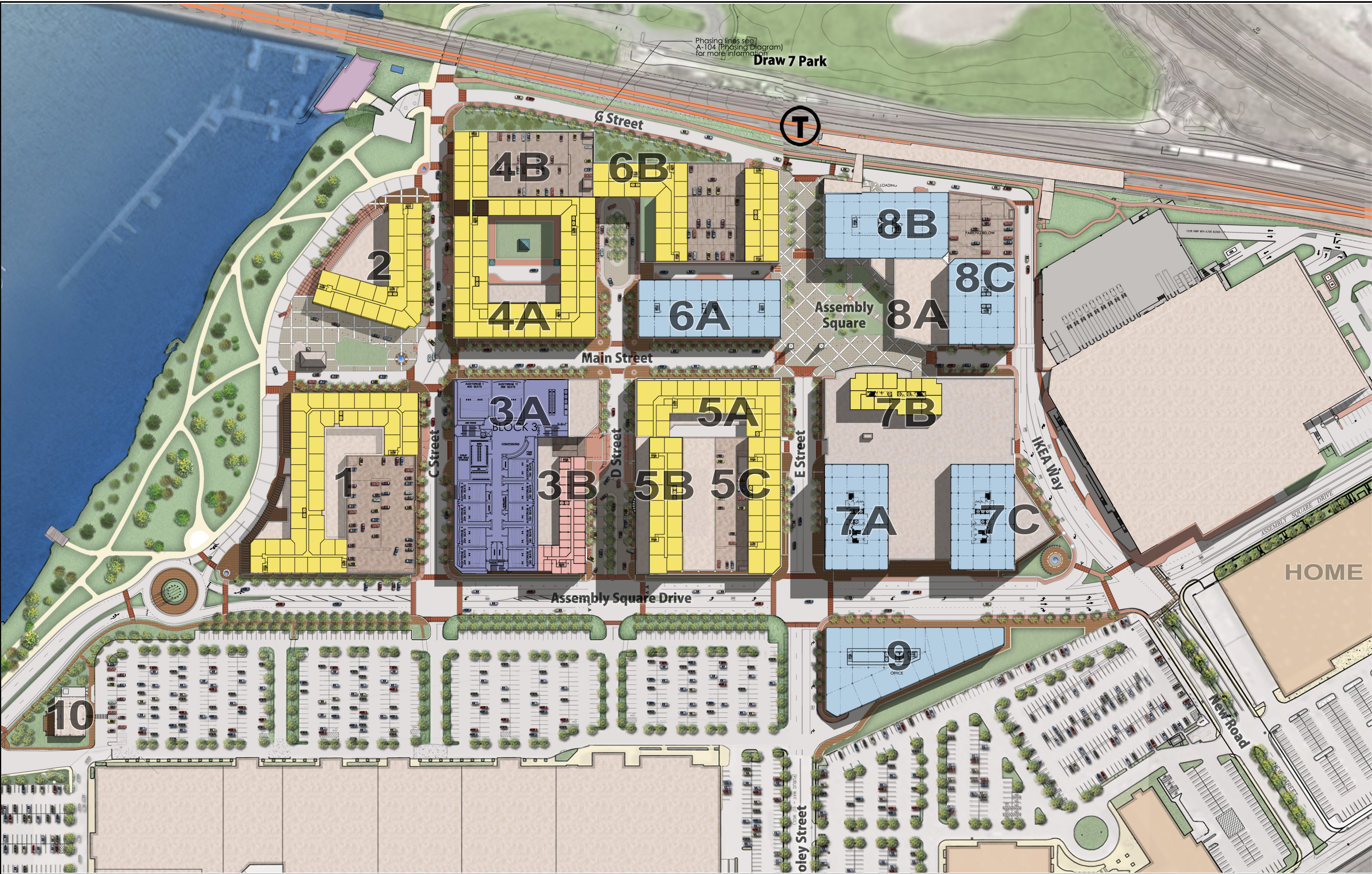












OWNER:

Federal Realty  
INVESTMENT TRUST



AssemblyRow™  
at Assembly Square



Vanasse Hangen Brustlin, Inc.

Transportation  
Land Development  
Environmental Services

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Watertown, Massachusetts 02471-9151  
617.924.1770 • FAX 617.924.2286

PROJECT:

Assembly Square  
Somerville, MA

Amended Preliminary  
Masterplan

SCALE: 1" = 50'

DATE: JULY 2010

PROJECT NO.: 89680-03

PLOT DATE:

FILE PATH:

DRAWING TITLE:

Typ. Upper Level Plan  
EL. 40'

SHEET TITLE:

R - 102





OWNER:

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Watertown, Massachusetts 02471-9151  
617.924.1770 • FAX 617.924.2286

PROJECT:

Assembly Square  
Somerville, MA

Amended Preliminary  
Masterplan

SCALE: 1" = 50'

DATE: JUNE 2010

PROJECT NO.: 89680-03

PLOT DATE:

FILE PATH:

DRAWING TITLE:

Roof Plan

SHEET TITLE:

R - 104







# Zoning Compliance Narrative

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This section briefly describes how Street Retail, Inc., in its individual capacity and as designee of each of the following tenants in common FR Sturtevant Street, LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, and SRI Assembly Row B9, LLC (the “Proponent”), has fulfilled the various submission requirements as described in Article 5 - Special Permits, Special Permits with Site Plan Review, Site Plan Approval and Variances and Article 16 - Planned Unit Development of the Somerville Zoning Ordinance adopted March 23, 1990 as amended through February 11, 2010. It also summarizes various applicable ordinance provisions from which the Project requires zoning relief.

## **ARTICLE 5: SPECIAL PERMITS, SPECIAL PERMITS WITH SITE PLAN REVIEW, SITE PLAN APPROVAL AND VARIANCES**

### **5.2.3.1 Name, addresses, and telephone numbers of the applicant, the owner, if other than the applicant, and other agents for the applicant, such as the architect, engineer and/or attorney and the name and address of the proposed project:**

The name, address and telephone numbers for the Proponent, Engineer, Architect and Attorney are on the cover sheet of the Preliminary Master Plan Planned Unit Development plan set (the “Plans”).

### **5.2.3.2 Plot plan certified by land surveyor indicating total land area, boundaries, angles and dimensions of the site and a north arrow:**

The plan set contains an Existing Conditions Plan of Land (Sheets SV-1, SV-2, SV-3, SV-4, and SV-3) which contains land areas, boundaries, angles and dimensions of the site and a north arrow.



**5.2.3.3 Scaled site plan(s) certified by a registered land surveyor, architect, landscape architect or engineer showing:**

**a) present and proposed use of the existing land and existing buildings, if any:**

The various sheets of the site plan set have been certified (stamped) by a registered land surveyor, engineer and landscape architect, as appropriate. The Existing Conditions Plan of Land shows existing building and uses and the proposed uses are identified on the Layout and Materials Plan.

**b) dimensions of existing and proposed building(s) or other structures including height, setback(s) from property lines and total square footages of all floors:**

All the buildings within the Project Site, except the Assembly Square Marketplace, will be demolished as phases of the Project are developed. The Proponent has begun demolition of certain buildings on the Project Site. A Zoning Summary chart for the entire Project is located on the Overall Site Plan.

**c) locations and dimensions of any easements and public or private rights of way, or other burdens, existing and proposed:**

The locations of all existing and proposed easements are shown in the plan set on the Existing Conditions Plan of Land, the Proposed Right of Way Plan and the Layout and Materials plan sheets.

**d) at-grade parking and loading areas showing number, location, and dimensions of the parking and loading spaces, driveways, access and sidewalks:**

The locations and dimensions of at grade parking spaces, loading areas and sidewalks are shown on the Layout and Materials sheets of the plan set with the exception of parking and loading that is internal to the proposed buildings.

**5.2.3.4 A brief written description of the proposed project, such as proposed construction or demolition, all uses, who the project is intended to serve, expected number of employees and/or occupants and methods and hours of operation, as applicable:**

The application is for Planned Unit Development Preliminary Master Plan approval and therefore no specific tenants or other users have been identified with the exception of IKEA and current tenants in the existing Assembly Square Marketplace.

**5.2.3.5 The total floor area and ground coverage ratio of each proposed building and structure:**

Please refer to the Overall Site Plan in the plan set for the program floor area ratio and the size of the proposed uses.

**5.2.3.6 Front, side and rear elevations:**

Elevations and renderings of the proposed program are contained in the Design Guidelines section of the application submission booklet.

**5.2.3.7 Existing and proposed contour elevations in two foot increments:**

Existing and proposed contours in two foot increments are shown on the Grading, Drainage and Utility plan sheets.

**5.2.3.8 Provisions for vehicular and pedestrian circulation:**

Vehicular and pedestrian ways are shown on the Overall Site Plan.

**5.2.3.9 Color, materials, and exterior features of proposed structures:**

The application is for a Planned Unit Development Preliminary Master Plan approval and no specific details have been designed for the buildings. Though specific building designs will be addressed during the Special Permit approval process for each phase of development, the design guidelines section of the application includes a general discussion of the materials and exterior finishes.

**5.2.3.10 Landscaping and screening, including trees, stones, walls, fences and other features to be retained and removed as well as color, size and type of landscape surface materials:**

The site is presently occupied by the Assembly Square Marketplace, several industrial and commercial buildings and a large undeveloped area principally covered with under maintained surface parking lots. Since the filing of the previous PUD-PMP, the Proponent demolished several commercial and retail buildings in preparation for the proposed IKEA store. All the remaining existing buildings, except for the Assembly Square Marketplace, will be demolished in phases in preparation for the construction of each phase of the proposed project. Trees outside the Mystic River Reservation are mostly scrub growth that has grown over the past few years, and will be removed and replaced with approved landscaping. A treescape plan is included in the plan set, but, detailed landscaping plans, generally consistent with but refining this plan, will be submitted during the Special Permit process for each phase of the project.

**5.2.3.11 Measures taken to preserve and protect natural resources:**

The proposed project complies with the Waterfront Overlay District pertaining to development along the Mystic River. The proposed building heights and orientations have been designed to locate the tallest buildings furthest away from the river to preserve view of natural resources. The project also includes construction of a new outfall pipe to greatly reduce combined sewer overflows.

**5.2.3.12 Outdoor lighting, including location and intensity of lighting facilities:**

This application is for an amendment to the Preliminary Planned Unit Development Preliminary Master Plan approval. The lighting design for each building and phase will be addressed during the Special Permit process.

**5.2.3.13 Dimensions and locations of signs, proposed and existing:**

This application is for an amendment to the Preliminary Planned Unit Development Preliminary Master Plan. Signage for the Project will be reviewed during the Special Permit process for each building and/or phase.

**5.2.3.14 Location and significance of historic structures:**

Based on a Historical Survey conducted by Vanasse Hangen Brustlin in 2005 for the Yard 21 parcel, no properties included in the State or National Registers of Historic Places are located in the PUD limits. Two buildings, one at 99 Foley Street and the other at 34 Sturtevant Street, were included in the Massachusetts Historical Commission's "Inventory of Historic and Archaeological Assets of the Commonwealth, however, due to extensive prior renovations that compromised each building's integrity, they were deemed by the MHC to be not eligible for inclusion in the National Register of Historic Places. 34 Sturtevant Street has been previously demolished.

**5.2.3.15 Method of handling solid waste disposal, and screening of disposal facilities:**

Solid waste disposal will be handled by private contractors. The disposal facilities (dumpsters and compactors) will be internal or screened accordingly. Specific measures will be detailed during the Special Permit process.

**5.2.3.16 Description and location of all proposed mechanical and electrical system components including exhaust and ventilation system, transformers and satellite dishes:**

This application is for an amendment to the Planned Unit Development Preliminary Master Plan approval. The final design of the proposed buildings has not been completed. The locations of transformers servicing the existing Assembly Square Marketplace are shown on the Existing Conditions Plan of Land plan sheets. The description and location of electrical and mechanical systems will be addressed during each Special Permit process for the individual buildings and phases.

**5.2.3.17 Locations of and adequacy of existing and proposed on-site public utilities, facilities, and conditions (water, sewerage, and drainage), showing size and direction of flows:**

The design of the proposed utilities for the Project has advanced since the original PUD PMP filing in September 2006. Included in the Planned Unit Development Preliminary Master Plan application booklet is an updated Utility Analysis report. In addition, existing and proposed utilities are shown on the Existing Conditions Plan of Land plans and the Grading, Drainage and Utility plan sheets. Utility infrastructure required for Phase 1-AA and the full build out of the Project was constructed in 2009. Further details are included in the Utility Analysis report.

**5.2.3.18 Demolition and construction procedures including impact mitigation measures; an estimate of the time period required for the completion of the development:**

The entire project is expected to have a 10-15 year build out. Issues relating to demolition and construction will be addressed during the Special Permit process for each building and phase of the project.

**5.2.3.19 A traffic study including estimated peak hour traffic volumes generated by the proposed use in relation to existing volumes and projected future conditions or, if the project is 25,000 square feet or more, a traffic impact analysis which is prepared by a professional traffic engineer:**

A comprehensive Traffic Impact and Access Study was conducted as part of the original 2006 PUD-PMP application. That document was included in the application package, with a summary of the analysis having been presented in the application booklet. The

transportation analysis summarized in the Transportation Chapter of this current submittal considered changes that may have occurred to either the surround transportation network, or the Project itself, since the 2006 approval. Based on that analysis, traffic volumes in the area have grown consistent with original expectations, and the Project has not changed significantly in terms of any external impacts. The Transportation Chapter also summarizes the traffic-related improvements that were identified in the original study, and how they have since progressed towards actual construction which will occur in summer 2010. Considering all of these factors, the original 2006 Traffic Impact and Access Study still properly evaluates the traffic impacts associated with the revised Project without requiring technical updates. .

**5.2.3.20 General summary of existing and proposed easements or other burdens now existing or to be placed on the property:**

Existing easements are shown on the Existing Conditions Plan of Land. There will be appropriate easement agreements between the developer, the City and various utility companies. In order to allow for flexibility in building design by future development partners and potential outdoor dining/seating, the Proponent anticipates coordinating proposed access easement and right-of-way dedication with the City through future Special Permit Applications of future project phases. Future streets within the Project will be dedicated as public ways to the City and issuance of access easements or licenses from the City for use of public sidewalk as outdoor dining/seating, within these right-of-ways, will be required. Any future building encroachment, if proposed in future phases, has been reflected in the proposed Right-of-Way Plan (R-1) within this application. All open space, depicted in the Open Space Plan contained within this application, reflects the proposed right-of-way and access easements granted by the City and will be documented and reviewed in future Special Permit Applications of individual phases. Assembly Square and Main Street Mall will be retained by the Proponent with public access easements granted to the City.

**5.2.3.21 Wetlands, ponds, and surface water bodies, as defined under the Wetlands Protection Act, M.G.L. chapter 131, Section 40, and rules promulgated there under, 310 C.M.R. 10.00:**

Existing resource areas are shown on the Existing Conditions Plan of Land. There are no wetlands on site that will be altered by the Project.

**5.2.3.22 Photographs of at least eight (8) by ten (10) inches, showing the development site and surrounding parcels:**

Site photographs are included in the application booklet.

**5.2.3.23 Names and addresses of all property owners within three hundred (300) feet of the site boundaries:**

A copy of the Certified Abutter's list is included in the application and within PUD Parcel Plan (P-1).

## **ARTICLE 6: ESTABLISHMENT OF ZONING DISTRICTS**

**6.4.7. A.1 Transportation Analysis. All new developments shall conform to the requirements set forth in any Transportation Study, subject to the approval of the SPGA.**

A traffic narrative is included as part of this submission package. As noted in the narrative, the Traffic Impact and Access Study conducted as part of the original PUD-PMP approval is still appropriate for use on the current Project as there have not been any unforeseen changes to traffic conditions in the area, or in the Project itself.

**6.4.7. A.2 Parking Requirements. Developments shall meet the parking requirements set forth in Section 9.15.**

The parking summation is located on the Overall Site Plan in the plan set.

**6.4.7. A.3 Landscaping Requirements. Developments shall conform to the applicable landscaping requirements set forth in Article 10. Open spaces shall be contiguous to the extent practical, in the opinion of the SPGA.**

This application is for an amendment to the Planned Unit Development Preliminary Master Plan. Landscaping requirements will be reviewed during the Special Permit process for each building and/or phase.

**6.4.7. A.4 Pedestrian Connections. Continuous pedestrian connections shall be supported between all major points of pedestrian activity on the Development Site, including, but not limited to, connections to the Mystic River waterfront, connections to all public and private ways abutting the Development Site, and any transit stops. Developments shall support improved access**

The project incorporates sidewalks throughout, connecting all parts of the development including to and from the proposed MBTA T stop, the Mystic River and the Assembly Square Marketplace. In addition, a new shared use path is proposed along the Orange Line right of way and will connect pedestrians along the length of the project to the riverfront. The enhanced riverfront park also provides enhanced and new pedestrian connections to Draw 7 Park and to points within the site.

The Proponent has previously provided \$100,000 to the City for the design of a new Mystic River pedestrian/bicycle walkway underneath Route 28 connecting Assembly Square and the Ten Hills neighborhood. The Proponent has also committed to fund construction of the new Mystic River pedestrian/bicycle walkway underneath Route 28 as part of an up to \$2 million commitment to fund pedestrian/bicycle/riverfront park enhancements on DCR land, in addition to other mitigation being constructed by the Proponent in conjunction with the Project. The design, permitting and construction of the walkway are the responsibilities of the City of Somerville and the DCR, not the Proponent. The City's and DCR's schedules and completion of the design, permitting and construction are beyond the control of the Proponent and are therefore cannot be made Conditions of the Approval of the PUD-PMP or future approvals of the phases of the Project, including, but not limited to Special Permits, building permits and certificates of occupancy.

**6.4.7. B Design Guidelines.** In reviewing a Development of more than 10,000 square feet, the SPGA/DRC shall consider the following design guidelines. These guidelines are intended to serve as a general basis for the SPGS and Applicant alike to discuss the design merits of a Development, but are not intended to inhibit design creativity when the application otherwise conforms to all other substantive review criteria. These guidelines are not intended to discourage innovative architectural design solutions. Rather, they provide general standards for the massing, siting and articulation of Buildings for developers and architects to work from. They also provide parameters for dialogue between the Applicant and SPGA on design issues for Developments. These Guidelines are intended to supersede the guidelines set forth in Section 5.2.4. It is understood that existing Buildings and Structures will not be able to comply with all of the following Guidelines:

The purpose of the Design Guidelines provided in this Application is as follows:

- Establish the standards upon which the Design Review Committee (DRC) will base its recommendations for the implementation of the Assembly Row PUD. These guidelines are generally consistent with all other guideline documents pertaining to the Assembly Row PUD Area and are meant to be the relevant document for the proposed project.
- Provide viable building solutions for massing, vertical mixing of uses, fenestration and materials, pedestrian lobby locations, parking structure location and entrances as well as building service locations. These characteristics have been carefully considered for each of the Assembly Row PUD building blocks, and if adopted will provide acceptable building solutions. Where design solutions deviate significantly from these guidelines, the Somerville DRC and Planning Board must determine if the solution is within the spirit of the document.
- Establish the guide upon which the DRC and Planning Board will base recommendations for the implementation of the Assembly Square PUD. Where this document differs from other previously approved guidelines this document will have precedence.
- Provide architects, designers and developers with a document to guide their work as the Assembly Row Project is implemented. While the plans and images contained within this document represent a minimum acceptable standard of quality in material and design that will achieve the goal of creating a diverse and vibrant mixed-use neighborhood they in no way represent the only viable or acceptable solution.

**6.4.7. B.1 Street and Sidewalk Design.** Street and sidewalk design shall be based on the Assembly Square Public Realm Design Guidelines and applicable engineering standards, provided that any street shown in such Guidelines as running through an existing Building is not required to be constructed until such Building is demolished.

The design of streets and sidewalks will respond appropriately to the Street and Sidewalk design criteria, as reflected in the Design Guidelines section of this application and will be further detailed in the Special Permit Application for the individual phases.

**6.4.7. B.2 Building Design.** Buildings shall be designed to the highest architectural standards and shall be sited appropriately on the Lot. Specifically, all construction shall:

This application is for an amendment to the Planned Unit Development Preliminary Master Plan approval. The final design of the proposed buildings has not been completed. Though the description and composition of the buildings will be reviewed

with each Special Permit process for the individual buildings and phases, conceptual site layouts and design guidelines are provided in the Design Guidelines section of the application.

- 6.4.7. B.2.a Be located to create a presence on existing street edges or along major internal circulation routes. Maximum building setbacks of five feet shall be encouraged, except in special circumstances, where greater setbacks would enhance the pedestrian-friendly experience of the ASMD, such as dedicated open space. Buildings shall be located to reinforce both existing and future circulation patterns that may serve more than one Site:**

This application is for an amendment to the Planned Unit Development Preliminary Master Plan approval. The final design of the proposed buildings has not been completed. The description and composition of the buildings will be reviewed with each Special Permit process for the individual buildings and phases.

- 6.4.7. B.2.b Create interesting entrance areas that are visible and directly accessible from major public access points, streets and circulation patterns. Extensive areas of glass and window, providing visual access to interior uses, shall be part of all street facades and will accompany building entrances. Multiple and frequent entrances oriented to streets are encouraged. Building entrances shall be clearly defined, through the use of elements such as canopies, porticos; overhangs, peaked roof forms, arches. Entries set back from the street shall have outdoor patios, tile work, moldings, integral planters or wing walls with landscaped areas, or places for sitting:**

The general location of building entrances are described in the Design Guidelines section of this application. This application is for an amendment to the Planned Unit Development Preliminary Master Plan approval. The final design of the proposed buildings has not been completed. The description and composition of the buildings will be reviewed with each Special Permit process for the individual buildings and phases.

- 6.4.7. B.2.c Clearly define the pattern of bays, rhythms, and dimensions to create continuous visual interest and variety in the design of all faces:**

This application is for an amendment to the Planned Unit Development Preliminary Master Plan approval. The final design of the proposed buildings has not been completed. The description and composition of the buildings will be reviewed with each Special Permit process for the individual buildings and phases.

- 6.4.7. B.2.d Break down the overall scale of development to respond to the pedestrian-scale use of Open Space:**

This application is for an amendment to the Planned Unit Development Preliminary Master Plan approval. The final design of the proposed buildings has not been completed. The description and composition of the buildings will be reviewed with each Special Permit process for the individual buildings and phases.

- 6.4.7. B.2.e Use materials and colors consistent with traditional Buildings in the area with historic merit:**

There are no buildings of historic significance in the site area. This application is for an amendment to the Planned Unit Development Preliminary Master Plan approval. The final design of the proposed buildings has not been completed. The description and

composition of the buildings will be reviewed with each Special Permit process for the individual buildings and phases.

**6.4.7. B.2.f Locate building equipment and service areas away from Public Ways or major interior circulation routes and provide screening. Enclose all storage of inventory unless it is completely screened from public view with architectural elements meeting these guidelines:**

This application is for an amendment to the Planned Unit Development Preliminary Master Plan approval. The final design of the proposed buildings has not been completed. The locations of transformers servicing the existing Assembly Square Marketplace are shown on the Existing Conditions Plan of Land plan sheets. The description and location of electrical and mechanical systems will be reviewed with each Special Permit process for the individual buildings and phases.

**6.4.7. B.2.g Show preference for vertical integration of uses. Developments shall ensure that development patterns provide active uses on the Ground Floor that take advantage of the waterfront views and open spaces, and that add presence to public Ways and sidewalks:**

The vertical integration of uses is such that the ground floors are used for retail uses with residential use on the upper floors. The buildings are graduated in height from the Mystic River to maintain water views.

**6.4.7. B.2.h Not have any uninterrupted or unfenestrated length of its façade exceeding thirty-five (35) horizontal feet. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the façade and extending at least twenty (20) percent of the length of the façade; and**

This application is for an amendment to the Planned Unit Development Preliminary Master Plan approval. The final design of the proposed buildings has not been completed. The description and composition of the buildings will be reviewed with each Special Permit process for the individual buildings and phases.

**6.4.7. B.2.i Have windows providing visual access to the interior space, arcades, display windows, entry areas, awnings, or other such features no less than seventy (70) percent of their horizontal length on all Ground Floor facades that face Public Ways or the Mystic River. Forty percent (40%) of this activated façade area on the Ground Floor of Building walls along primary and secondary streets shall consist of windows or doors meant for public entry and exit.**

This application is for an amendment to the Planned Unit Development Preliminary Master Plan approval. The final design of the proposed buildings has not been completed. The description and design of the individual buildings will be reviewed with each Special Permit process for the individual buildings and phases.

**6.4.7. B.3 Parking Lot Design. Refer to Section 9.15 for parking requirements. Parking Lots shall avoid large expanses that are unbroken by Buildings or substantial landscaped Open Spaces, as set forth in Section 10.4 of this Ordinance.**

In an effort to create a pedestrian-friendly environment, the Project does not include parking lots that include large expanses that are unbroken; in fact the parking design



approach is varied and includes several types of parking configurations. Parking provided within the project will include below and above-ground parking structures, at-grade surface parking and on-street parking. The design of surface parking lots will comply with applicable requirements and will include landscaped terminal islands and internal parking lot landscaping. The Proponent reserves the right to maintain interim surface parking lots prior to completion of all phases.

**6.4.7. B.4 Open Space.**

**6.4.7. B.4.a Landscaping strips required in parking areas (Article 10) shall not apply to Usable Open Space calculations.**

Usable Open Space has been calculated without counting landscaping strips in parking areas.

**6.4.7. B.4.b Developments are encouraged to make significant contributions to Open Space along the Mystic River adjacent to the ASMD. These contributions shall be designed and developed with special attention to the provision of wildlife habitat and contiguous migration corridors, and to help reduce the level of stormwater runoff into the Mystic River.**

The proposed development includes open space and park areas along the Mystic River

**6.4.7. B.5 Efficiency of Design. Every effort shall be made to design Buildings and use materials and construction techniques to optimize daylight in building interiors, natural ventilation, energy efficiency, and to minimize exposure to and consumption of toxics and non-renewable resources and incorporate appropriate "green" design techniques. In accordance with this principle all Developments within the ASMD in excess of ten thousand (10,000) square feet shall be required to complete an Leadership in Energy & Environmental Design (LEED) worksheet and submit the worksheet to the SPGA with permit application materials. This worksheet shall be considered in evaluating whether a proposed Development meets the applicable standards set forth elsewhere in this Ordinance. However, consistency with the LEED standards shall not be a factor in whether or not to permit a Development.**

A LEED worksheet will be provided during the review of subsequent Special Permit applications for future phases.

**6.4.7. B.6 Contributions. Contributions for Infrastructure and Open Space related to a Development made by an Applicant to the City or its constituent agencies in other agreements or permits shall be credited by the SPGA toward any applicable requirements hereunder for a Special Permit.**

The Proponent and IKEA have committed to make significant contributions to the City and to the Commonwealth for infrastructure and open space related to the Project and the overall development of the Assembly Square area.

To date, the following contributions have been paid to the City:

- \$1 million for design and construction of Trum Field, Hodgkins-Curtin Park, Harris Playground, Grimmons Playground, North Street Playground, Central Hill Playground, or other municipal purposes, upon execution of an Amended and Restated Assembly Square Development Covenant By and

Between Federal Realty Investment Trust, IKEA Property, Inc., City of Somerville, and Somerville Redevelopment Authority and a Master Land Disposition Agreement By and Between Somerville Redevelopment Authority and Federal Realty Investment Trust.

- \$1 million for municipal purposes, upon receipt of a fully vested Certificate of Occupancy for the Assembly Square Marketplace.
- \$250,000 for the study, design and implementation of circulation improvements within and/or affecting Assembly Square area.
- \$250,000 for design and construction of improvements to that portion of the Department of Conservation and Recreation park along the Mystic River abutting the development area.
- \$250,000 for the Somerville Affordable Housing Trust Fund.
- \$100,000 to study the feasibility of a new MBTA Orange Line station at Assembly Square.
- \$100,000 for construction of pedestrian walkways to mitigate traffic in the Assembly Square area.
- \$100,000 to study the feasibility of a Rt. 28 pedestrian crossing/undercarriage.
- \$75,000 for public art to be installed on the Mystic River park.
- \$50,000 for East Somerville neighborhood improvements.
- \$50,000 for Ward 4 neighborhood improvements.
- \$30,000 for the repair of a traffic signal at the intersection Foley St. and Middlesex Ave.
- IKEA contributed \$1 million for municipal purposes upon issuance of a fully vested Special Permit with Site Plan Review – A for the IKEA store.
- IKEA contributed \$100,000 for traffic mitigation and improvements on and near lower Broadway upon issuance of a fully vested Special Permit with Site Plan Review – A for the IKEA store.

In addition, the Proponent and IKEA have committed to the following future contributions to the City:

- The Proponent will contribute \$1 million for municipal purposes upon securing all necessary approvals, authorizations and appropriations for funding pursuant to certain public infrastructure financing programs.
- The Proponent will contribute \$600,000 for municipal purposes upon issuance of a building permit for any building that is part of the PUD Preliminary Master Plan, excluding the IKEA store and the Assembly Square Marketplace.

Furthermore, the Proponent and IKEA have committed to the City, provided certain conditions are met, to contribute up to \$15 million combined for the design and construction of a new MBTA Orange Line station at Assembly Square.

The Proponent has previously provided \$100,000 to the City for the design of a new Mystic River pedestrian/bicycle walkway underneath Route 28 connecting Assembly Square and the Ten Hills neighborhood. The Proponent has also committed to fund construction of the new Mystic River pedestrian/bicycle walkway underneath Route 28 as part of an up to \$2 million commitment to fund pedestrian/bicycle/riverfront park enhancements on DCR land, in addition to other mitigation being constructed by the Proponent in conjunction with the Project. The design, permitting and construction of the walkway are the responsibilities of the City of Somerville and the DCR, not the

Proponent. The City's and DCR's schedules and completion of the design, permitting and construction are beyond the control of the Proponent and are therefore cannot be made Conditions of the Approval of the PUD-PMP or future approvals of the phases of the Project, including, but not limited to Special Permits, building permits and certificates of occupancy.

- 6.4.7. B.7 Loading Spaces.** To the extent possible, Loading spaces shall be located away from major Public Ways, the Mystic River and other highly visible locations. Every effort shall be made to incorporate creative design to reduce the negative visual impacts of the Loading space.

At this time, it is anticipated that loading spaces will not be accessed from the Riverfront Drive or Assembly Square Drive, which are the two most visible public ways, and will be located along internal roads which are not considered major public ways. During review of future phases, the Proponent intends to employ creative design to reduce the potential negative visual impacts of loading areas.

- 6.4.8 Development Standards and Design Guidelines for Large Developments**  
A Large Development in the ASMD shall be regulated as a Planned Unit Development-A (PUD), and the procedures for such Large Development shall be those set forth in Article 16, as augmented by this Subsection. No Large Development shall be permitted in the ASMD under any other provision of this Ordinance except those qualifying for the Priority Development Process. Priority Permitted Uses are not subject to this Section 6.4.8.

The development standards and design guidelines for Large Developments shall be as set forth in this Section 6.4.8. In addition to the submission requirements of Article 16, all applicants for Large Developments must also provide the Special Permit Granting Authority (SPGS) or its designee with the additional submissions listed below in order for any application for the PUD-A Master Plan to be considered complete. Large Developments, which do not qualify as Priority Permitted Uses but are submitted as part of a Priority Development Process, shall also conform to the standards and guidelines set forth in this Section 6.4.8 even though they are not required to be regulated as a PUD-A.

- 6.4.8. A Traffic Access and Impact Study, including a Transportation Demand Management Plan.**

A traffic narrative is included as part of this submission package. As noted in the narrative, the Traffic Impact and Access Study conducted as part of the original PUD-PMP approval is still appropriate for use on the current Project as there have not been any unforeseen changes to traffic conditions in the area, or in the Project itself. The Transportation Demand Management Plan outlined in the original study has been further refined, largely through the creation of the Assembly Square Transportation Management Association (ASTMA). As the Project develops over the next 10- to 15-years the ASTMA will work to ensure that proper measures are taken to minimize single-occupant automobile travel and other goals outlined in the traffic study.

- 6.4.8. B Model.** A conceptual three-dimensional scale model of the Master Plan at 20 scale or alternative scale acceptable to the SPGA or its designee. If the proposed development in its entirety consists of no more than one building, the SPGA or its designee has the option of waiving this requirement.

The Proponent will request a waiver for a conceptual three-dimensional scale model of the Master Plan. Computer generated three-dimensional images are provided in the Design Guidelines section of the application.

- 6.4.8. C Urban Block Plan. The PUD Preliminary Master Plan should reflect a future street grid orientation substantially in conformity with the ASD Plan, and outline street blocks substantially consistent with the average street blocks in the City of Somerville (3.5 acres without streets, 4.5 acres to the middle of streets).**

The entire development's proposed ways are shown on the Overall Site plan and are laid out on in a grid.

- 6.4.8. D Development Standards. Except for Priority Permitted Uses, all Large Developments shall meet the development standards set forth above in Section 6.4.7.A for Developments, as well as consider the design guidelines set forth above in Section 6.4.7.B. In addition, Large Developments shall be consistent with the following additional standards.**

- 6.4.8. D.1 Transportation Analysis. Large Developments shall provide a Transportation Access and Impact Study. The Director of Traffic and Parking shall approve the geographic scope and content of the study in consultation with the Executive Director of the Planning Department and the Traffic Commission. In addition, the Applicant shall submit a Transportation Demand Management (TDM) plan tailored to the specific uses and the geographic location of the Development Site. If the Transportation Access and Impact Study indicates a significant impact to the transportation network in the specified study area, the Applicant shall include in the study proposed mitigation measures to address those impacts. At a minimum, the Applicant will be required to mitigate any impact that will:**

- 6.4.8. D.1.a result in a net reduction in level of service of intersections equivalent to one full letter grade;**

A full Traffic Impact and Access Study was prepared for the project and was included in the original submission package. As described in the current Transportation narrative, neither the underlying traffic conditions near Assembly Square or the Project itself have changed to the degree that a new Traffic Impact and Access Study is required. Accordingly, the findings contained in the original approved traffic study remain valid for the current Project.

- 6.4.8. D.1.b result in an increase of 10 seconds of delay to a signalized or unsignalized intersection to level-of-service C or lower; or**

A full Traffic Impact and Access Study was prepared for the project and was included in the original submission package. As described in the current Transportation narrative, neither the underlying traffic conditions near Assembly Square or the Project itself have changed to the degree that a new Traffic Impact and Access Study is required. Accordingly, the findings contained in the original approved traffic study remain valid for the current Project.

- 6.4.8. D.1.c** result in a net increase in traffic volumes of 10% or more at an intersection that has an accident history of more than 5 accidents in the last three years for which data is available. For Phases of an Approved PUD for which a Special Permit has not been issued as of the effective date of this Section, traffic mitigation shall be as set forth in the Approved PUD.

A full Traffic Impact and Access Study was prepared for the project and was included in the original submission package. As described in the current Transportation narrative, neither the underlying traffic conditions near Assembly Square or the Project itself have changed to the degree that a new Traffic Impact and Access Study is required. Accordingly, the findings contained in the original approved traffic study remain valid for the current Project.

- 6.4.8. D.2** Large Retail Projects. Any Large Development in which any single Retail Use is more than 50,000 square feet of gross floor area shall also be deemed a Large Retail Project, except for those Developments qualifying as Priority Permitted Uses, and shall be subject to the following additional standards:

- 6.4.8. D.2.a** Nonretail Component. No Large Retail Project, as defined above, shall be permitted in the ASMD unless permitted as part of a PUDA which includes 1.5 net square feet of nonretail uses for every square foot over 50,000 net square feet of Retail Use in the Large Retail Project. For example, a PUD-A with 100,000 square feet of Retail use must also include at least 75,000 square feet of nonretail uses.

The proposed development meets this requirement; please refer to the Overall Site Plan for a breakdown of proposed uses.

- 6.4.8. D.2.b** Ground Level Retail Size Cap. In a Large Retail Project, not more than 50,000 square feet of Gross Floor Area of any single Retail Use shall be located on the Ground Floor of any Building included in the PUD-A.

The applicant may request a waiver from this requirement as needed in future Special Permit Applications of future project phases

- 6.4.8. D.3** Landscaping. A minimum of fifty percent of the Landscaped Area in a new Large Development shall be Usable Open Space. The SPGA shall have final discretion in deciding if land constitutes Open Space for the purposes of determining whether this requirement has been met. The Open Space requirement may be met with land this is part of the Large Development, or with land that is outside of the Large Development area but is located within the ASMD that was not already Usable Open Space, provided that the conditions of paragraph 2 of Section 16.6.1 of the Ordinance relating to public dedication of such usable Open Space are met.

A summation of open space is included on the Zoning Summary chart located on the Overall Site Plan sheet of the plan set.

- 6.4.8. E** Design Guidelines. In addition to the design guidelines set forth in Section 6.4.7 for Developments, the SPGA shall also consider the following additional guidelines in their review of Large Developments as part of a PUD-A or as part of a Priority Development Process to the extent such Large Developments are not Priority Permitted Uses. These guidelines augment Article 16 guidelines. These guidelines are intended to serve as a general basis for the SPGA and Applicant alike to discuss the design merits of a Development, but are not intended to inhibit design creativity

when the application otherwise conforms to all other substantive review criteria. These guidelines are not intended to discourage innovative architectural design solutions. Rather, they provide general standards for the massing, siting and articulation of Buildings for developers and architects to work from. They also provide parameters for dialogue between the Applicant and SPGA on design issues:

- 6.4.8. E.1 Structured Parking.** Due to the size and scope of Large Developments, every effort shall be made to provide as much parking as possible underground and/or in structures. Refer to Section 9.15 for parking requirements.

The Proponent has worked diligently to provide the majority of the new parking within the Project as underground and/or structured parking. Further details on the proposed parking may be found in the Project Narrative section, the Design Guidelines and the Layout and Materials plans.

- 6.4.12.A Relief from Requirements.** Notwithstanding any other provisions of this Ordinance, the SPGA may, as part of an application for a SPSR-A, a PUD-A or Site Plan Approval-A grant relief from Development Standards, and any other requirements of the ASMD outlined in Sections 6.4.6 through 6.4.11. In such cases, in granting such relief, the SPGA must find that:

- 6.4.12.A.1 Strict enforcement of such standards or requirements would run counter to achieving the objectives of the ASD Plan;**

The Proponent is seeking relief from the Dimensional Requirements in Section 6.4.6.A for two purposes. Under the column in Section 6.4.6.A titled, "*Uses within a PUD-A or SPSR-A uses, if permitted as part of a Priority Development Process*", the Project is seeking a waiver to:

- Construct a building (underground parking structure) within 150 feet of the Mystic River bank; and
- Allow a building of a height of no more than 90 feet within the area between 150 and 250 feet of the Mystic River bank.

Both waiver requests further the objectives of the ASD Plan by allowing more structured parking on the project site thus reducing the amount of surface parking, and increasing open space in order to create a more vibrant transit-oriented mixed use development. The building height relief sought within the waiver request is for the layout of Block 2. The configuration of Block 2 is influenced by three factors:

- Proposed alignment of C Street, (which is fixed and provides direct access to Draw Seven Park),
- Expanded Riverfront Park area.
- Expanded Main Street Mall.

The Block 2 building footprint is located within two building height setback zones, 70 feet and 90 feet. Thus, by granting a waiver to allow a building height of no more than 90 feet on the entirety of Block 2, a more consolidated building design can be accommodated thus preserving the direct alignment of C Street, increasing the dimensions of the waterfront park and increasing the size of the Main Street Mall.

**6.4.12.A.2 The application is substantially consistent with the objectives of the ASD Plan and advances the objectives of the ASD Plan;**

As described in the Project Narrative section, the Project described in this application will achieve the objectives of the ASD Plan by developing a true mixed-use program, incorporating transit-oriented planning, creating a series of new pedestrian-oriented public spaces and streets and improving access to the Mystic River while minimizing environmental impacts by locating development on previously paved and/or otherwise disturbed land.

**6.4.12.A.3 In the case of any Alteration of a Nonconforming Structure, a Change of Nonconforming Use, or a Major Amendment to an Approved PUD, such alteration, change or amendment shall conform, to the extent feasible, to the objectives of the ASD Plan; and**

This section is not applicable to the Project.

**6.4.12.A.4 In the case of waivers from the landscaping requirement, the SPGA must determine that such a level of landscaping is incompatible with the objectives of the ASD Plan.**

This section is not applicable to the Project.

## **ARTICLE 7: PERMITTED USES**

### **7.11. Table of Permitted Uses**

The following are uses that the Proponent may request relief for:

- 7.11.1,a - 1 and 2 family dwelling units
- 7.11.1,b - 3-family dwelling units
- 7.11.1,c - Dwellings, multiple of 4-6 units
- 7.11.1,c - Dwellings, multiple of 7 or more units
- 7.11.1,d - Town Houses of 2 units
- 7.11.1,d - Town Houses of 3 units
- 7.11.1,d - Town Houses of 4-6 units
- 7.11.1,d - Town Houses of 7 or more units
- 7.11.1,e - Mobile homes in service on a temporary basis, for less than one year
- 7.11.2,a - Existing dwelling converted for up to 2 dwelling units
- 7.11.2,b - Existing dwelling converted for up to 3 dwelling units
- 7.11.2,c - Existing dwelling converted for 4-6 dwelling units
- 7.11.2,d - Existing dwelling converted for 7 or more dwelling units
- 7.11.2,e - Conversion of a building owned or previously owned by the municipality in the past 2 years to residential use
- 7.11.3,a - Boarding house/single room occupancy (SRO) building of up to 5 persons
- 7.11.3,a - Boarding house/single room occupancy (SRO) building of 6 or more persons
- 7.11.3,b - Dormitory, fraternity or sorority of 6 units or less
- 7.11.3,b - Dormitory, fraternity or sorority of 7 units or more
- 7.11.3,c - Community or group residence
- 7.11.3,d - Homeless shelter



- 7.11.3,e – Artist Live/Work Space of 6 units or less
- 7.11.3,e – Artist Live/Work Space of 7 units or more
- 7.11.3,f – Congregate housing
- 7.11.3,g – Bed and Breakfast, Historic of 6 rooms or less
- 7.11.3,g – Bed and Breakfast, Historic of 7-9 rooms
- 7.11.4,a – Tourist Home of up to 2 rooms
- 7.11.4,a – Tourist Home of 3 rooms
- 7.11.4,b – Outdoor, off-street parking for no more than one commercial vehicle, not exceeding 1-1/2 tons
- 7.11.4,c – Off street parking for more than one commercial vehicle, if owned by resident of the premises
- 7.11.4,d – Exterior storage of equipment not customarily associated with home maintenance
- 7.11.4,e – Home occupation (must comply with definition in Article 2)
- 7.11.4,f – Office, within a primary residence of an architect, engineer, attorney, physician, dentist or other recognized profession, provided that all parking requirements of Article 9 are met
- 7.11.4,g – Family daycare - For six or less children
- 7.11.4,h – Shop and storage facilities for a resident tradesman such as carpenter, plumber, electrician, etc. where conducted in such a manner that all dust, fumes, gases, odors, smoke or vapors, noise, or vibration are effectively confined to an enclosed building
- 7.11.4,i – Hobby kennel
- 7.11.5,A,1 – All religious purposes
- 7.11.5,A,2 – All education purposes by a non-profit educational corporation
- 7.11.5,A,3 – Child Care Facility (day care center or school age child care program as defined in M.G.L. Ch. 28A, s.9)
- 7.11.5,B,1,a – School, kindergarten, after school center which is not in item 5.a.2. above of less than 10,000 s.f. of gross floor area
- 7.11.5,B,1,b – School, kindergarten, after school center which is not in item 5.a.2. above of 10,000 s.f. or more of gross floor area
- 7.11.5,B,2,a – Library, museum, art gallery of less than 10,000 s.f. of gross floor area
- 7.11.5,B,2,b – Library, museum, art gallery of 10,000 s.f. or more gross floor area
- 7.11.5,B,3,a – Hospital of less than 10,000 s.f. of gross floor area
- 7.11.5,B,3,b – Hospital of 10,000 s.f. or more of gross floor area
- 7.11.5,B,4,a – Nursing home of less than 10,000 s.f. of gross floor area
- 7.11.5,B,4,b – Nursing home of 10,000 s.f. or more of gross floor area
- 7.11.5,B,5,a – Non-profit community center (e.g. YMCA) of less than 10,000 s.f. of gross floor area
- 7.11.5,B,5,b – Non-profit community center (e.g. YMCA) of 10,000 s.f. or more of gross floor area
- 7.11.5,B,6,a – Private, non-profit club or lodge for members only of less than 10,000 s.f. of gross floor area
- 7.11.5,B,6,b – Private, non-profit club or lodge for members only of 10,000 s.f. or more of gross floor area
- 7.11.5,B,7,a – Buildings and uses owned by the City of Somerville of less than 10,000 s.f. of gross floor area
- 7.11.5,B,7,b – Buildings and uses owned by the City of Somerville of 10,000 s.f. or more of gross floor area
- 7.11.6,1,a – Public park, playground, recreational area of less than 10,000 s.f. of gross floor area

- 7.11.6.1,b – Public park, playground, recreational area of 10,000 s.f. or more of gross floor area
- 7.11.6.2,a – Private, non-profit outdoor recreational facility of less than 10,000 s.f. of gross floor area
- 7.11.6.2,b – Private, non-profit outdoor recreational facility of 10,000 s.f. or more of gross floor area
- 7.11.6.3,a – Commercial health, exercise, racquet, weight reduction, bowling or similar facility of less than 10,000 s.f. of gross floor area
- 7.11.6.3,b – Commercial health, exercise, racquet, weight reduction, bowling or similar facility of 10,000 s.f. or more of gross floor area
- 7.11.6.4,a – Theater, cinema or other public assembly of less than 10,000 s.f. of gross floor area
- 7.11.6.4,b – Theater, cinema or other public assembly of 10,000 s.f. or more gross floor area
- 7.11.6.5,a – Marinas and dry boat storage of less than 10,000 s.f. of gross floor area
- 7.11.6.5,b – Marinas and dry boat storage of 10,000 s.f. or more of gross floor area
- 7.11.6.6,a – Concessions, amusements, games except amusement and electronic amusement devices requiring a license under the provisions of Section 8-15 of Chapter 8 of the Code of Ordinances, as amended, of less than 10,000 s.f. of gross floor area
- 7.11.6.6,b – Concessions, amusements, games except amusement and electronic amusement devices requiring a license under the provisions of Section 8-15 of Chapter 8 of the Code of Ordinances, as amended, of 10,000 s.f. or more of gross floor area
- 7.11.6.7 – Amusement and Electronic Amusement Devices Requiring Licensing Under Section 8-15 of Chapter 8 of the Code of Ordinances
- 7.11.6.8 – Artist Studio Space of less than 5,000 s.f. of gross floor area
- 7.11.6.8 – Artist Studio Space of 5,000 s.f. or more of gross floor area
- 7.11.7.1,a – Office, other than medical of less than 5,000 s.f. of gross floor area
- 7.11.7.1,b – Office, other than medical of 5,000 to 9,999 s.f. of gross floor area
- 7.11.7.1,c – Office, other than medical of 10,000 s.f. or more of gross floor area
- 7.11.7.2,a – Medical office, medical or health clinic of less than 5,000 s.f. of gross floor area
- 7.11.7.2,b – Medical office, medical or health clinic of 5,000 to 9,999 s.f. of gross floor area
- 7.11.7.2,c – Medical office, medical or health clinic of 10,000 s.f. or more of gross floor area
- 7.11.8.1,a – Beauty salon, barber shop, tailor, dressmaker, shoe repair of less than 5,000 s.f. of gross floor area
- 7.11.8.1,b – Beauty salon, barber shop, tailor, dressmaker, shoe repair of 5,000 to 9,999 s.f. of gross floor area
- 7.11.8.1,c – Beauty salon, barber shop, tailor, dressmaker, shoe repair of 10,000 s.f. or more of gross floor area
- 7.11.8.2,a,a – Self-service Laundromat or dry cleaning; pick-up station with processing done elsewhere of less than 5,000 s.f. of gross floor area
- 7.11.8.2,a,b – Self-service Laundromat or dry cleaning; pick-up station with processing done elsewhere of 5,000 to 9,999 s.f. of gross floor area
- 7.11.8.2,a,c – Self-service Laundromat or dry cleaning; pick-up station with processing done elsewhere of 10,000 s.f. or more of gross floor area

- 7.11.8.2,b,a – Laundry or dry cleaning with processing on the premises, provided only non-flammable solvents are used for cleaning; of less than 5,000 s.f. of gross floor area
- 7.11.8.2,b,b – Laundry or dry cleaning with processing on the premises, provided only non-flammable solvents are used for cleaning; of 5,001 to 9,999 s.f. of gross floor area
- 7.11.8.2,b,c – Laundry or dry cleaning with processing on the premises, provided only non-flammable solvents are used for cleaning; of 10,000 s.f. or more of gross floor area
- 7.11.8.2,c – Laundry of dry cleaning with processing done on the premises where flammable solvents are used for cleaning
- 7.11.8.3,a – Real estate sales or rental, travel agency, insurance agency, ticket agency of less than 5,000 s.f. of gross floor area
- 7.11.8.3,b – Real estate sales or rental, travel agency, insurance agency, ticket agency of 5,000 to 9,999 s.f. of gross floor area
- 7.11.8.3,c – Real estate sales or rental, travel agency, insurance agency, ticket agency of 10,000 s.f. or more of gross floor area
- 7.11.8.4,a – Bank or credit union with or without an automatic teller machine but with no drive-up window of less than 5,000 s.f. of gross floor area
- 7.11.8.4,b – Bank or credit union with or without an automatic teller machine but with no drive-up window of 5,000 to 9,999 s.f. of gross floor area
- 7.11.8.4,c – Bank or credit union with or without an automatic teller machine but with no drive-up window of 10,000 s.f. or more of gross floor area
- 7.11.8.5,a – Bank or credit union with drive-up window of less than 5,000 s.f. of gross floor area
- 7.11.8.5,b – Bank or credit union with drive-up window of 5,000 to 9,999 s.f. of gross floor area
- 7.11.8.5,c – Bank or credit union with drive-up window of 10,000 s.f. or more of gross floor area
- 7.11.8.6,a – Photocopying, reproduction and photographic services including commercial photography, but not commercial printing of less than 5,000 s.f. of gross floor area
- 7.11.8.6,b – Photocopying, reproduction and photographic services including commercial photography, but not commercial printing of 5,000 to 9,999 s.f. of gross floor area
- 7.11.8.6,c – Photocopying, reproduction and photographic services including commercial photography, but not commercial printing of 10,000 s.f. or more of gross floor area
- 7.11.8.7,a – Repair of household appliances, small tools or equipment of less than 5,000 s.f. of gross floor area
- 7.11.8.7,b – Repair of household appliances, small tools or equipment of 5,000 to 9,999 s.f. of gross floor area
- 7.11.8.7,c – Repair of household appliances, small tools or equipment of 10,000 s.f. or more of gross floor area
- 7.11.8.8,a – Funeral parlor of less than 5,000 s.f. of gross floor area
- 7.11.8.8,b – Funeral parlor of 5,000 to 9,999 s.f. of gross floor area
- 7.11.8.8,c – Funeral parlor of 10,000 s.f. or more of gross floor area
- 7.11.8.9,a – For-profit school for instruction in arts, skills, or vocational training of less than 5,000 s.f. of gross floor area
- 7.11.8.9,b – For-profit school for instruction in arts, skills, or vocational training of 5,000 to 9,999 s.f. of gross floor area

- 7.11.8.9,c – For-profit school for instruction in arts, skills, or vocational training of 10,000 s.f. or more of gross floor area
- 7.11.8.10,a – Newspaper distribution agency of less than 5,000 s.f. of gross floor area
- 7.11.8.10,b – Newspaper distribution agency of 5,000 to 9,999 s.f. of gross floor area
- 7.11.8.10,c – Newspaper distribution agency of 10,000 s.f. or more of gross floor area
- 7.11.8.11,a – Office of veterinarian of less than 5,000 s.f. of gross floor area
- 7.11.8.11,b – Office of veterinarian of 5,000 to 9,999 s.f. of gross floor area
- 7.11.8.11,c – Office of veterinarian of 10,000 s.f. or more of gross floor area
- 7.11.8.12,a – Pet store of less than 5,000 s.f. of gross floor area
- 7.11.8.12,b – Pet store of 5,000 to 9,999 s.f. of gross floor area
- 7.11.8.12,c – Pet store of 10,000 s.f. or more of gross floor area
- 7.11.8.13,a – Tattoo, Body Piercing, and/or Scarification Facilities of less than 2,500 s.f. of gross floor area
- 7.11.8.13,b – Tattoo, Body Piercing, and/or Scarification Facilities of 2,500 to 4,999 s.f. of gross floor area
- 7.11.8.13,c – Tattoo, Body Piercing, and/or Scarification Facilities of 5,000 s.f. or more of gross floor area
- 7.11.9.1,a – Store selling convenience and grocery goods such as food, candy, newspapers, tobacco products of less than 5,000 s.f. of gross floor area
- 7.11.9.1,b – Store selling convenience and grocery goods such as food, candy, newspapers, tobacco products of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.1,c – Store selling convenience and grocery goods such as food, candy, newspapers, tobacco products of 10,000 s.f. or more of gross floor area
- 7.11.9.2,a – General merchandise, department store, supermarket of less than 5,000 s.f. of gross floor area
- 7.11.9.2,b – General merchandise, department store, supermarket of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.2,c – General merchandise, department store, supermarket of 10,000 s.f. or more of gross floor area
- 7.11.9.3,a – Specialty food stores but not that intended for consumption on the premises, including candy store, meat market, delicatessen, or bakery, but not a fast food service of less than 5,000 s.f. of gross floor area
- 7.11.9.3,b – Specialty food stores but not that intended for consumption on the premises, including candy store, meat market, delicatessen, or bakery, but not a fast food service of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.3,c – Specialty food stores but not that intended for consumption on the premises, including candy store, meat market, delicatessen, or bakery, but not a fast food service of 10,000 s.f. or more of gross floor area
- 7.11.9.4,a – Package liquor store, with no consumption of beverages on the premises of less than 5,000 s.f. of gross floor area
- 7.11.9.4,b – Package liquor store, with no consumption of beverages on the premises of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.4,c – Package liquor store, with no consumption of beverages on the premises of 10,000 s.f. or more of gross floor area
- 7.11.9.5,a – Store selling or renting goods such as books, stationary, drugs, sporting goods including bicycles and accessories, jewelry, photographic equipment and supplies, flower, novelties, cards, footwear, apparel, fabrics, accessories, and the like that are typically of a size a customer can carry by hand of less than 5,000 s.f. of gross floor area

- 7.11.9.5,b – Store selling or renting goods such as books, stationary, drugs, sporting goods including bicycles and accessories, jewelry, photographic equipment and supplies, flower, novelties, cards, footwear, apparel, fabrics, accessories, and the like that are typically of a size a customer can carry by hand of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.5,c – Store selling or renting goods such as books, stationary, drugs, sporting goods including bicycles and accessories, jewelry, photographic equipment and supplies, flower, novelties, cards, footwear, apparel, fabrics, accessories, and the like that are typically of a size a customer can carry by hand of 10,000 s.f. or more of gross floor area
- 7.11.9.6,a – Store selling or renting video tapes of less than 2,500 s.f. of gross floor area
- 7.11.9.6,b – Store selling or renting video tapes of 2,500 to 4,999 s.f. of gross floor area
- 7.11.9.6,c – Store selling or renting video tapes of 5,000 s.f. to 9,999 s.f. of gross floor area
- 7.11.9.6,d – Store selling or renting video tapes of 10,000 s.f. or more of gross floor area
- 7.11.9.7,a – Store selling furniture, home furnishings, carpets, or home appliances and equipment, including audio, computer, and video equipment of less than 5,000 s.f. of gross floor area
- 7.11.9.7,b – Store selling furniture, home furnishings, carpets, or home appliances and equipment, including audio, computer, and video equipment of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.7,c – Store selling furniture, home furnishings, carpets, or home appliances and equipment, including audio, computer, and video equipment of 10,000 s.f. or more of gross floor area
- 7.11.9.8.1,a – Store selling hardware, paint, wallpaper, lawn and garden supplies in which all operations conducted entirely within an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.9.8.1,b – Store selling hardware, paint, wallpaper, lawn and garden supplies in which all operations conducted entirely within an enclosed building of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.8.1,c – Store selling hardware, paint, wallpaper, lawn and garden supplies in which all operations conducted entirely within an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.9.8.2,c – Store selling hardware, paint, wallpaper, lawn and garden supplies in which operations, in part or in whole, conducted outside an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.9.9.1,a – Building and construction materials store in which all operations conducted entirely within an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.9.9.1,b – Building and construction materials store in which all operations conducted entirely within an enclosed building of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.9.1,c – Building and construction materials store in which all operations conducted entirely within an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.9.9.2,a – Building and construction materials store in which operations, in part or in whole, conducted outside an enclosed building of less than 5,000 s.f. of gross floor area

- 7.11.9.10.1,a – Commercial greenhouse or nursery in which all operations conducted entirely within an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.9.10.1,b – Commercial greenhouse or nursery in which all operations conducted entirely within an enclosed building of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.10.1,c – Commercial greenhouse or nursery in which all operations conducted entirely within an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.9.10.2,a – Commercial greenhouse or nursery in which operations, in part or in whole, conducted outside an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.9.10.2,b – Commercial greenhouse or nursery in which operations, in part or in whole, conducted outside an enclosed building of 5,000 s.f. to 9,999 s.f. of gross floor area
- 7.11.9.10.2,c – Commercial greenhouse or nursery in which operations, in part or in whole, conducted outside an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.9.11.1, a – Sale or rental of equipment and supplies such as office furniture, home improvement equipment or tools in which all operations conducted entirely within an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.9.11.1, b – Sale or rental of equipment and supplies such as office furniture, home improvement equipment or tools in which all operations conducted entirely within an enclosed building of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.11.1, c – Sale or rental of equipment and supplies such as office furniture, home improvement equipment or tools in which all operations conducted entirely within an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.9.11.2,a – Sale or rental of equipment and supplies such as office furniture, home improvement equipment or tools in which operations, in part or in whole, conducted outside an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.9.12,a – Farmers' market or roadside stand selling agricultural products (indoor or outdoor) of less than 5,000 s.f. of gross floor area
- 7.11.9.12,b – Farmers' market or roadside stand selling agricultural products (indoor or outdoor) of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.12,c – Farmers' market or roadside stand selling agricultural products (indoor or outdoor) of 10,000 s.f. or more of gross floor area
- 7.11.9.13,a – Crafts related store selling jewelry, T-shirts, crafts, etc. where production occurs on premises of less than 5,000 s.f. of gross floor area
- 7.11.9.13,b – Crafts related store selling jewelry, T-shirts, crafts, etc. where production occurs on premises of 5,000 to 9,999 s.f. of gross floor area
- 7.11.9.13,c – Crafts related store selling jewelry, T-shirts, crafts, etc. where production occurs on premises of 10,000 s.f. or more gross floor area
- 7.11.9.14 – Mall
- 7.11.10.1.1,a – Restaurant other than fast order food in which all operations conducted entirely within an enclosed building of less than 2,500 s.f. of gross floor area
- 7.11.10.1.1,b – Restaurant other than fast order food in which all operations conducted entirely within an enclosed building of 2,500 to 4,999 s.f. of gross floor area
- 7.11.10.1.1,c – Restaurant other than fast order food in which all operations conducted entirely within an enclosed building of 5,000 s.f. to 9,999 s.f. of gross floor area

- 7.11.10.1.1,d – Restaurant other than fast order food in which all operations conducted entirely within an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.10.1.2,a – Restaurant other than fast order food in which operations, in part or in whole, conducted outside an enclosed building of less than 2,500 s.f. of gross floor area
- 7.11.10.1.2,b – Restaurant other than fast order food in which operations, in part or in whole, conducted outside an enclosed building of 2,500 s.f. to 4,999 s.f. of gross floor area
- 7.11.10.1.2,c – Restaurant other than fast order food in which operations, in part or in whole, conducted outside an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.10.2.1,a – Fast order food establishments with no drive-up service, including franchises, subshops, pizza shops and the like in which all operations conducted entirely within an enclosed building of less than 2,500 s.f. of gross floor area
- 7.11.10.2.1,b – Fast order food establishments with no drive-up service, including franchises, subshops, pizza shops and the like in which all operations conducted entirely within an enclosed building of 2,500 to 4,999 s.f. of gross floor area
- 7.11.10.2.1,c – Fast order food establishments with no drive-up service, including franchises, subshops, pizza shops and the like in which all operations conducted entirely within an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.10.2.2,a – Fast order food establishments with no drive-up service, including franchises, subshops, pizza shops and the like in which operations conducted, in part or in whole, outside an enclosed building of less than 2,500 s.f. of gross floor area
- 7.11.10.2.2,b – Fast order food establishments with no drive-up service, including franchises, subshops, pizza shops and the like in which operations conducted, in part or in whole, outside an enclosed building of 2,500 to 4,999 s.f. of gross floor area
- 7.11.10.2.2,c – Fast order food establishments with no drive-up service, including franchises, subshops, pizza shops and the like in which operations conducted, in part or in whole, outside an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.10.3 – Fast order food establishments with a drive-up service
- 7.11.10.4,a – Caterer preparing meals for consumption off site of less than 5,000 s.f. of gross floor area
- 7.11.10.4,b – Caterer preparing meals for consumption off site of 5,000 to 9,999 s.f. of gross floor area
- 7.11.10.4,c – Caterer preparing meals for consumption off site of 10,000 s.f. or more of gross floor area
- 7.11.10.5,a – Hotel, motel of less than 10,000 s.f. of gross floor area
- 7.11.10.5,b – Hotel, motel of 10,000 s.f. or more of gross floor area
- 7.11.10.6,a – Bar, tavern, drinking establishment, nightclub, dance hall, entertainment facility, convention center of less than 2,500 s.f. of gross floor area
- 7.11.10.6,b – Bar, tavern, drinking establishment, nightclub, dance hall, entertainment facility, convention center of 2,500 to 4,999 s.f. of gross floor area
- 7.11.10.6,c – Bar, tavern, drinking establishment, nightclub, dance hall, entertainment facility, convention center of 5,000 s.f. or more of gross floor area
- 7.11.11.1,a – Motor vehicle sales and service of new vehicles, or vehicles taken in exchange therefore, when conducted on the same lot and in conjunction therewith the repair of motor vehicle engines within a building of less than 5,000 s.f. of gross floor area



- 7.11.11.1,b – Motor vehicle sales and service of new vehicles, or vehicles taken in exchange therefore, when conducted on the same lot and in conjunction therewith the repair of motor vehicle engines within a building of 5000 s.f. or more of gross floor area
- 7.11.11.2,a – Motor vehicle rental of less than 5,000 s.f. of gross floor area
- 7.11.11.2,b – Motor vehicle rental of 5,000 s.f. or more of gross floor area
- 7.11.11.3,a – Service station, primarily for the sale of fuel, but including other motor oil products and accessories, and minor repairing, lubrication, and adjustment (fuel pumps may be outside enclosed building) of less than 5,000 s.f. of gross floor area
- 7.11.11.3,b – Service station, primarily for the sale of fuel, but including other motor oil products and accessories, and minor repairing, lubrication, and adjustment (fuel pumps may be outside enclosed building) of 5,000 s.f. or more of gross floor area
- 7.11.11.4,a – Sales and installation of automotive parts such as tires, mufflers, brakes and motor vehicle accessories of less than 5,000 s.f. of gross floor area
- 7.11.11.4,b – Sales and installation of automotive parts such as tires, mufflers, brakes and motor vehicle accessories of 5,000 s.f. or more of gross floor area
- 7.11.11.5,a – Motor vehicle maintenance and minor repairs limited to engine tune-up, lubrication and installation of replacement parts, adjustment or replacement of brakes or tires, washing and polishing, but not including engine overhaul, body work or painting of less than 5,000 s.f. of gross floor area
- 7.11.11.5,b – Motor vehicle maintenance and minor repairs limited to engine tune-up, lubrication and installation of replacement parts, adjustment or replacement of brakes or tires, washing and polishing, but not including engine overhaul, body work or painting of 5,000 s.f. or more of gross floor area
- 7.11.11.6,a – Substantial motor vehicle repair including engine overhaul, body work and painting of less than 5,000 s.f. of gross floor area
- 7.11.11.6,b – Substantial motor vehicle repair including engine overhaul, body work and painting of 5,000 s.f. or more of gross floor area
- 7.11.11.7,a – Used vehicles sales and in conjunction there with the repair of motor vehicle engines within a building of less than 5,000 s.f. of gross floor area
- 7.11.11.7,b – Used vehicles sales and in conjunction there with the repair of motor vehicle engines within a building of 5,000 s.f. or more of gross floor area
- 7.11.11.8 – Dismantling and storage of motor vehicles and motor vehicle parts for the purpose of salvage and sale of used parts
- 7.11.11.9 – Motor vehicle towing business and short term storage or parking of those towed vehicles
- 7.11.11.10,a – Structured or open lot (outdoor) motor vehicle parking where the parking spaces are not accessory to a principal use on the same lot and where no sales or service take place of less than 5,000 s.f. of gross floor area
- 7.11.11.10,b – Structured or open lot (outdoor) motor vehicle parking where the parking spaces are not accessory to a principal use on the same lot and where no sales or service take place of 5,000 s.f. or more of gross floor area
- 7.11.11.11.1,a – Limousine rental and minor servicing in which operations conducted entirely within an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.11.11.1,b – Limousine rental and minor servicing in which operations conducted entirely within an enclosed building of 5,000 s.f. or more of gross floor area

- 7.11.11.11.2,a – Limousine rental and minor servicing in which operations, in part or in whole, conducted outside an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.11.11.2,b – Limousine rental and minor servicing in which operations, in part or in whole, conducted outside an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.11.12.1,a – Bus and taxi rental, storage and servicing in which all operations conducted entirely within an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.11.12.1,b – Bus and taxi rental, storage and servicing in which all operations conducted entirely within an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.11.12.2,a – Bus and taxi rental, storage and servicing in which operations, in part or in whole, conducted outside an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.11.12.2,b – Bus and taxi rental, storage and servicing in which operations, in part or in whole, conducted outside an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.11.13.1,a – Motor vehicle wash (whether mechanically operated or self-service) in which operations conducted entirely within an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.11.13.1,b – Motor vehicle wash (whether mechanically operated or self-service) in which operations conducted entirely within an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.11.13.2,a – Motor vehicle wash (whether mechanically operated or self-service) in which operations, in part or whole, conducted outside an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.11.13.2,b – Motor vehicle wash (whether mechanically operated or self-service) in which operations, in part or whole, conducted outside an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.11.14,a – Parking spaces for car-share or flex-car spaces (may be within an enclosed building or outside) consisting of conversion of up to 3 spaces within an existing lot
- 7.11.11.14,b – Parking spaces for car-share or flex-car spaces (may be within an enclosed building or outside) consisting of creation or new space, or conversion of 4 or more existing spaces
- 7.11.12.1,a – Laundry or dry-cleaning processing center where clothes, carpets or other fabrics are washed or cleaned, excluding customer drop-off and pick-up or self-service facility of less than 5,000 s.f. of gross floor area
- 7.11.12.1,b – Laundry or dry-cleaning processing center where clothes, carpets or other fabrics are washed or cleaned, excluding customer drop-off and pick-up or self-service facility of 5,000 to 9,999 s.f. of gross floor area
- 7.11.12.1,c – Laundry or dry-cleaning processing center where clothes, carpets or other fabrics are washed or cleaned, excluding customer drop-off and pick-up or self-service facility of 10,000 s.f. or more of gross floor area
- 7.11.12.2,a – Bakery, wholesale of less than 5,000 s.f. of gross floor area
- 7.11.12.2,b – Bakery, wholesale of 5,000 to 9,999 s.f. of gross floor area
- 7.11.12.2,c – Bakery, wholesale of 10,000 s.f. or more of gross floor area
- 7.11.12.3,a – Industrial services such as machine shop, welding of less than 5,000 s.f. of gross floor area
- 7.11.12.3,b – Industrial services such as machine shop, welding of 5,000 to 9,999 s.f. of gross floor area

- 7.11.12.3,c – Industrial services such as machine shop, welding of 10,000 s.f. or more of gross floor area
- 7.11.12.4,a – Self-storage facility of less than 5,000 s.f. of gross floor area
- 7.11.12.4,b – Self-storage facility of 5,000 to 9,999 s.f. of gross floor area
- 7.11.12.4,c – Self-storage facility of 10,000 s.f. or more of gross floor area
- 7.11.12.5,a – Distribution center, parcel delivery, commercial mail delivery center of less than 5,000 s.f. of gross floor area
- 7.11.12.5,b – Distribution center, parcel delivery, commercial mail delivery center of 5,000 to 9,999 s.f. of gross floor area
- 7.11.12.5,c – Distribution center, parcel delivery, commercial mail delivery center of 10,000 s.f. or more of gross floor area
- 7.11.12.6.1,a – Shop and storage facilities for tradesmen such as carpenter, plumber, electrician, etc. engaged in the construction and repair of residential buildings and other light frame structures with incidental sale of building materials or products on the premises in which all operations conducted entirely within an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.12.6.1,b – Shop and storage facilities for tradesmen such as carpenter, plumber, electrician, etc. engaged in the construction and repair of residential buildings and other light frame structures with incidental sale of building materials or products on the premises in which all operations conducted entirely within an enclosed building of 5,000 to 9,999 s.f. of gross floor area
- 7.11.12.6.1,c – Shop and storage facilities for tradesmen such as carpenter, plumber, electrician, etc. engaged in the construction and repair of residential buildings and other light frame structures with incidental sale of building materials or products on the premises in which all operations conducted entirely within an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.12.6.2,a – Shop and storage facilities for tradesmen such as carpenter, plumber, electrician, etc. engaged in the construction and repair of residential buildings and other light frame structures with incidental sale of building materials or products on the premises in which operations, in part or whole, conducted outside an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.12.6.2,b – Shop and storage facilities for tradesmen such as carpenter, plumber, electrician, etc. engaged in the construction and repair of residential buildings and other light frame structures with incidental sale of building materials or products on the premises in which operations, in part or whole, conducted outside an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.12.7.1,a – Office, yard and storage facilities for construction company such as a general contractor, landscape contractor in which all operations conducted entirely within an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.12.7.1,b – Office, yard and storage facilities for construction company such as a general contractor, landscape contractor in which all operations conducted entirely within an enclosed building of 5,000 to 9,999 s.f. of gross floor area
- 7.11.12.7.1,c – Office, yard and storage facilities for construction company such as a general contractor, landscape contractor in which all operations conducted entirely within an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.12.7.2,a – Office, yard and storage facilities for construction company such as a general contractor, landscape contractor in which operations, in part or whole, conducted outside an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.12.7.2,b – Office, yard and storage facilities for construction company such as a general contractor, landscape contractor in which operations, in part or

whole, conducted outside an enclosed building of 5,000 s.f. or more of gross floor area

- 7.11.12.8.1,a – Sale and repair of heating equipment but not including bulk storage of fuel oil in which all operations conducted entirely within an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.12.8.1,b – Sale and repair of heating equipment but not including bulk storage of fuel oil in which all operations conducted entirely within an enclosed building of 5,000 to 9,999 s.f. of gross floor area
- 7.11.12.8.1,c – Sale and repair of heating equipment but not including bulk storage of fuel oil in which all operations conducted entirely within an enclosed building of 10,000 s.f. or more of gross floor area
- 7.11.12.8.2,a – Sale and repair of heating equipment but not including bulk storage of fuel oil in which operations, in part or whole, conducted outside an enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.12.8.2,b – Sale and repair of heating equipment but not including bulk storage of fuel oil in which operations, in part or whole, conducted outside an enclosed building of 5,000 s.f. or more of gross floor area
- 7.11.12.9,a – Bottle redemption center or collection center for recycling of non-hazardous materials such as glass, aluminum, paper of less than 5,000 s.f. of gross floor area
- 7.11.12.10,a – Laboratory engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products of less than 5,000 s.f. of gross floor area
- 7.11.12.10,b – Laboratory engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products of 5,000 to 9,999 s.f. of gross floor area
- 7.11.12.10,c – Laboratory engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products of 10,000 s.f. or more of gross floor area
- 7.11.13.1.1,a – Wholesale business or storage, including office, sales and display space of such a business, provided that not more than 25 percent of the gross floor area is used for assembly of products, but not including wholesale storage of flammable liquids, gas, or explosives in which all operations conducted entirely within an enclosed building of less than 25,000 s.f. of gross floor area.
- 7.11.13.1.1,b – Wholesale business or storage, including office, sales and display space of such a business, provided that not more than 25 percent of the gross floor area is used for assembly of products, but not including wholesale storage of flammable liquids, gas, or explosives, in which all operations conducted entirely within an enclosed building of 25,000 s.f. or more of gross floor area.
- 7.11.13.1.2,a – Wholesale business or storage, including office, sales and display space of such a business, provided that not more than 25 percent of the gross floor area is used for assembly of products, but not including wholesale storage of flammable liquids, gas, or explosives, in which operations in part or whole, conducted outside an enclosed building of less than 5,000 s.f. of gross floor area.
- 7.11.13.2 – Open lot (outside an enclosed building) storage of new building material, contractors' equipment, machinery and metals, other than scrap or junk, and similar materials
- 7.11.13.3 – Open lot (outside an enclosed building) storage of coal, coke, sand or other solid fuel or similar material, or such storage in silos or hoppers of second hand lumber or other used building materials, junk, scrap paper, rags, unrepaired or unclean containers, or other salvage articles; storage of flammable liquid or gas

- 7.11.14,A,1,a – Light manufacturing when the processes involved are limited to assembly or finishing work of electronic products, appliances, hand tools, furniture, and the like and conducted entirely within an enclosed building in a manner that all dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building of less than 5,000 s.f. of gross floor area
- 7.11.14,A,1,b – Light manufacturing when the processes involved are limited to assembly or finishing work of electronic products, appliances, hand tools, furniture, and the like and conducted entirely within an enclosed building in a manner that all dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building of 5,000 to 9,999 s.f. of gross floor area
- 7.11.14,A,1,c – Light manufacturing when the processes involved are limited to assembly or finishing work of electronic products, appliances, hand tools, furniture, and the like and conducted entirely within an enclosed building in a manner that all dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building of 10,000 to 24,999 s.f. of gross floor area
- 7.11.14,A,1,c – Light manufacturing when the processes involved are limited to assembly or finishing work of electronic products, appliances, hand tools, furniture, and the like and conducted entirely within an enclosed building in a manner that all dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building of 25,000 s.f. or more of gross floor area
- 7.11.14,A,2,a – Light manufacturing when the processes involved are limited to assembly or finishing work of electronic products, appliances, hand tools, furniture, and the like and conducted, in part or in whole, outside an enclosed building, provided in compliance with the Noise Ordinance of less than 5,000 s.f. of gross floor area
- 7.11.14,B.1,a – General industrial uses, including manufacturing, assembly, and processing or other industrial operation, such as, but not limited to, the following: food products manufacture, machine or woodworking shop, printing and publishing operation, or metal finishing and conducted entirely within an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building and disposed of so as not to create a nuisance or hazard to safety or health; and further provided that no noise or vibration is perceptible without instruments at a distance greater than 50 feet from the lot line of less than 10,000 s.f. of gross floor area
- 7.11.14,B.1,b – General industrial uses, including manufacturing, assembly, and processing or other industrial operation, such as, but not limited to, the following: food products manufacture, machine or woodworking shop, printing and publishing operation, or metal finishing and conducted entirely within an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building and disposed of so as not to create a nuisance or hazard to safety or health; and further provided that no noise or vibration is perceptible without instruments at a distance greater than 50 feet from the lot line of 10,000 to 24,999 s.f. of gross floor area
- 7.11.14,B.1,c – General industrial uses, including manufacturing, assembly, and processing or other industrial operation, such as, but not limited to, the following: food products manufacture, machine or woodworking shop, printing

and publishing operation, or metal finishing and conducted entirely within an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building and disposed of so as not to create a nuisance or hazard to safety or health; and further provided that no noise or vibration is perceptible without instruments at a distance greater than 50 feet from the lot line of 25,000 s.f. or more of gross floor area

- 7.11.14,B.2,a – General industrial uses, including manufacturing, assembly, and processing or other industrial operation, such as, but not limited to, the following: food products manufacture, machine or woodworking shop, printing and publishing operation, or metal finishing and conducted, in part or in whole, outside an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the premises or disposed of so as not to create a nuisance or hazard to safety or health; of less than 5,000 s.f. of gross floor area
- 7.11.14,B.2,b – General industrial uses, including manufacturing, assembly, and processing or other industrial operation, such as, but not limited to, the following: food products manufacture, machine or woodworking shop, printing and publishing operation, or metal finishing and conducted, in part or in whole, outside an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the premises or disposed of so as not to create a nuisance or hazard to safety or health; of 10,000 s.f. or more of gross floor area
- 7.11.14,C – Other industrial uses of a noxious character, whether conducted inside or outside an enclosed building, such as, abattoir, foundry, chemical, refining, or rendering operation
- 7.11.14,D,a – Manufacturing use, including product research, development and testing activities, conducted inside an enclosed building such as, but not limited to, biotechnology of less than 10,000 s.f. of gross floor area
- 7.11.14,D,b – Manufacturing use, including product research, development and testing activities, conducted inside an enclosed building such as, but not limited to, biotechnology of 10,000 to 24,999 s.f. of gross floor area
- 7.11.14,D,c – Manufacturing use, including product research, development and testing activities, conducted inside an enclosed building such as, but not limited to, biotechnology of 25,000 s.f. or more of gross floor area
- 7.11.15.1,a – Telephone exchange and facilities serving telecommunications carriers and internet service providers, including but not limited to: switching, relay, and telecommunications data storage and distribution centers of less than 10,000 s.f. of gross floor area
- 7.11.15.1,b – Telephone exchange and facilities serving telecommunications carriers and internet service providers, including but not limited to: switching, relay, and telecommunications data storage and distribution centers of 10,000 s.f. to 24,999 s.f. of gross floor area
- 7.11.15.1,c – Telephone exchange and facilities serving telecommunications carriers and internet service providers, including but not limited to: switching, relay, and telecommunications data storage and distribution centers of 25,000 s.f. or more of gross floor area
- 7.11.15.2,a – Radio or television studio without transmitting or receiving towers of less than 5,000 s.f. of gross floor area
- 7.11.15.2,b – Radio or television studio without transmitting or receiving towers of 5,000 s.f. or more of gross floor area
- 7.11.15.3 – Wireless Communications Facility



- 7.11.15.4,a – Commercial ambulance service of less than 5,000 s.f. of gross floor area
- 7.11.15.4,b – Commercial ambulance service of 5,000 s.f. or more of gross floor area
- 7.11.15.5,a – Railroad terminals and yards, including operations conducted outside enclosed buildings of less than 25,000 s.f. of gross floor area
- 7.11.15.5,b – Railroad terminals and yards, including operations conducted outside enclosed buildings of 25,000 s.f. or more of gross floor area
- 7.11.15.6 – Long-term, open lot (outside an enclosed building) storage of trucks, buses, trailers, etc. -
- 7.11.15.7,a – Substation and Pumping Station of less than 5,000 s.f. of gross floor area
- 7.11.15.7,b – Substation and Pumping Station of 5,000 s.f. or more of gross floor area
- 7.11.16.1 – Accessory retail or business service uses in an apartment dwelling, hotel, motel, office, institutional use or industrial building
- 7.11.16.2,a – Trailer or other mobile structure used for an accessory use, but excluding temporary construction structure for up to one year
- 7.11.16.2 - Trailer or other mobile structure used for an accessory use, but excluding temporary construction structure for more than one year
- 7.11.16.3 – Accessory assembly or light manufacturing, in conjunction with a permitted business, retail, wholesale or institutional use

#### **ARTICLE 16: SPECIAL PERMITS, SPECIAL PERMITS WITH SITE PLAN REVIEW, SITE PLAN APPROVAL AND VARIANCES**

- 16.5.4. Waiver of dimensional standards. In order to maximize flexibility in the application of design standards to PUD projects, the SPGA may waive strict compliance with the standards of Section 16.5 upon making a determination that: (a) such a waiver would result in a better site plan than strict compliance with the stated standards; (b) the proposed PUD design furthers the Purpose and PUD Design Guidelines of this section; and (c) the granting of such a waiver will not cause detriment to the surrounding neighborhood.**

The Proponent is seeking two waivers from dimensional requirements of Section 6.4.6.A (listed below). The waivers requested in Section 6.4.6.A result in better site design. By allowing more density within 250 feet of the Mystic River bank, the Proponent is able to locate more density which is a key design feature of this transit-oriented mixed-use development concept. Additionally, the underground parking structure within 150 feet allows for more structured parking to be created thus avoiding the use of surface parking lots. The waivers further the purpose and design of the ASD Plan by creating a more dense vibrant mixed-use district that incorporates as much structured parking as the site can yield. Furthermore, the dimensional relief request will not negatively impact the surrounding neighborhood. In fact, additional density and structured parking will help further the pedestrian-friendly environment that will enhance the pedestrian experience enjoyed by nearby residents walking or biking through the Project.

**16.5.1 Dimensional Requirements: Within a PUD-A, refer to the dimensional requirements of Section 6.4.6.**

The Proponent is seeking two waivers from dimensional requirements of Section 6.4.6.A. See section 6.4.6.A of this zoning compliance document.

**6.4.6.A Dimensional Requirements. ASMD Table of Dimensional Requirements**

The Proponent is seeking relief from the Dimensional Requirements in Section 6.4.6.A for two purposes. Under the column in Section 6.4.6.A titled, *"Uses within a PUD-A or SPSR-A uses, if permitted as part of a Priority Development Process"*, the Project is seeking a waiver to:

- Construct a building (underground parking structure) within 150 feet of the Mystic River bank; and
- Allow a building of a height of no more than 90 feet within the area between 150 and 250 feet of the Mystic River bank.

**6.4.12.A.1 Strict enforcement of such standards or requirements would run counter to achieving the objectives of the ASD Plan;**

The Proponent is seeking relief from the Dimensional Requirements in Section 6.4.6.A for two purposes. Under the column in Section 6.4.6.A titled, *"Uses within a PUD-A or SPSR-A uses, if permitted as part of a Priority Development Process"*, the Project is seeking a waiver to:

- Construct a building (underground parking structure) within 150 feet of the Mystic River bank; and
- Allow a building of a height of no more than 90 feet within the area between 150 and 250 feet of the Mystic River bank.

Both waiver requests further the objectives of the ASD Plan by allowing more structured parking on the project site thus reducing the amount of surface parking, and increasing the density in order to create a more vibrant transit-oriented mixed use development.

**6.4.12.A.2 The application is substantially consistent with the objectives of the ASD Plan and advances the objectives of the ASD Plan;**

As described in the Project Narrative section, the Project described in this application will achieve the objectives of the ASD Plan by developing a true mixed-use program, incorporating transit-oriented planning, creating a series of new pedestrian-oriented public spaces and streets and improving access to the Mystic River while minimizing environmental impacts by locating development on previously paved and/or otherwise disturbed land.

**6.4.12.A.3 In the case of any Alteration of a Nonconforming Structure, a Change of Nonconforming Use, or a Major Amendment to an Approved PUD, such alteration, change or amendment shall conform, to the extent feasible, to the objectives of the ASD Plan; and**

This section is not applicable to the Project.

**6.4.12.A.4 In the case of waivers from the landscaping requirement, the SPGA must determine that such a level of landscaping is incompatible with the objectives of the ASD Plan.**

This section is not applicable to the Project.

**16.8.2. A Neighborhood Context Plan and Narrative**

A copy of the Project Narrative and a half size copy of the Neighborhood Context Plan are included in the application booklet. A full size copy of the Neighborhood Context Plan is included in the plan set.

**16.8.2. B Conceptual Site Plan**

A half size set of the Preliminary Master Plan Planned Unit Development plans are included in the application booklet, full size sets are also included as part of the submission package.

**16.8.2. C Analysis of Compliance**

The analysis of compliance to the ASMD PUD-A zoning requirements are located on the Overall Site Plan sheet of the plan set.

**16.8.2. D Names of Property Owners within 500 Feet of PUD**

A copy of the Certified Property Owners list is included.

**16.8.2. E Narrative on Maintenance of Landscaping, Open Space and Drainage**

The narrative for drainage entitled "Stormwater Management" is included in the application booklet. The narrative has been updated to demonstrate the advancements that have been made since the original September 2006 PUD PMP filing. Open Space and Landscaping Maintenance requirements are addressed on the Treescape Plan as well as the narrative.

**16.8.2. F Traffic**

A Transportation Narrative has been provided as part of this current submittal to supplement the original 2006 Traffic Impact and Access Study, which is still entirely applicable for the current Project due to the findings of the narrative.

**16.8.2. G Utility Analysis**

The design of the proposed utilities for the Project has advanced since the original PUD PMP filing in September 2006 and is reflected in the attached Utility Analysis report. Utility infrastructure required for Phase 1-AA and the full build out of the Project was constructed in 2009 and is further discussed in the Utility Analysis report.

**16.12 Denial Letter**

A copy of the Building Permit application dated October 24, 2006 and a copy of the Denial Letter dated October 25, 2006 are included in the application booklet.

# Transportation

As part of the original permitting of the Project, Vanasse Hangen Brustlin, Inc. (VHB) had completed a transportation impact analysis for the proposed transit-oriented, mixed-use redevelopment within the Assembly Square District of Somerville. Since the Planned Unit Development-Preliminary Master Plan approval in December 2006, the Proponent has advanced the Project significantly. During this time the permitting and design of the comprehensive off-site traffic mitigation program was advanced, with construction commencing in the summer of 2010. This Chapter provides a summary of the current status of the planned transportation-related infrastructure improvements associated with the Project. The following section also summarizes how the transportation related facets of the Project have also been further refined since the original Project approval.

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## Proposed Development Program

As described in the Project Narrative, the Project currently includes the development of approximately 2,100 residential units, 1.75 million square feet (sf) of commercial uses permitted under the SZO including, but not limited to office, research & development, laboratory, medical office, manufacturing, etc., 512,000 sf of retail space (including restaurants and a 62,000 sf/14-screen cinema) a 200-room hotel, and an up to 340,000 sf IKEA store. While these development components have remained relatively unchanged since the original PUD/PMP approval, the location and configuration of some of the individual buildings and the associated street grid have been refined considerably. These ongoing changes have been designed to be thoroughly in keeping with both the Proponent's and City's goals of creating a vibrant transit-oriented, mixed-use development. Notable specific features of the proposed internal street grid are described in detail later in the "Assembly Square Transportation-Related Improvements" section of this Chapter.

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## Somerville Traffic Volumes

The original PUD/PMP application included a highly-detailed, comprehensive Traffic Impact and Access Study which considered the Project's impacts on a phased basis. That document identified the extensive transportation infrastructure improvements which would be needed to accommodate the Project, and are now



being constructed in and around Assembly Square. While the overall development program described above has remained relatively unchanged from a traffic perspective since the original Project approval, VHB has also reviewed traffic conditions in the area compared to those which existed in 2006 when the Traffic Impact and Access Study was originally prepared.

To help identify any area traffic growth that may have occurred since 2006, VHB recently conducted traffic counts at two key locations in the vicinity of Assembly Square. VHB conducted continuous 72-hour traffic counts over a three-day period (including Saturday) on both Route 28 and Mystic Avenue Northbound, which are the two primary surface arterial roadways abutting the Assembly Square District. These counts were conducted between Thursday, June 17, 2010 and Saturday June 19, 2010 on both roadways, and are summarized below in Table 1.

**Table 1**  
**2010 Observed Traffic Volume Summary**

Location	Daily		Peak Hour								
			Weekday Morning			Weekday Evening			Saturday Midday		
	Weekday (vpd) <sup>1</sup>	Saturday (vpd) <sup>1</sup>	Vol. (vph) <sup>2</sup>	"K" Factor <sup>3</sup>	Directional Flow	Vol. (vph) <sup>2</sup>	"K" Factor	Directional Flow	Vol. (vph) <sup>2</sup>	"K" Factor	Directional Flow
Route 28, south of Middlesex Avenue	63,875	56,805	4,380	6.9%	67% (SB)	4,450	7.0%	54% (NB)	3,600	6.3%	51% (SB)
Mystic Avenue (north), north of Lombardi Street	21,175	14,960	1,030	4.9%	n/a	2,030	9.6%	n/a	1,170	7.8%	n/a

Source: Automatic Traffic Recorder (ATR) counts conducted by VHB in June 2010.

1 Daily traffic expressed in vehicles per day.

2 Peak hour volumes expressed in vehicles per hour.

3 Percent of daily traffic, which occurs during the peak hour.

Notes: SB = southbound, NB = northbound.

As shown in Table 1, Route 28 was observed to carry 63,875 and 56,805 vehicles per day on a typical weekday and Saturday, respectively. The traffic counts on the northbound segment of Mystic Avenue indicate that approximately 21,175 and 14,960 vehicles travelled on that roadway on the weekday and Saturday counted.

These volumes are entirely consistent with what was expected to occur in the area based on the growth and development projections in the 2006 Traffic Impact and Access Study. In addition to the 2006 traffic counts, VHB also previously had conducted counts on Route 28 in June 2009. These volumes are summarized in Table 2 and compared to the updated June 2010 traffic data collection.

**Table 2**  
**Route 28 Weekday Traffic Volume Comparison**

Count Date	ADT <sup>a</sup>	Morning Peak Hour			Evening Peak Hour		
		Volume <sup>b</sup>	K Factor <sup>c</sup>	Dir. Dist. <sup>d</sup>	Volume	K Factor	Dir. Dist.
January 26, 2006	56,610	4,170	7.4%	67% (SB)	3,880	6.9%	56% (NB)
June 25, 2009	67,990	4,355	6.4%	65% (SB)	4,280	6.3%	56% (NB)
June 17, 2010	63,875	4,380	6.9%	67% (SB)	4,450	7.0%	54% (NB)

Source: automatic traffic recorder counts conducted on Thursday, January 26, 2006, Thursday, June 25, 2009 and Thursday June 17, 2010.

- a. Average Daily Traffic volume expressed in vehicles per day.
- b. Vehicles per hour
- c. Represents the percent of daily traffic that occurs during the peak hour.
- d. Directional distribution of peak hour traffic.

As shown in Table 2, in 2009 traffic on Route 28 was observed to have increased by approximately twenty percent since the original traffic study. However, the Route 28 average daily traffic volumes have actually experienced a decrease of approximately six percent since 2009. Before any conclusions can be drawn from these data both seasonal variations and the effects of already anticipated development traffic need to be considered.

### Season Traffic Variations

While the 2006 counts were conducted in January both the 2009 and 2010 counts were done in June. Therefore, seasonal traffic variations need to be considered when directly comparing these volumes. Standard MassDOT data indicate that January volumes are generally six percent *lower* than average month conditions. Likewise, the same MassDOT seasonal factors indicate that June volumes are typically ten percent higher than average month conditions. Accordingly, both the January and June count data need to be first converted to average-month conditions using these factors before evaluating any traffic growth which may have occurred since 2006.

### Development-Related Traffic Growth

In January 2006 the Assembly Square Marketplace still had 90,000±sf of vacant space, which has since been fully occupied. Before evaluating normal traffic growth independent of the Project, the traffic associated with this space needs to be added to the base 2006 volumes. Accordingly, that traffic was projected and assigned to Route 28 using the same trip generation and assignment patterns identified in the approved traffic study.



Once the seasonal adjustments and additional Assembly Square Marketplace traffic is considered, the total equivalent Route 28 weekday volumes have remained relatively stable since 2006, and have actually decreased since the 2009 counts. Furthermore, peak hour traffic patterns on this roadway have remained relatively consistent. Accordingly, there is no apparent technical need for conducting updated traffic counts or analysis in the absence of any notable changes in traffic volumes or patterns since the approved 2006 Traffic Impact and Access Study. The observed traffic count data are provided in the Appendix to this document, along with the corresponding calculations of seasonal and annual growth, and the accompanying projections of traffic associated with the vacant marketplace space since having been occupied.

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## **Trip Generation Summary**

As noted early, the general office, retail and residential components of the Project have remained relatively unchanged since the original PUD/PMP approval. While some individual building configurations and locations have been refined since the original approval, these changes would not affect the overall project trip generation. Accordingly, due to the lack of any notable development changes the Project trip generation and trip distribution do not need to be revisited. Likewise, with there not having been any changes to the traffic volumes on the surrounding roadway network, combined with the trip generation being unchanged, the capacity analysis associated with the project does not need to be reconducted. With the Project and underlying traffic conditions surrounding Assembly Square the planned transportation improvements in the area should more than adequately accommodate Project-related traffic as noted in the following section.

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## **Traffic Mitigation Overview**

The original PUD-PMP Traffic Impact and Access Study identified several transportation-related improvements both within the Assembly Square District and in the surround area. These improvements have since been further advanced through both the local Somerville permitting process, along with the state review process under the Massachusetts Environmental Policy Act. The following section summarizes the key traffic-related components of the internal Project design.



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### **Assembly Square Transportation-Related Improvements**

Since the 2006 PUD-PM approval, the Proponent secured funding for the construction of Assembly Square Drive (along with almost all of the off-site traffic mitigation) through the American Recovery and Reinvestment Act (ARRA). This



project (known as the Assembly Square Access Improvements (ASAI) Project) consists of access improvements along the length of Assembly Square Drive and at Lombardi Street, Broadway, Mystic Avenue, New Road, and Foley Street, among others. The ASAI project was advertised for bids in January 2010 with the project since having been awarded to a contractor, which will be starting construction in Summer 2010.

With the ASAI project, a new Assembly Square Drive will become the primary north-south access from IKEA Way, Foley Street and the Fellsway (Route 28) to Mystic Avenue. Assembly Square Drive will be a landscaped two-lane roadway (with additional turn lanes at prominent intersections and on-street parking) accommodating bicycle lanes and pedestrian sidewalks as well as vehicular traffic. Upon completion of construction, the Proponent will dedicate or otherwise convey the street rights-of-way to the City of Somerville. With the ongoing design process for the various Project buildings there have been changes to garage access points and other features that could affect vehicular arrival/departure patterns. Accordingly, the proposed Assembly Square Drive cross-section was revisited since the original PUD-PMP approval. That reevaluation of the design was conducted in conjunction with Phase 1-AA of the project, when it was discovered that the number of travel lanes could be reduced for certain segments with this space instead being devoted to on-street parking and improved bicycle accommodations. A new roundabout also will now be constructed at the Assembly Square Drive/A Street intersection and curbside travel lanes along Assembly Square Drive have been replaced with on-street parking for the majority of the roadway. By reducing the number of travel lanes along Assembly Square Drive a more pedestrian-friendly environment is created with a more active streetscape enhanced by on-street parking.

In addition to the Assembly Square Drive improvements, the following other significant transportation-related enhancements will be provided as noted below.

- **New Assembly Square Street Network:** New east-west streets through the Project Site will serve as multiple points of access providing a variety of ways to move through and around the Project. The network will provide smaller size blocks that benefit pedestrians but will also provide easier access for car travelers. Since the original PUD-PMP approval Retail Building 1, formerly located adjacent to Assembly Square Drive and A Street, has been removed. By eliminating this building location increased parkland was provided along the Mystic River waterfront. The new A Street roadway configuration made possible by this change features a gently winding alignment which has inherent traffic calming qualities. Further to the east on A Street, the Main Street mall area has been expanded to a more pedestrian-friendly area with special pavement treatments and other features to promote non-automobile activity in this area.
- **IKEA Way/Foley Street/G Street:** The creation of IKEA Way and G Street with an extension of Foley Street creates a multi-modal loop network to provide access to the new MBTA Orange Line station. The loop is designed to accommodate MBTA

buses making connections at the new MBTA Orange Line Station. Bicycle lanes will be provided on IKEA Way and Foley Street, creating connectivity between surrounding neighborhoods, Assembly Square and the new MBTA Orange Line station. New bicycle lanes and sidewalks will also connect to the proposed shared use path and pathways within the Mystic River Reservation. Bicycle racks will be provided throughout the Project in accordance with local zoning. The station will be located at the eastern terminus of the extension to Foley Street, while the second headhouse is situated adjacent to the open space area behind the IKEA store alongside IKEA Way.

- **MBTA Orange Line Station:** A new MBTA Orange Line station, which will provide direct transit access to downtown Boston and points north. The Proponent has committed \$15 million to fund design and construction of the new Station. The Project is designed to encourage pedestrian access to the MBTA Orange Line station via Foley Street, Main Street, IKEA Way and the shared use path paralleling the MBTA right-of-way. In addition, as described previously, a second headhouse has been added to the 30 percent design plans for the station. This enhancement was made possible through \$10 million in additional state highway flex funding, which has been expressed as a critical aspect of the station by multiple parties. The design of that project is now being advanced to the 75-percent level by the MBTA's design consultant.
- **Draw 7 Park Access:** Three new roadways, A, C and G Street, will provide improved vehicular access to the Mystic River Reservation and Draw 7 Park. Main Street, which connects the IKEA store and Assembly Square to the Mystic River Reservation, will also provide access to the river for transit riders and pedestrians.
- **Transportation Management Association:** In cooperation with the City of Somerville and other relevant stakeholders, the Proponent will facilitate the establishment of the Assembly Square Transportation Management Association (TMA). The mission of the TMA will be to implement transportation demand management strategies and programs to encourage public transit, reduce congestion, manage parking within the Assembly Square district, promote pedestrian and bicycle access and safety, and help to reduce air pollution. The Proponent will contribute funding for the operation of the TMA and will be an active participant in coordinating with other property owners within Assembly Square. This involvement will include, but will not necessarily be limited to, conducting ongoing monitoring of the Project traffic.




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## Assembly Square Off-Site Transportation Mitigation

In addition to the various improvements and mitigation measures within the Assembly Square district noted above, the Proponent will implement a comprehensive off-site traffic mitigation program. Specifically, the Proponent will implement the following measures to address existing deficiencies in the area, while also mitigating the Project impacts. All of these measures, with the exception of the

proposed Mystic Avenue northbound U-turn slot are being implemented concurrently with Phase 1 of the Project, despite the fact that traffic volumes warranting all of these improvements will not be realized until later phases of the Project. Since the original PUD-PMP approval funding has also been secured for the off-site roadway improvements associated with Phase 1 [the Assembly Square Access Improvements (ASAI) Project] through the American Recovery and Reinvestment Act (ARRA). The off-site improvements include:

- **Mt. Vernon Street/Lombardi Street at Broadway/ Mystic Avenue Southbound/ Assembly Square Drive (4 locations):** The mitigation for this interchange involves improvements to the existing signalized intersections of Mystic Avenue northbound/Lombardi Street/ Assembly Square Drive and at Broadway/Lombardi Street/Mount Vernon Street. In addition to upgrading these existing locations, the Proponent will signalize the Route I-93/Mystic Avenue southbound off-ramp intersection with Lombardi Street. The existing Route I-93/Mystic Avenue southbound U-turn underpass to Mystic Avenue northbound will also be signalized and interconnected with the other three locations noted above to operate as an interconnected closed-loop signal system. In addition to the signal work, additional improvements will be implemented to provide significantly improved pedestrian and bicycle connections between Broadway and Assembly Square. As requested by the City of Somerville, the pedestrian amenities at this location will include count-down timers. These improvements will be implemented as part of the ASAI project which will be starting construction shortly.
- **Mystic Avenue Northbound at New Road:** Improvements at this location involve reactivating an inoperative traffic signal, while replacing the existing, outdated signal equipment. As part of this work, a new traffic signal controller will be provided, along with the installation of a new mast arm signal support facing Mystic Avenue northbound, new signal posts facing New Road and the Mystic Avenue northbound right-turn lane. New loop detectors being installed at this location will detect bicycles waiting at the signal. The existing crosswalk on New Road will be restriped and this crossing will be further enhanced with the implementation of an exclusive pedestrian signal phase with count-down timers for this crossing. Underground signal conduit also will be provided extending down New Road to interconnect this signal to other signals within Assembly Square. These improvements will be implemented as part of the ASAI project.
- **Middlesex Avenue at Foley Street:** The existing traffic signal at this location has been inoperative for several years and will be replaced as part of the Phase 1 mitigation. As part of this effort a new traffic signal controller will be installed, along with new mast arm signal supports facing traffic in both directions on Middlesex Avenue as well as Foley Street. The existing crosswalks at this intersection will be restriped, and pedestrian accommodations will be further enhanced with the provision of an exclusive pedestrian signal phase including count-down timers. New loop detectors at this location will detect bicycles

waiting at the signal. The lane configuration and signal operation at this location will be revisited during latter phases of the Project to accommodate changing traffic patterns expected to occur with the ongoing development of the Project.

- **Route 28 at Assembly Square Drive:** Significant improvements are being implemented at this location as part of the ASAI project. Most notably, the intersection will be reconfigured to allow exiting left turns from Assembly Square Drive onto Route 28. As part of this work, new striping and signage will be provided to reflect the new lane use and signal operation. Pedestrian accommodations at this location will also be significantly improved with the provision of crosswalks and pedestrian signal equipment. As requested by the City of Somerville, the pedestrian amenities at this location will include count-down timers. The new signal phasing will allow for pedestrian to cross Route 28 via a protected phase during which time they will not be opposed by vehicular traffic. This phase will run concurrently with the exiting left-turn phase from Assembly Square Drive, with the crosswalk positioned across Route 28 to the north of Assembly Square Drive so the pedestrians' path will not cross the exiting Assembly Square Drive path. Due to the proximity with the adjacent Route 28/Middlesex Avenue signal, both locations will need to operate in a coordinated manner. However, given the proposed phasing and proximity of these two locations this is best accomplished through a single signal controller. Accordingly, a new traffic signal cabinet and controller will be installed on the east side of Route 28 between the two intersections. New signal mast arm supports, loop detectors, and other signal equipment will also be installed as part of this work.
- **Route 28 at Middlesex Avenue:** With the improvements noted above, changes also will be required to the Route 28/Middlesex Avenue signalized intersection as part of the ASAI project. This intersection will operate with the same new signal controller noted above, and new signal mast arm supports, loop detectors, and other signal equipment will also be installed. Physical roadway work will consist of realigning the Middlesex Avenue approach to the intersections to provide closer to a 90-degree intersecting angle and to maintain proper separation from Assembly Square Drive. The existing pedestrian accommodations at this location will also be improved as part of this mitigation. Similar to the Route 28/Assembly Square Drive intersection, the new signal phasing will allow for pedestrians to cross Route 28 during the exiting Middlesex Avenue phase during which time they will not be opposed by vehicular traffic. As with the other locations noted above, pedestrian count-down timers will be provided. New pavement markings, crosswalks and signs will be installed in conjunction with the signal work.
- **Route 28 at Mystic Avenue Northbound Traffic Signal:** As part of the ASAI project two new signal mast arms and accompanying signal heads will be installed on the Route 28 southbound approach to the intersection. Likewise, signal heads will be placed on the new mast arms facing the Mystic Avenue northbound approach to supplement the traffic signal poles/heads already

facing this approach. The existing crosswalks on both Route 28 and Mystic Avenue will be restriped to improve visibility at both locations.

- **Route 28 at Mystic Avenue Northbound – U-turn slot:** Currently, exiting Assembly Square traffic heading to Route I-93 southbound must exit from Middlesex Avenue onto Route 28. To provide an additional option to exit the site, a new at-grade U-turn slot will be constructed underneath the Route I-93 overpass to the east of Route 28. Therefore, traffic exiting Assembly Square and wishing to return to Route I-93 southbound will be able to use this route instead of exiting onto Route 28, travelling south to the Mystic Avenue signal, and then accessing the Mystic Avenue on-ramp leading to Route I-93 south. The new route results in motorists bypassing two signals, which will help alleviate traffic congestion and delays on Route 28 at two locations. The newly created intersection of the U-turn slot with the Mystic Avenue on-ramp to Route I-93 south will be signalized. This signal will operate in a dependent manner to the Route 28/Mystic Avenue northbound intersection under the same existing signal controller. Traffic turning onto Mystic Avenue from the new U-turn slot will only do so during the signal phase when Route 28 southbound traffic is stopped at the Route 28/Mystic Avenue intersection. The Proponent will continue to conduct analysis as needed throughout the ongoing development of the Project to determine exactly when these improvements will be required.

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## Pedestrian and Bicycle Improvements

A variety of constraints currently exist that limit pedestrian and bicycle travel to and from Assembly Square. In addition to the intersection mitigation noted above, significant pedestrian and bicycle improvements will be provided at the three main pedestrian gateways to Assembly Square including:

- **Route 28:** The Proponent has provided \$100,000 towards the study, design or construction of an undercarriage along the Mystic River waterfront. The Proponent committed to providing funds to advance both the design and construction of the new Mystic River pedestrian/bicycle walkway underneath Route 28. The City is acting as the proponent for permitting this work, and design plans have been prepared with public hearings having already been held by the DCR. This measure will create a link that is currently missing between the Ten Hills neighborhood and Assembly Square. This will result in uninterrupted access along the Mystic River Reservation from Medford to the Somerville-Boston city line, with pedestrians no longer having to cross eight lanes of traffic on Route 28.
- **Kensington Avenue:** Safety and accessibility improvements are proposed for an existing pedestrian crossing connecting the northbound and southbound segments of Mystic Avenue under Route I-93. The improvements will consist of new flashing advanced crosswalk beacons, pedestrian-scaled lighting, crosswalks, and ADA ramps with sensors and signage. The beacons will only

start to flash yellow once activated by a passive actuation system under which pedestrians are detected via microwave sensors. These improvements are planned to be constructed as part of the ASAI project which will be commencing shortly.

- **Lombardi Street:** Improvements to Lombardi Street and its intersections on both sides of Route I-93 (Broadway/Mystic Avenue southbound/Mt. Vernon Street and Mystic Avenue northbound/Assembly Square Drive) will include pedestrian signals with push buttons and L.E.D. count-down timers, and new crosswalks. An existing sidewalk on the northwesterly side of Lombardi Street will be eliminated to better channelize pedestrians to an improved sidewalk on the south side of Lombardi Street. This will help to address safety concerns associated with frequent irregular pedestrian crossings along Lombardi Street between Broadway and Mystic Avenue. The specific bicycle and pedestrian measures being proposed at the individual locations along Lombardi Street were discussed earlier in this section. With these ASAI-constructed improvements in place, a continuous bicycle and pedestrian network will be provided extending from Broadway northerly along the new one-mile Assembly Square Drive to Route 28.
- **Shared Use Path:** The proposed shared use path will be located along the eastern edge of the Project along the MBTA right-of-way, G Street and the proposed IKEA store site. The proposed path will create a new connection linking East Somerville to the riverfront and Draw 7 Park in a pedestrian and bicycle friendly manner, enhance public access to pedestrian paths along the Mystic River Reservation and bicycle facilities at the proposed IKEA store and within the mixed-use development.

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## Conclusion

Since the original PUD-PMP approval, the Proponent has diligently coordinated with the City of Somerville, DCR, MassDOT and the MBTA to advance the transportation-related aspects. Through these collaborative efforts, the Proponent was able to secure funding for the construction of Assembly Square Drive and the Phase 1 off-site traffic mitigation through the American Recovery and Reinvestment Act. Independent of the proposed Project, the design of the new MBTA Orange Line station has also advanced considerably. The Proponent is contributing \$15 million towards the development of the station, which is now expected to open in 2013. A federal earmark is providing \$25 million in funding towards the new station. The Orange Line connection will provide direct rail access to and from points in Boston. Since the original PUD-PMP approval, there have been ongoing changes and enhancements to the design of the new MBTA station. Most recently, the MBTA recently announced that the new Orange Line stop will feature two headhouses. This enhancement was made possible through \$10 million in additional state highway flex funding, which has been expressed as a critical aspect of the station by



multiple parties. With the ongoing progress for both the ASAI project and the new MBTA Orange Line Station these two significant portions of the transportation infrastructure should now both be in place much sooner than was originally anticipated in the 2006 Traffic Impact and Access Study.

As part of this current effort, VHB revisited traffic volumes on Route 28 and Mystic Avenue northbound adjacent to the Assembly Square District. VHB's review of these two critical surface arterials indicates that their traffic volumes are at the levels that were forecast in the original 2006 Traffic Impact and Access Study. While the exact details of the Project have been further refined and enhanced since the original 2006 approval, the overall development program has remained relatively unchanged. Accordingly, with traffic growth having occurred as projected and the building program not having changed, there is not any need for an updated Traffic Impact and Access Study to be prepared at this time.

The original study was prepared with a phased-analysis approach, which is still appropriate for this Project given the 10- to 15-year horizon over which the Project will be constructed. As noted in this Chapter a wide array of transportation-related improvements were identified as being necessary in the 2006 Traffic Impact and Access Study. These improvements have been advanced considerably since the original Project approval, with most of the roadway improvement construction starting in summer 2010. Based on VHB's analysis these improvements should still effectively accommodate the project volumes, which have not changed based on the preceding analysis in this Chapter.



# *Amended Preliminary Master Plan Planned Unit Developement*

Somerville,  
Massachusetts

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Appendix B	MWRA Meter 91 Readings
Appendix C	Stormwater Drainage System Analysis
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# Introduction

## **1. INTRODUCTION**

### **1.1 Report**

This report is submitted in connection with the site plan submission entitled, “Amended Preliminary Master Plan, Planned Unit Development, Assembly Square Drive (APMP PUD ASD), Somerville, Massachusetts”, dated July 22, 2010 (the “Project”) and the previously approved “Preliminary Master Plan, Planned Unit Development, Assembly Square Drive (PMP PUD ASD), Somerville, Massachusetts”, dated September 2006.

For Site Location Map refer to Figure 1.

For existing utilities referenced in this report please refer to the drawings in the Site Plans entitled:

- Existing Conditions Plans SV-1 thru SV-5 dated May, 2009

For proposed utilities referenced in this report please refer to the drawings submission entitled:

- Grading, Drainage and Utility Plans 1 thru 5 dated July 22, 2010 .

### **1.2 Study Description**

This report confirms and updates findings in a report by Green International Affiliates, Inc., (GIA), which analyzed for the Somerville Office of Housing and Community development (OHCD), all existing utilities, and future improvements within the Assembly Square Revitalization Area (ASRA). The GIA report is entitled “Utility Analysis Report (UAR) for Assembly Square Revitalization Area Somerville, Massachusetts” and was completed in November, 2001. The report describes the locations, sizes and capacities of the following existing utility systems: sanitary sewers, water mains, storm-water surface drainage, telephone, gas, electric, cable TV, communication and fire alarms. The OHCD developed a potential build-out scenario in that report for the entire ASRA which was used as the base for the existing utility analyses and to identify the necessary improvements needed to support the potential build-out.

This report confirms the existing utility findings in the GIA Report and suggests proposed utility improvements in a similar format as was presented in the GIA report to support this Project.

This report was prepared using some of the information contained in the 2001 GIA Utility Analyses. In order to avoid repeated references to the GIA 2001 Utility Analyses, this report contains all the utility existing information, data and analyses that are valid for current conditions. Any additional information regarding existing utility information that has been recognized since the previously approved PMP PUD is also reflected in this report.

### **1.3 Existing Utilities**

Existing utilities information were obtained from actual on the ground instrument survey performed by Vanasse Hangen Brustlin, Inc. (VHB) in April of 2004, updated in May 2009. Some underground utilities are based on field observation and information of record. They are not warranted to be exact.

### **1.4 Existing Utility Improvements follow-up**

VHB contacted Verizon, NationalGrid, NStar and the City of Somerville DPW Departments to inquire if any of the suggested improvements outlined in the GIA 2001 report were ever constructed or will be scheduled for construction now or in the near future; all responses to those inquiries at the time of the previously approved PMP PUD were negative. Since the previously approved PMP PUD coordination with the private utilities has commenced and is ongoing. As approved by Special Permit with Site Plan Review – Assembly Square (SPSR-A) PB#2007-29 a majority of the utility infrastructure required for the first phase (Phase 1-AA) of the previously approved PMP PUD has been completed.

# Water Distribution System

## Existing Conditions

### 2 WATER SUPPLY AND DISTRIBUTION SYSTEM

#### 2.1 Existing Water Supply and Distribution System

The City of Somerville owns and maintains the public water distribution system that services the Assembly Square Revitalization Area (ASRA). The City's water distribution system supplies both domestic and fire protection water to the area. This system is part of a city-wide interconnected network that is supplied by the Massachusetts Water Resources Authority (MWRA) through seven metered connections. The City is supplied by both MWRA's high service and low service pressure systems. The water distribution system within the Assembly Square area is part of the City's low service system.

MWRA Meter 91 is located at the intersection of the Fellsway West and Middlesex Avenue and provides the closest supply of water to the Assembly Square area from a 48-inch cast iron water main located in Middlesex Fells Parkway Fellsway. The City does not have any water storage facilities or any pumping stations that service this area.

Within the past two years the MWRA has performed water main improvements to Meter 91 and the existing 48-inch water main Located in Middlesex Fells Parkway. The water main improvements consisted of cleaning, cement-mortar lining, internally sealed joints, 48-inch restrained joint pipe and valving.

Recent information provided by the MWRA concerning Meter 91 is as follows:

The Average Hydraulic Grade Line Elevations is 184 ft. (Boston City Base Datum)

Refer to Appendix "B" for the MWRA Meter 91 water readings and Somerville's total daily water flows between 2004 and 2006.

The existing system is comprised of water mains ranging in age from 1917 to 1982 and in varying conditions. The water distribution system is described as follows:

- More that half of the system was installed in the 1920's while most of the remaining mains were installed during the 1970's and 1980's.
- The City's water mains sizes are all 8-inch diameter and larger which meets the minimum recommended size for adequate fire flows.
- The primary connection to the MWRA meter is a 20-inch diameter cast iron main installed in 1925 by the City within and along Middlesex Avenue.
- Several branch lines of varying diameter feed off the 20-inch main between Middlesex Avenue and the Fellsway.
- The remainder of the system along Foley Street, Assembly Square Drive and Mystic Avenue consist of a 12-inch diameter pipe interconnected to create several loops.

- The piping network in this area, for the most part, was installed to create a looped system around buildings sites and is interconnected to the city-wide network at several locations.
- The piping has generally been installed within the limits of the City's roadway system and has sufficient valving at most intersections to facilitate isolation and redirection of the flow during emergency or maintenances situations.
- As part of the ongoing approved work a portion of the existing 12-inch water main within Assembly Square Drive was replaced due to its poor condition. Also, a 20-inch water main has been constructed within Foley Street and the future extension of Assembly Square Drive in order to service the future development.

## 2.1.2 Existing Water System Demands

### Average Day and Maximum Day Demands

Currently, the ASRA is primarily being used for retail, office and industrial purposes. Existing water demand was calculated for the average day and the maximum day demand based on the existing uses that make up the ASRA. Based on existing information the flow rates calculated for the existing uses for the average day demand and maximum day demand were 64 GPM and 115 GPM, respectively.

### Needed Fire Flow

The water system within the Project area provides both domestic and fire flow water supply. The City's existing water distribution network within this area has, on average, fire hydrants located 300 feet apart throughout the entire area. This spacing meets the typical maximum recommended distance between hydrants in an urban setting.

The minimum Needed Fire Flow (NFF) for MWRA Meter 91 and maximum Insurance Services Office (ISO) requirements for a Community are:

	<u>Fire Flowrate</u>
Estimated minimum NFF* requirements To be supplied by MWRA for meter 91	2,000 gpm
Maximum requirements a community is Required to supply according to the ISO	3,500 gpm

The required minimum residential pressure at any location within the distribution system during a fire flow situation is 20 psi.

## 2.1.3 Existing Water System Analysis

Computer hydraulic analysis was performed by GIA, and confirm by VHB, for the existing ASRA area water distribution system to determine system capacity and to provide a baseline for comparison of future system demands. The analysis included a limited computer network model on order to simulate several scenarios including:

1. Existing Average Day Demand
2. Existing Maximum Day Demand
3. Existing Maximum Day Demand Plus 2,000 gpm Fire Flow

The computer hydraulic analysis has indicated that the existing system has sufficient capacity for all scenarios.



## **Proposed Conditions**

### **2.2 PROPOSED WATER SYSTEM**

#### **2.2.1 Proposed System Demands**

The full build out of Amended Preliminary Master Plan within the Project area will result in an increase in the water demands on the existing system. The future average day flowrates and maximum day flowrates were developed by utilizing proposed land use areas as shown in Figure 3.2.

#### **2.2.2 Proposed System Analysis**

VHB performed a preliminary computer hydraulic analysis of the proposed conditions utilizing information obtained from the MWRA and hydrant flow test information to further explore the availability of water flow at the higher flow rate set by the ISO. The computer model was calibrated based on a hydrant flow test performed by VHB on September 13, 2006, at the intersections of McGrath Highway and Kensington Avenue with Middlesex Avenue. This hydrant is connected to the 20-inch water main in Middlesex Avenue. The hydrant flow test computation converted to a base of 20 psi resulted in a flow of 5,645 gpm. Since the previously approved PUD PMP, VHB performed additional hydrant flow tests on March 14, 2007 in order to further refine and confirm the computer model. Refer to Appendix "A" for hydrant flow test computations.

A preliminary hydraulic analysis was performed for future demands on the existing/proposed water distribution systems. The analysis includes utilizing the Future conditions model and performing several scenarios including:

1. Future Average Day Demand	704 gpm
2. Future Maximum Day Demand	1,060 gpm
3. Future Maximum Day Demand Plus 2,000 gpm Fire Flow	3,060 gpm
4. Future Maximum Day Demand Plus 3,500 gpm Fire Flow	4,560 gpm

A fire flow of 3,500 gpm is the maximum requirement a community is required to supply according to the ISO standards.

Based on VHB analysis the Future Maximum Day Demand and 3,500 gpm fire flow can be achieved within the Project area after the proposed water improvements are constructed.

### **2.3 Proposed Water System Improvements**

The following proposed water mains will be installed or have already been constructed as part of the ongoing approved work in order to provide loop connections throughout the Assembly Square PUD area.

- Connected a new 20-inch water main from the existing 20-inch water main in Middlesex Avenue, continued along the future extension of Assembly Square drive to Foley Street then continued west along Foley Street to Middlesex Avenue where the new 20-inch water main was connected back into the existing 20-inch water main in Middlesex Avenue. The newly constructed 20-inch main in Foley Street replaced the existing 12-inch water main installed in 1928.
- Extend proposed water mains, ranging in size from 8 to 20-inch, from the newly constructed 20-inch water main in Assembly Square Drive along streets C, D, and E where they will eventually be interconnected in order to create a looped system.

- Extended a new 20-inch water main east from Assembly Square Drive along the future IKEA Way.
- Loop a proposed 12-inch water main on the IKEA site from the recently replaced 12-inch water main in Assembly Square Drive to the intersection of G Street and IKEA Way.

## Sanitary Sewer

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### Existing Conditions

#### 3.1 Existing Sewer System

The City of Somerville owns and maintains the sanitary sewer system in the ASRA area. The sanitary sewer system within the area is a separated system with storm drainage collected in an independent system.

Sewerage flows begin in a 6-inch sewer line adjacent to the Yacht Club then flow into a 12-inch sewer trunk line on Foley Street and the newly constructed 18-inch sewer in Assembly Square Drive. It then flows from Assembly Square Drive onto North Union Street where it then flows into an 18-inch metal sewer pipe through a reconfigured drop connection. The 18-inch pipe then flows into the MWRA 3'-3" x 3'-11" sewer interceptor line at the end of North Street. The reconfigured areas were sited in the GIA report as having poor sewer configuration and in need of improvements.

Refer to Figure 3.1 for existing sewer flows within the ASRA.

#### 3.1.2 Existing Sewer System Analysis

Hydraulic analysis was performed on the existing sanitary sewer system in the ASRA area to evaluate the available capacity in the sewer trunk lines for existing conditions and future development. The hydraulic analysis indicated that the existing sewer lines are capable of handling dry weather wastewater flow, assuming no flow obstructions and that the manholes and sewer lines are in good condition.

Since the 2006 Planned Unit Development Preliminary Master Plan report, the existing vitrified clay 12-inch sewer trunk line in Assembly Square Drive south of Foley Street has been replaced by an 18-inch sewer, North Union Street sewers were reconfigured and sewer was extended in the future alignment of Assembly Square Drive north of Foley Street. These completed improvements represent removal of 0.056 million gallons of infiltration and inflow. Additional future improvements planned for the Project Site include removal of illicitly-connected catch basins.

## **Proposed Conditions**

### **3.2.1 Proposed Sewer System**

The main trunk line for the proposed sanitary sewer system was constructed in Assembly Square Drive and IKEA Way as part of Phase 1 (as defined by MEPA) of the Project. Within future phases of the Project, sewers will be constructed within future A, C, D and Foley Streets. These sewers will be connected into the main trunk line sewer within the Assembly Square Drive and IKEA Way at manholes constructed during Phase 1.

### **3.2.2 Proposed Sewer System Analysis**

The average daily wastewater flows rates used in the analysis are based on Commonwealth of Massachusetts, Sewer System Extension and Connection, regulation 314 CMR 7. Wastewater peak flows rates were determined by multiplying the average daily flow by a peaking factor of four. The proposed land use areas and calculated flow rates are shown on Figure 3.2. The proposed development in the Project area will increase wastewater flows to the MWRA interceptor sewer.

### **3.2.2 Proposed System Improvements**

Based on the sewerage flows generated by the proposed development it will be necessary to replace the existing 12-inch sewer lines within Assembly Square Drive with proposed 18-inch and 12-inch sewer trunk lines. These improvements have already been made as part of the ongoing approved work. The total peak sewer flows from the proposed development will generate 3.15 +/- mgd. The 18-inch sewer trunk line has a design capacity of 3.7 +/- mgd at a slope of 0.002 +/- with an average velocity of 3.9 ft per second. The 18-inch sewer trunk line will have the capacity to handle all peak sewer demands of the Proposed Development with an excess capacity of 0.6 +/- mgd.

To address existing sewer configuration issues at the intersection of Assembly Square Drive and North Union Street, the following new sewer alignment and connections were constructed and are shown on the submitted PUD drawings:

- The new 18-inch trunk line within North Union Street will pick up the sewer flows from the existing 12-inch sewer (MH 7), which collects sewer discharge from the former Circuit City and nearby properties along North Union Street.
- The installation of a Special Drop Sewer Manhole (MH 5) will be constructed over the existing 24-inch sewer. The new 18-inch trunk line connects into the Special Drop Sewer Manhole and discharges directly into the City's existing sewer Regulator Manhole.

### **3.2.4 Sewer Mitigation**

The Project has received a Sewer Extension/Connection Permit from DEP for the extension of sanitary sewer pipe within the new portion of Assembly Square Drive and a new connection for more than 15,000 gallons per day into the municipal and MWRA collection system. This permit was approved on October 8, 2009 (Permit No. X229252) and included details of the sewer mitigation plan. Mitigation to offset flows is required to be implemented as part of the conditions for granting the connection. The mitigation program has been approved by the reviewing agencies. Mitigation will take the form of measures to reduce and/or eliminate non-sanitary sewerage flows, including the completed sewer improvements in Assembly Square Drive, future improvements in Foley Street and Mystic Avenue, off-site improvements in the Ten Hills neighborhood, removal of illicitly-connected catch basins on Mystic Avenue, Lombardi Street and Broadway, reduction of flows into the Somerville Marginal Conduit and a financial contribution to the City of Somerville in the form of funds specifically designated for I/I improvements.

The specific inflows and infiltration to be removed from the system are as follows:

**Total Full Build Out**

Proposed Project Total Sewer Flows =	777,116 gpd
<u>Existing Flows to be removed =</u>	<u>30,361 gpd</u>
Proposed Net Increase in Sewer Flows=	746,755 gpd
Required DEP 4:1 Mitigation=	2,987,020 gpd

**Total Phase 1-AA (Previously Approved)**

Proposed Phase 1-AA Total Sewer Flows =	47,575 gpd
<u>Existing Flows to be removed =</u>	<u>29,144 gpd</u>
Proposed Net Increase in Sewer Flows=	18,431 gpd
Required DEP 4:1 Mitigation=	73,724gpd

**Total Phase 1-A**

Proposed Phase 1-A Total Sewer Flows =	199,458 gpd
<u>Existing Flows to be removed =</u>	<u>1,217 gpd</u>
Proposed Net Increase in Sewer Flows=	192,241 gpd
Required DEP 4:1 Mitigation=	792,964gpd

**Proposed Mitigation @4:1**

- The proponent is proposing, as part of the mitigation package, the collection and disposal of storm water runoff from an area adjacent to the PUD known as the Ten Hills area of Somerville into the Mystic River. Flow monitoring was completed to determine existing I/I in the Ten Hills area. These improvements will remove approximately 610,000 gallons of storm drainage from the city's sewer system during a storm event.
- Infiltration into the existing vitrified clay sewer pipes within the entire PUD area has been eliminated with the installation of approximately 1,800 feet of new 18-inch sewer pipes and 3,400 feet of 12-inch sewer pipes. Flow metering of existing pipes determined the potential for elimination of 78,000 gallons per day. The conditions of the sewer extension permit require future flow monitoring to determine if this volume reduction has been achieved.
- Disconnection of illicitly-connected catch basins on Mystic Avenue, Lombardi Street and Broadway will remove approximately 294,000 gallons per day.
- Approximately 1,200,000 gallons per day will be removed from the Somerville Marginal Conduit by stormwater improvements in the PUD. Stormwater improvements are discussed in Section 4.
- The proponent will make a financial contribution to the City of Somerville specifically designated for Infiltration/Inflow removal projects, offsetting 810,000 gpd of new sewer flows.

Summary:

•	Proposed Project Total Sewer Flows =	777,116 gpd
○	Required Mitigation =	2,987,020 gpd
•	Proposed Phase 1-AA Sewer Flows =	47,575 gpd
○	Required Mitigation =	73,724 gpd
•	Proposed Phase 1-A Sewer Flows =	199,458 gpd
○	Required Mitigation =	792,964 gpd
•	<u>Mitigation Description</u>	<u>Sewer Flows</u>
	I/I reduction from existing PUD sewers (Phase 1-AA) =	78,000 gpd
	Illicitly Connected CB disconnection (Phase 1-AA) =	294,000 gpd
	Ten Hills Area =	610,000 gpd
	Removal of flows from SMC =	1,200,000 gpd
	<u>Financial Contribution offset =</u>	<u>810,000 gpd</u>
		Total = 2,992,000 gpd

## Stormwater Drainage System

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### Existing Conditions

#### 4.1 Existing Drainage System

In 2001 Green International Affiliates, Inc. (GIA) prepared a Utility Analysis Report (UAR) of the Assembly Square Revitalization Area for the City of Somerville, Office of Housing and Community Development (OHCD). This report contains an inventory and analysis of the existing stormwater drainage infrastructure as well as some recommendations for drainage improvements during future development of the area. The GIA Report was used in conjunction with field survey information to analyze the existing stormwater drainage system for this Amended Preliminary Master Plan, Planned Unit Development (PUD) submission.

The proposed Project Site is located on Assembly Square Drive in the City of Somerville, Massachusetts. The majority of the Project Site is presently existing buildings, roadways, and parking lots or areas that were previously developed and demolished. The Project Site is generally flat, ranging from approximate elevation 9 feet (NGVD) to 12 feet (NGVD) with the exception of a portion of Assembly Square Drive that slopes rapidly to reach an elevation of 30 feet (NGVD) at its connection to Mystic Avenue. As previously mentioned, the majority of the Project Site is covered by impervious or near-impervious surfaces. NRCS Soil Maps for Middlesex County (NRCS Web Soil Survey, 4-13-95) show the existing soils to be Urban land with wet substratum (603) and Udorthents with wet substratum (655). Geotechnical information available at the time of this report classifies the soils as hydrologic soils group D, which has low infiltration potential. Detailed soils information and a soils map are included in Appendix C. The cover condition and soils present in the Project Site result in minimal infiltration of stormwater under existing conditions. Areas at the north and east of the Project Site that were historically occupied with railroad and manufacturing facilities are currently vacant or unmaintained. Under existing conditions, much of the stormwater collected in the Project Site discharges untreated to the existing Massachusetts Water Resources Authority (MWRA) 84-inch Somerville Marginal Conduit (SMC) or to the Mystic River as overland flow or via pipe upstream of the Amelia Earhart Dam. The MWRA 84-inch SMC discharges downstream of the Amelia Earhart Dam to the tidally influenced portion of the Mystic River. Stormwater runoff discharging to the MWRA 84-inch SMC has been an ongoing area of concern for the MWRA as the SMC currently acts as a combined sewer overflow (CSO) during some large storm events and high tide conditions at the outfall. Under full build conditions, a new dedicated 72-inch drainage outfall is proposed downstream of the Amelia Earhart Dam to redirect stormwater flows and to help alleviate the potential for CSOs into the Mystic River. This is consistent with the goals for improving water quality in the Mystic River.

## Proposed Conditions

### 4.2 Proposed Stormwater Management System

The Project was designed to comply fully with the Massachusetts Stormwater Management Regulations for a re-development project and the applicable City of Somerville requirements. The Project will also include improvements to existing roadways, construction of new roadways and drives, expansion of the DCR waterfront park and the expansion and upgrade of underground utility infrastructure. The proposed design includes LID and water quality measures that will protect the surrounding natural resources, as described in this section, from degradation as a result of stormwater runoff.

The design options for the storm drain system required close consideration of the adjacent properties, including the MBTA Orange Line, the existing DCR waterfront park and existing commercial uses. Another key consideration of the storm drain system in the Assembly Square area is the existing 36-inch connection to the MWRA 84-inch SMC. As previously mentioned, during large storm events and high tide conditions at the SMC outfall, the SMC has historically experienced combined sewer overflows into the non-tidal portion of the Mystic River, upstream of the Amelia Earhart Dam. In order to avoid any increased impacts to the MWRA 84-inch SMC, it is proposed to abandon the existing 36-inch connection to the MWRA 84-inch SMC and construct a new 72-inch storm drain trunk line that will discharge at a new outfall downstream of the Amelia Earhart Dam, in the tidal portion of the Mystic River. The MWRA has analyzed the benefits that the disconnection of the 36-inch pipe will have on the MWRA 84-inch SMC. This new storm drain trunk line will include a tide-gate near the outfall to prevent tidal waters from entering and surcharging the new drainage system during periods of high tide.

The new 72-inch trunk line proposed for the Project is to be constructed within E Street, which is the extension of Foley Street, and then continue under the MBTA tracks and through property owned by the Commonwealth of Massachusetts. A portion of this pipe was constructed in 2009 as part of the infrastructure necessary for the approved Phase 1-AA. See attached plans for the proposed location of the 72-inch storm drain outfall. The preliminary outfall plan and profile design of the proposed 72-inch drain is included in Appendix C. This design will eliminate any need for separate roof drainage systems throughout the Project, significantly decrease stormwater runoff to the Mystic River above the Amelia Earhart Dam, and eliminate stormwater flows from the Project Site to the MWRA 84-inch SMC. As a result, the design would help alleviate backups within the MWRA 84-inch SMC and decrease the amount of combined sewer overflows (CSOs) above the Amelia Earhart Dam.

Goals for the design of the proposed drainage system for the Project include the following:

- Reduce discharge to the MWRA 84-inch SMC.
- Incorporate LID techniques into the design to the maximum extent practicable.
- Design systems for long-term efficiency by providing concise operation and maintenance requirements.
- Upgrade existing drainage system components to ensure adequate capacity is provided for a 10-year storm event at a minimum.
- Improve the water quality of runoff for the proposed redevelopment areas.

These goals are fulfilled through many design components as described below.

The full-build drainage system will follow the Stormwater Management Regulations and Best Management Practices as outlined in this section in order to provide long-term protection of natural resources in and around the Project.

Stormwater runoff from the Project will be collected in deep-sump catch basins with oil/debris traps and treated in off-line water quality units before discharging to the new 72-inch stormwater outfall. Regular sweeping



programs for roads, parking and loading areas and a scheduled catch basin cleaning program are proposed for pollutant source reduction. LID stormwater management techniques have been incorporated into the design as much as possible for stormwater quality and temperature control and are further described in this report.

### **Water Quantity and Quality Control**

The proposed stormwater management system includes a number of proprietary structural and non-structural Best Management Practices (BMPs) to provide water quality mitigation for land uses with higher potential pollutant loads (LUHPPL) due to high intensity use. It should be noted that in the full build out condition the majority of the proposed parking spaces that attribute to the high intensity use of the Project will be in underground or structured garages rather than large surface parking lots. Any oil and grit in the runoff from the garages will be captured in structured separators prior to discharge to the sanitary sewer system rather than the stormwater closed pipe drainage system. Proposed surface parking facilities utilized during interim phases will discharge to the stormwater closed pipe drainage system and will be in compliance with the Massachusetts Stormwater Management Regulations. Additionally, upon completion of the MBTA Orange Line Station the number of vehicle trips to the Project Site will be significantly reduced further reducing the impacts of oil and grit. Stormwater runoff from the small percentage of proposed on-street parking, in addition to street sweeping and deep sump catch basins, will be treated by specific structural stormwater BMPs that are suitable for such an application. Although the 72-inch stormwater outfall will discharge into the tidal portion of the Mystic River which is currently a “Prohibited” shellfish growing area, the first inch of runoff has been designed to be treated consistent with the DEP requirement for treatment of one inch for critical areas. Water quality BMPs are designed to provide at least 80 percent total suspended solids (TSS) removal in accordance with the Massachusetts Stormwater Management Regulations. Source control, an operation and maintenance program, snow management, and spill prevention BMPs will be implemented within the Project. Other BMPs that may be used throughout the Project include subsurface detention systems, water quality units, bioretention basins, biofiltration islands, green roofs, tree filter boxes, rainwater recovery, permeable asphalt and permeable pavers. Specific BMPs will be evaluated and reviewed for each future individual phase by the Somerville Conservation Commission (SCC).

#### **4.2.1 Existing/Proposed Stormwater Management System Analysis**

The drainage analysis compares the proposed full build stormwater runoff conditions with existing conditions for the 2, 10, 25 and 100 year storm events. A HydroCAD model using TR-20 methodology was developed to evaluate the existing and proposed drainage conditions on the Project Site. The pre- and post-development peak discharge values are presented in Table 4-1 of this report.

### **Hydrologic Analysis**

The hydrologic analysis evaluates peak runoff rates and volumes discharged to the design points.

The rainfall-runoff response of the Project Site under existing and proposed conditions was evaluated for storm events with recurrence intervals of 2, 10, 25, and 100-years. Rainfall volumes used for this analysis were based on the Natural Resources Conservation Service (NRCS) Type III, 24-hour storm events for Middlesex County and were 3.2, 4.6, 5.5, and 6.6 inches respectively. Runoff coefficients for the pre- and post-development conditions were determined using NRCS Technical Release 55 (TR-55) methodology as provided in HydroCAD.

Drainage areas used in the analyses are included Appendix C. The HydroCAD model is based on the NRCS Technical Release 20 (TR-20) Model for Project Formulation Hydrology. Detailed printouts of the HydroCAD analyses are available upon request. Table 4-1 presents a summary of the existing and proposed conditions peak discharge rates.

## **Peak Flow Rates**

**Table 4-1**  
**Peak Discharge Rates (cubic feet per second)**

<b>Design Point</b>	<b>2-year</b>	<b>10-year</b>	<b>25-year</b>	<b>100-year</b>
<b>Design Point 1: MWRA 84-inch SMC</b>				
Existing	117.8	172.1	206.9	249.2
Proposed	58.8	86.6	104.4	126.0
<b>Design Point 2: Mystic River (42-inch culvert)</b>				
Existing	2.0	2.1	2.1	2.2
Proposed	0.0	0.0	0.0	0.0
<b>Design Point 3: Existing Swale/CBs</b>				
Existing	1.3	2.1	2.7	3.3
Proposed	0.0	0.0	0.0	0.0
<b>Design Point 4: Existing Swale/CBs</b>				
Existing	1.3	2.2	2.7	3.4
Proposed	1.3	2.2	2.7	3.4
<b>Design Point 5: Mystic River (Overland)</b>				
Existing	29.7	50.4	63.9	80.5
Proposed	2.7	4.9	6.3	8.1
<b>Design Point 6: New 72-inch Outfall</b>				
Existing	0.0	0.0	0.0	0.0
Proposed	136.5	200.0	240.5	305.5

\* Expressed in cubic feet per second

The results of the analysis indicate that there is no increase in peak discharge rates between the pre- and post-development conditions at design points 1 through 5. As a result of constructing the new 72-inch outfall downstream of the Amelia Earhart Dam to reduce stormwater flows into the existing MWRA 84-inch SMC, a new design point (DP-6) will be created. As this is a new outfall, the rerouted stormwater flow at this point is shown as an increase from existing conditions. However, because the stormwater is discharging into the tidal portion of the Mystic River it is not necessary for post-development peak discharge rates to be equal or less than those in pre-development as outlined in Standard 2 of the Massachusetts Department of Environmental Protection Stormwater Management Regulations. Appropriate measures are incorporated to protect against surcharging the system by use of a tide gate and to protect against erosion and turbidity using riprap protection at the outlet. Although this is a new outfall, the majority of the stormwater discharging at this outfall is not newly generated but is rerouted from the Somerville Marginal Conduit which also discharges below the Amelia Earhart Dam in the tidal portion of the Mystic River.

### **4.2.2 Proposed Stormwater Management System Improvements**

The purpose of the Stormwater Management Plan (the Plan) is to provide long-term protection of natural resources in and around the Project Site. This is achieved by implementing water quality and quantity control measures designed to decrease the amount of pollutants discharged from the Project Site, increase the quality of stormwater recharged on the Project Site, and control discharge rates. A final stormwater management plan for each future individual phase will be locally reviewed and approved by the SCC.

### **Low Impact Development (LID) Features**

Low impact development techniques combine functional site design with pollution prevention in order to reduce impacts to nearby water resources. LID can be very effective for new and ultra urban areas, where space is a limiting factor, by selecting LID practices that focus on decentralizing stormwater management at the Project Site and incorporating vegetated stormwater management techniques into the design as much as possible to reduce peak runoff rates and provide treatment to improve water quality. The practices that may be implemented include: green roofs, bioretention basins (rain gardens), biofiltration islands, tree box filters, porous pavements, and rainwater recovery. In addition to improving water quality, these LID practices will also reduce the temperature of the stormwater discharging at the proposed 72-inch outfall. The IKEA portion of the Project Site includes a green roof for approximately 2.0 acres of the 4.7-acre proposed roof, a sediment forebay and bioretention basin (also known as a rain garden) for the loading dock, and subsurface storage for rooftop and treated parking lot runoff from the proposed IKEA site prior to discharge. In the event that the proposed 72-inch stormwater outfall is constructed prior to the completion of the IKEA or if there is a system failure, the Proponent reserves the right to eliminate or detach the subsurface detention system from the Project closed pipe drainage system. The hydrologic analysis for this scenario is available upon request. The Proponent will investigate the feasibility of using green roofs, rain gardens, biofiltration islands, tree box filters, porous pavements, and rainwater recovery on a building by building basis. Final locations are subject to final design of stormwater management plans for future individual phases and will be reviewed and approved locally by the SCC.

### **Outfall Construction Schedule**

The Somerville Conservation Commission has conditionally approved the construction of the outfall (DEP File Number 287- 0028). Assuming all remaining necessary permits are acquired construction of the outfall will begin during construction of infrastructure necessary to serve the first phase of the mixed use buildings and will be operational prior to the opening of the first building constructed as part of the mixed use development. This timeline is heavily dependent on market conditions and completion may occur in 2011-2012. The disconnection of the existing 36-inch drainage pipe to the MWRA 84-inch SMC will commence when the proposed 72-inch stormwater outfall is active.

### **Mitigation Measures**

The Project will include mitigation measures to safely protect surrounding resource areas from the discharge of runoff. The stormwater management system has been designed to meet or exceed the standards contained in the DEP Stormwater Management Regulations.

After being collected in the Project's closed pipe drainage system, the Project's stormwater runoff will be treated and then discharged via the proposed 72-inch stormwater outfall to be constructed by the Proponent for the City of Somerville. The outfall pipe was included in those activities and granted a waiver from further review under MEPA in the Final Record of Decision on this Project; the Proponent will be permitting and constructing the outfall pipe for the City, which will ultimately have ownership and control of it as part of the municipal stormwater management system. The proposed 72-inch storm drain will be operational prior to the opening of the first building constructed as part of the mixed use development. In addition to the proposed 72-inch stormwater outfall, the Project Site will feature multiple LID measures and over two and half miles of brand new stormwater drainage infrastructure including the replacement of aged existing drainage systems where necessary.

Over 3 million gallons of combined sewer overflows from the MWRA 84-inch SMC entered the Mystic River during wet weather events in 2006. Stormwater runoff entering the MWRA 84-inch SMC from the Project Site will be redirected to the proposed 72-inch outfall and will therefore reduce the amount of combined sewer overflows to the Mystic River. The MWRA has performed an analysis of the benefits of removing the flows from the SMC. The analysis shows that removal of flows will reduce the average annual treated combined sewer overflow volume at Outfall MWR205A located near the Fellsway by Wellington Bridge from 2.35 million gallons to 1.70 million gallons, a 28% reduction in annual discharge volume. Outfall MWR205A discharges treated combined sewer flows to the upstream portion of the Mystic River during high tide and

extreme wet weather events. A reduction of discharges in this location will present a direct environmental benefit by improving the water quality of the Mystic River.

**Long-Term Maintenance Program**

The following maintenance program is proposed to ensure the continued effectiveness of the structural water quality controls previously described. IKEA is responsible for the IKEA site. The Proponent will enter into a long term maintenance agreement with the City of Somerville to provide for the Proponent's commitments to the City in order to maintain sidewalks within the Project and to maintain the non-standard stormwater quality structures. The City will be responsible for the maintenance of the streets, sewer, water and standard drainage structures (e.g. catch basins, manholes, pipes). The Proponent will maintain the streetscape and plaza landscaping within the Project as part of its responsibilities under the long-term maintenance agreement. A sample Long-Term BMP Maintenance/Evaluation Checklist is included in Appendix C.

## Gas

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### Existing Conditions

#### 5.1 Existing Gas Distribution System

NationalGrid, formerly the Keyspan Company, is the provider of the gas to the Project area. The closest gas source to the area is a low pressure 16-inch to 20-inch welded steel gas line located in an easement which runs across the MBTA tracks near Assembly Square Drive and North Union Street. Other gas lines within the Project area branch off of the 20-inch line.

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### Proposed Conditions

#### 5.2 Proposed Gas System Requirements

In past communications between VHB and NationalGrid, NationalGrid has stated that the findings in the GIA report are not relevant today. VHB has provided information to NationalGrid regarding the building program and approximate loads in order for NationalGrid to estimate and identify the size, sources and costs for their gas system improvements. NationalGrid ran an analysis of the existing and proposed systems and determined that due to the size of the development that a higher pressure gas than is currently available will be required to service the Project.

#### 5.3 Proposed Gas System Improvements

The nearest source of the higher pressure gas to the Project is located in Pinckney Street in East Somerville. A 12-inch steel gas line will be installed from Pinckney Street to the Project along Pearl Street, Mt. Vernon Street, Lombardi, and Assembly Square Drive.

# 6

## Electrical Distribution System

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### Existing Conditions

#### 6.1 Existing Electrical Distribution System

NStar supplies electricity to the Assembly Square area with four 13.8 kV electrical services lines in the Assembly Square Revitalization Area. The four 13.8 kV service lines serve the following

- Assembly Square Marketplace
- Foley Street
- Office Building/Vacant Theater
- Back-up

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### Proposed Conditions

#### 6.2 Proposed Electrical Distribution System Requirements

In past communications between VHB and NStar, Nstar has stated that the findings in the GIA report are not relevant today. VHB has provided information to NStar regarding the building program and approximate loads in order for NStar to estimate and identify the size, sources and costs for their electrical system improvements. VHB will design the conduit and manhole system in conjunction with NStar in order to accommodate the required electrical infrastructure.

#### 6.3 Proposed Electrical Distribution System Improvements

The following description of the future electrical distribution system improvements was taken in part from the GIA report with some revisions to accommodate the new PUD layout.

- Install additional electrical distribution circuits in the area as necessary.
- Install new underground conduits, manholes, and electrical cables concurrently with the construction of the new roadways in the area.

# Telephone Distribution System

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## Existing Conditions

### Existing Telephone Distribution System

Verizon supplies telephone service to the Project area. The system consists of underground lines and overhead telephone wires between poles.

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## Proposed Conditions

### 7.2 Proposed Telephone Distribution System Requirements

In past communications between VHB and Verizon, Verizon stated the findings in the GIA report are not relevant today. VHB has provided information to Verizon regarding the building program and approximate loads in order for NStar to estimate and identify the size, sources and costs for their telephone system improvements. VHB will design the conduit and manhole system in conjunction with Verizon in order to accommodate the required telephone infrastructure.

### 7.3 Proposed Telephone Distribution System Improvements

The following description of the future telephone distribution system improvements was taken in part from the GIA report with some revisions to accommodate the new Project.

Verizon to install additional equipment to the existing vault at Middlesex Avenue and Foley Street to accommodate the future development demands, the installation of new underground conduits and manholes to carry new telephone cables for the new developed areas within the Project area.

# Fire Alarm System

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## Existing Conditions

### 8.1 Existing Fire Alarm System

The City of Somerville's Electric Lines and Light Department has jurisdictions over the fire alarm systems within the City. The fire alarm system consists of manholes and fire boxes within the Project area.

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## Proposed Conditions

### 8.2 Proposed Fire Alarm system Requirements and Improvements

The City of Somerville has requested that a wireless radio frequency fire alarm system be used to serve the Project area. In order to provide sufficient coverage and equipment for the wireless system VHB has coordinated final locations of the fire boxes with the City's Fire Chief.



## Cable TV

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### Existing Conditions

#### 9. Cable TV

##### 9.1 Existing Cable Television System

The only location that is serviced by Comcast/RCN cable within the Project area is along Middlesex Avenue near Foley Street and the Assembly Square Marketplace.

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### Proposed Conditions

#### 9.2 Proposed Cable Television System Requirements and Improvements

VHB will contact the current suppliers of cable and telecommunications who service the Project area to determine the level of services offered and the magnitude of the improvements. Sufficient conduit and manholes will be provided to support future cable and telecommunications providers.

# 10

## Summary

### 10. SUMMARY

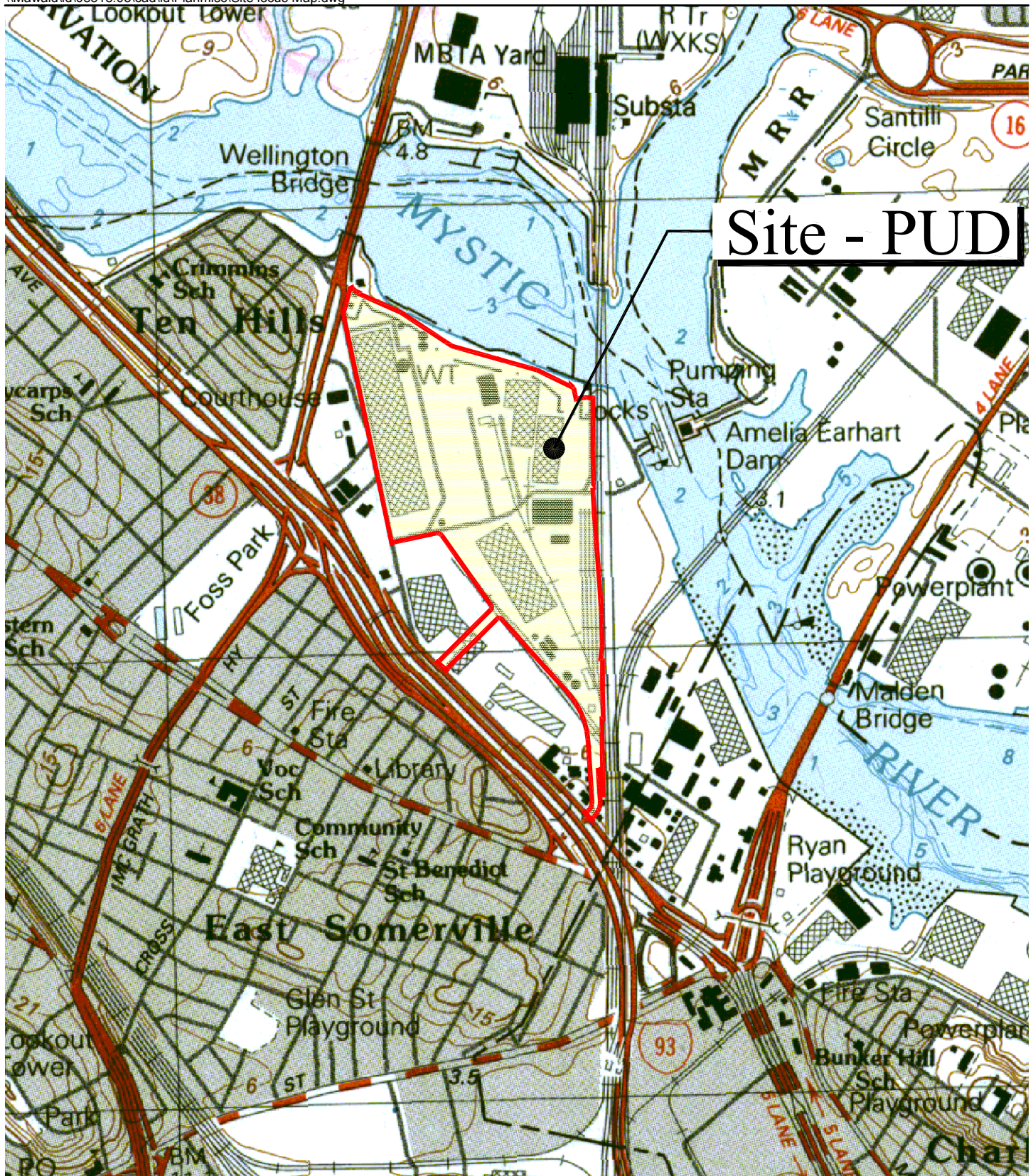
The proposed buildings and utilities within the Project area will be constructed in multiple phases over the course of the project. Phase 1-AA will include the reconstruction of Assembly Square Drive and Foley Street and the construction of IKEA Way and the Assembly Square Drive extension. All necessary infrastructure for the full build out of the Project will be constructed during Phase 1-AA. The construction of the utility infrastructure began in 2009. Coordination with private utilities is ongoing and will continue throughout the construction of the Project. The proposed water system should adequately provide water during the average day demand and peak fire flow conditions. The sewer system is sized to carry all flows from the proposed development and adjacent properties to the Medford-Somerville branch sewer. The sewer flows generated will be mitigated at a 4:1 ratio. The stormwater management system has been sufficiently designed to meet all applicable local and state regulations. All future phases of the Project will be reviewed by the City of Somerville as part of the Special Permit with Site Plan Review (SPSR) process.



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## List of Figures

- Figure 1. Site Location Map
- Figure 2. Existing Water Demand
- Figure 3.1. Existing Sewer Generation
- Figure 3.2. Estimated Proposed Sewer Generation and Water Demand



Site - PUD

Vanasse Hangen Brustlin, Inc.

Figure 1  
July 2010



0 500 1000 Feet

Site Location Map  
Assembly Row  
at Assembly Square  
Amended Preliminary Master Plan  
Planned Unit Development  
Somerville, MA



Consulting Engineers and Planners  
101 Walnut Street  
Watertown, MA 02172  
(617) 924-1770

## Figure 2: Existing Water Demand

Project: Assembly Square Planned Unit Development Proj. No. : 8518.05  
Date: 6/8/2010  
Location: Somerville, Massachusetts  
Rev. Date  
Computed by: MVG  
Checked by:

File: \\Mawald\ld\08518.05\docs\VARIOUS\AmPUD\Utilities\Water\08518.05 Existing Water Demand.xml\Water Demands Fig 4

1. Average flows for Massachusetts are based on 314 CMR 7: Sewer System Extension and Connection Program.

### Existing Uses to remain out side of Phase 1-AA but within the Planned Unit Development

Building Identification	Use	Square Feet	Quantity	Unit	Unit Flow (gal/Unit)	Average Flow (GPD)	Total Bldg. Flow (GPM)	Total Peak Bldg. Flow (GPM) <sup>1</sup>
Assembly Marketplace	Retail	328,806	329	1,000 SF	50	16,440	11	20
Yacht Club	Marina	-	80	Slip	10	800	1	1
Amelia Earhart Dam	Offices	1,000	1	1000 SF	75	75	0	1
Spaulding Brick	Industrial	11,700	12	1000 SF	75	878	1	1
Trucking Company	Industrial	26,910	27	1000 SF	75	2,018	1	2
La Quinta Inn	Hotel	77,678	172	1 Bedroom	110	18,920	13	23
Religious	Institutional	15,842	16	1000 SF	50	792	1	1
County	Institutional	32,432	32	1000 SF	75	2,432	2	3
Sunrise Cuisine	Restaurant	4,326	40	1 Seat	35	1,400	1	2
Dunkin Donuts	Restaurant	4,006	12	1 Seat	20	240	0	1
Warehouse	Industrial	8,369	8	1000 SF	75	628	0	1
99 Restaurant	Restaurant	11,382	393	1 Seat	35	13,755	10	17
Office	Offices	114,559	115	1000 SF	75	8,592	6	10
Loew's Cinema	Cinema	80,000	2,400	1 Seat	5	12,000	8	15
Home Depot	Retail	147,608	148	1000 SF	50	7,380	5	9
Circuit City	Retail	33,488	33	1000 SF	50	1,674	1	2
Enterprise Rent A Car	Retail	2,000	2	1000 SF	50	100	0	1
Hillside Service Center	Commercial	4,656	Min Allow	2	150	300	0	1
Ashton Fuel	Commerical	15,405	15	1,000	50	770	1	1
Tracer Technologies	Industrial	30,995	31	1,000	75	2,325	2	3
						<b>91,520</b>	<b>64</b>	<b>115</b>

1) Maximum Day Demand Peaking Factor = 1.75 Times Average Day Demand. Minimum peak flow =1 PGM

**Amended Preliminary Master Plan  
Existing Sewer Generation within Assembly Square Revitalization Area  
Somerville, MA**

Building Identification	Use	Building (SF. Ft.)	Number	Unit	Unit Flow Rate (GPD)	Flows Removed Phase 1	Flows Removed Full Build	Flows To Remain
85 Foley St.- Cab repair <sup>1</sup>	Gasoline Station with Service Bays	3,677	1	Island	300		300	
			4	Bay	125		500	
99 Foley St.- Central Steel <sup>1</sup>	Industrial <sup>2</sup>	51,217	13	Person	15		195	
	Office	2,961	3	1000 SF	75		222	
123 Foley St.- Spaulding Brick <sup>1</sup>	Industrial <sup>3</sup>	16,880	5	Person	15	75		
	Office	2,920	3	1000 SF	75	219		
147 Foley St. American Propane	Office	1,050	1	1000 SF	75	79		
100 Sturtevant	Industrial <sup>2</sup>	22,760	15	Person	15	225		
	Office	3,772	4	1000 SF	75	283		
Yacht Club	Marina		80	slip	10			800
Goodtime Billiards <sup>4</sup>	-	109,232						
	Restaurant/ Tavern/ Lounge		508	Seat	35	17,780		
	Bowling Alley		4	Alley	100	400		
	Function Hall		438	Seat	15	6,570		
Boston Paintball	Retail	39,162	39	1000 SF	50	1,958		
World Gym	Retail	26,606	27	1000 SF	50	1,330		
Graybar	Industrial <sup>3</sup>	26,609	15	Person	15	225		
Home Depot	Retail	147,608	148	1000 SF	50			7,380
Circuit City	Retail	33,488	33	1000 SF	50			1,675
Amelia Earhart Dam	Office	1,000	1	1000 SF	75			75
<b>Totals:</b>						<b>29,144</b>	<b>1,217</b>	<b>9,930</b>

1. Flows to be removed before next phases.

2. Population for Industrial uses based on available parking spaces.

3. Assumed population.

4. Goodtime sewer generation based on floor plan received from City of Somerville Inspectional Services on August 4, 2009.



Figure 3.2: Projected Sewer Generation and Water Demand

Project: Assembly Square Planned Unit Development

Amended Preliminary Master Plan

Location: Somerville, Massachusetts

Proj. No.: 08518.05

Date: 6/11/2010

Computed by: MVG

Checked by:

Phase	Block	Comments <sup>1,4</sup>	Use <sup>2</sup>	Area <sup>1</sup> (SF)	Unit	Quantity	Unit Flow <sup>3</sup> (Gal/Unit)	Average Flow (GPD)	Total Block Flow (GPD)	Total Phase Flow (GPD)	Water Demand (GPM)	Peak Demand (GPM)	Total Phase Flow (GPM) <sup>6</sup>
1AA	IKEA	In Store	Retail	321,500	1,000 SF	322	50	16,075	38,825	38,825	27	47	47
			Restaurant	18,500	1 Seat	650	35	22,750					
1A	3	Reduced <sup>1</sup>	Retail	18,272	1,000 SF	18	50	914	25,726	208,208	18	31	253
			Apartments	95,656	1.7 Bedroom	96	187	17,952					
			Fast Food	1,481	1 Seat	49	20	980					
			Restaurant	5,042	1 Seat	168	35	5,880					
	5	Reduced <sup>1</sup>	Retail	36,024	1,000 SF	36	50	1,801	27,826		19	34	
			Cinema	62,350	1 Seat	2,500	5	12,500					
			Fast Food	2,921	1 Seat	97	20	1,940					
			Restaurant	9,940	1 Seat	331	35	11,585					
	4A		Apartments	246,000	1.7 Bedroom	246	187	46,002	57,308		40	70	
		Reduced <sup>1</sup>	Retail	26,514	1,000 SF	27	50	1,326					
			Fast Food	2,150	1 Seat	72	20	1,440					
			Restaurant	7,316	1 Seat	244	35	8,540					
	6A	Reduced <sup>1</sup>	Retail	27,422	1,000 SF	27	50	1,371	19,904		14	24	
			Office	109,768	1,000 SF	110	75	8,233					
			Fast Food	2,223	1 Seat	74	20	1,480					
			Restaurant	7,566	1 Seat	252	35	8,820					
	1		Condo	169,245	1.7 Bedroom	144	187	26,928	68,695		48	83	
		Reduced <sup>1</sup>	Retail	56,731	1,000 SF	57	50	2,837					
			Hotel	94,760	1 Bedroom	160	110	17,600					
			Fast Food	4,600	1 Seat	153	20	3,060					
			Restaurant	15,653	1 Seat	522	35	18,270					
	10		Restaurant	7,200	1 Seat	250	35	8,750	8,750		6	11	
FUTURE <sup>5</sup>	8	Reduced <sup>1</sup>	Retail	45,276	1,000 SF	45	50	2,264	102,094	530,084	71	124	645
		Reduced 400k <sup>4</sup>	Office	211,790	1,000 SF	212	75	15,884					
			Fast Food	3,671	1 Seat	122	20	2,440					
			Restaurant	12,493	1 Seat	416	35	14,560					
		Added 358 Units <sup>4</sup>	Condo	400,000	1.7 Bedroom	358	187	66,946					
	7	Reduced <sup>1</sup>	Retail	60,664	1,000 SF	61	50	3,033	111,945		78	136	
			Office	188,727	1,000 SF	189	75	14,155					
			Office	378,345	1,000 SF	378	75	28,376					
			Condo	271,984	1.7 Bedroom	233	187	43,571					
			Fast Food	4,918	1 Seat	164	20	3,280					
			Restaurant	16,738	1 Seat	558	35	19,530					
	3	Reduced <sup>1</sup>	Retail	8,588	1,000 SF	9	50	429	105,756		73	129	
			Condo	668,598	1.7 Bedroom	546	187	102,102					
			Fast Food	696	1 Seat	23	20	460					
			Restaurant	2,370	1 Seat	79	35	2,765					
	5	Reduced <sup>1</sup>	Retail	10,556	1,000 SF	11	50	528	57,424		40	70	
			Condo	341,056	1.7 Bedroom	283	187	52,921					
			Fast Food	856	1 Seat	29	20	580					
			Restaurant	2,913	1 Seat	97	35	3,395					
	2		Condo	159,144	1.7 Bedroom	123	187	23,001	32,954		23	40	
		Reduced <sup>1</sup>	Retail	23,352	1,000 SF	23	50	1,168					
			Fast Food	1,893	1 Seat	63	20	1,260					
			Restaurant	6,443	1 Seat	215	35	7,525					
	6B		Condo	503,221	1.7 Bedroom	428	187	80,036	83,148		58	101	
		Reduced <sup>1</sup>	Retail	7,335	1,000 SF	7	50	367					
			Fast Food	595	1 Seat	20	20	400					
			Restaurant	2,024	1 Seat	67	35	2,345					
	9		Office	490,179	1,000 SF	490	75	36,763	36,763		26	45	
5,173,259									FULL BUILD TOTAL	777,116	540	945	945

Notes:

- 1) Retail was space reduced by 20.3% for estimated restaurant areas and by 6.0% for fast food within all blocks except Block 10. Building Program information taken from Street-Works LLC Proposed Phasing Schedule dated 2/13/09.  
Building Program information taken from Street-Works LLC Proposed Phasing Schedule dated 2/13/09. Total mixed use restaurant area is 121,701 square feet. (includes Block 10).
- 2) Restaurant seats are based on 30 square feet per seat for all except the IKEA and stand alone restaurants.
- 3) Average flows for Massachusetts are based on 314 CMR 7: Sewer System Extension and Connection Program.
- 4) As part of the Conditional Approval of the Somerville Planning Board the proponent can convert up to 400,000 sf of office space to residential units with a floor area of 1,118 sf per unit, 10 years after the date of the Master Plan approval.
- 5) Sewer flows are conveyed into Assembly Square Drive's new sewer main, which discharges into the Somerville/Medford MWRA Interceptor Sewer.
- 6) A peaking factor of 1.75 was applied to the water demand.
- 7) The MEPA Phase 1 is comprised of the IKEA store in Phase 1AA and the restaurant (Block 10) in Phase 1A.

# Appendix A

## Water System Analysis



# Flow Test Information Sheet

VHB project number: 08518.03

VHB project name: Assembly Square PUD

Location of test: Middlesex Ave @ Memory Ln / McGrath Highway / Kensington  
(Fire hydrant number if any)

Date & time of test: Date: 9/13/06 Time: 10:20 (am) (pm)

Temperature: \_\_\_\_\_ (F)

Test conducted by: Lenny Dodge & Dennis Grieco

Test witnessed by: \_\_\_\_\_

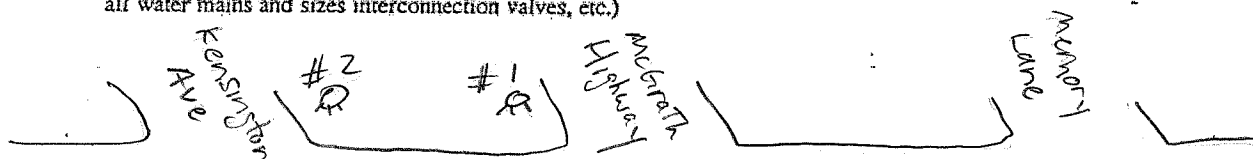
Name of Water District: Somerville, MA

Name of Fire District: Somerville, MA

Source of Water Supply: Gravity ☐ Pump ☒ Other \_\_\_\_\_

Is water supply provided by: PRV STA's ☐ YES ☐ NO ☐

Area Map: (Draw Sketch showing property location; bounding streets and names, north arrow, hydrant location and identification numbers, distances from hydrants to property, elevations of hydrants and building floors & grade, all water mains and sizes interconnection valves, etc.)



## ASSEMBLY SQUARE MALL

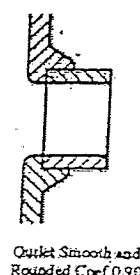
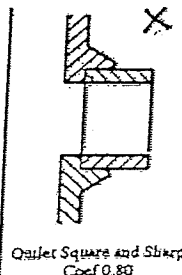
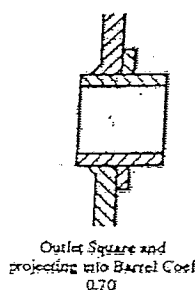
### Flow Test Data:

Flow at Hydr. No.	Elevation at Hydr.	Static at Hydr. No.	Static PSIG	Residual PSIG	Flow PSIG	Outlet size and coefficient		GPM Co. (@ 20')
1		2	72	69	52	2 1/2	0.9	5645

Miscellaneous comments: \_\_\_\_\_

Signed: \_\_\_\_\_

Witness: \_\_\_\_\_





## Computations

Project: ASSEMBLY SQUARE Project # 08518-03

Location: SOMERVILLE, MA Sheet 1 of 1

Calculated by: DAG Date: 9/13/06

Checked by: MVH Date: 9/13/06

Title

### HYDRANT FLOW TEST

RESIDUAL HYDRANT - #2

FLOWED HYDRANT - #1

2 1/2" ORIFICE

OUTLET SMOOTH AND ROUNDED - C = 0.9

STATIC PRESSURE #2 = 72 PSI

RESIDUAL PRESSURE #2 = 69 PSI

FLOWING PITOT PRESSURE #1 = 52 PSI  
(VELOCITY HEAD)

THEORETICAL FLOW = 1344 GPM

ACTUAL FLOW =  $0.9(1344)$   
= 1210 GPM

⇒ CONVERSION TO BASE OF 20 PSI

$$Q_R = Q_F \times \frac{h_r^{.54}}{h_f^{.54}}$$

$$Q_R = 1210 \times \frac{(72-20)^{.54}}{(72-59)^{.54}} \quad \begin{matrix} (8.46) \\ (1.81) \end{matrix}$$

$Q_R = 5645 \text{ GPM @ 20 PSI}$





## Flow Test Information Sheet

VHB project number: 08518.03

VHB project name: ASSEMBLY SQUARE - IKEA

Location of test: SOMERVILLE, MA @ ASSEMBLY SQUARE DRIVE.  
(Fire hydrant number if any)

Date & time of test: Date: 3/14/07 Time: 1:45 (am) (pm)

Temperature: 71° (F)

Test conducted by: DENNIS GRIFFICI & MICHAEL GOODMAN

Test witnessed by: \_\_\_\_\_

Name of Water District: \_\_\_\_\_

Name of Fire District: \_\_\_\_\_

Source of Water Supply: Gravity ☐

Pump ☐

Other \_\_\_\_\_

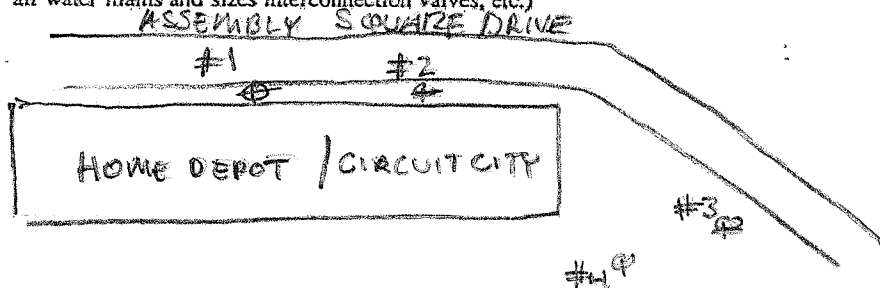
Is water supply provided by: PRV STA's ☐

YES ☐

NO ☐

### Area Map:

(Draw Sketch showing property location; bounding streets and names, north arrow, hydrant location and identification numbers, distances from hydrants to property, elevations of hydrants and building floors & grade, all water mains and sizes interconnection valves, etc.)



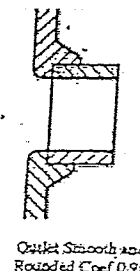
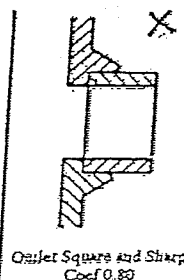
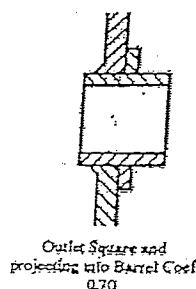
### Flow Test Data:

Flow at Hydr. No.	Elevation at Hydr.	Static at Hydr. No.	Static PSIG	Residual PSIG	Flow PSIG	Outlet size and coefficient	GPM @ (20')
1		2	73	68	58	2 1/2" 0.9	4573
3		4	66	61	48	2 1/2" 0.9	3855

Miscellaneous comments: \_\_\_\_\_

Signed: Mark De

Witness: Ken





## Computations

Project: ASSEMBLY SQ / IKEA

Project # 0851802

Location: LOWELL, MA

Sheet 1 of

Calculated by: DAG

Date: 3/16/02

Checked by: MUG

Date: 3/16/07

Title

### HYDRANT FLOW TEST #1

RESIDUAL HYDRANT - # 2

FLOWED HYDRANT - # 1

2 1/2" ORIFICE

OUTLET SMOOTH & ROUNDED C = 0.90

STATIC PRESSURE @ #2 = 73 PSI

RESIDUAL PRESSURE @ #2 = 68 PSI

FLOWING PITOT PRESSURE @ #1 = 58

THEORETICAL FLOW :  $Q = 29.83 C d^2 \sqrt{P}$

$$Q = 29.83 (.9) (2.5^2) (\sqrt{58}) = 1277.9 \text{ GPM}$$

⇒ CONVERSION TO BASE OF 20 PSI

$$Q_R = Q_F \times \frac{H_R^{.54}}{H_F^{.54}}$$

$$Q_R = 1278 \times \frac{(73 - 20)^{.54}}{(73 - 68)^{.54}} = \underline{\underline{4573 \text{ GPM @ 20 PSI}}}$$





## Computations

Project:

Project # 08518.03

Location:

Sheet 2 of 2

Calculated by: DAG

Date: 3/14/07

Checked by:

Date:

Title

### HYDRANT FLOW TEST #2

RESIDUAL HYDRANT - #3

FLOWED HYDRANT - #4

2 1/2" ORIFICE

OUTLET SMOOTH & ROUNDED  $C = 0.90$

STATIC PRESSURE @ #3 = 66 PSI

RESIDUAL PRESSURE @ #3 = 61 PSI

FLOWING PRESSURE @ #4 = 48 PSI

THEORETICAL FLOW:  $Q = 29.83 C d^2 \sqrt{P}$

$$Q = 29.83 (.9) (2.5^2) \sqrt{48} = 1162.5 \text{ GPM}$$

⇒ CONVERSION TO BASE OF 20 PSI

$$Q_R = Q_F \times \frac{H_R^{.54}}{H_F^{.54}}$$

$$Q_R = 1163 \times \frac{(66-20)^{.54}}{(66-61)^{.54}} = \underline{3855 \text{ GPM @ 20 PSI}}$$

Active Scenario: 3,500 ISO

Fire Flow Node FlexTable: Fire Flow Report (0851805 Water AmPUD PMP.wtg)

Current Time: 0.000 hours

Label	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Residual Lower Limit) (psi)
A C Moore	False	3,500.00	2,391.98	3,503.00	2,394.98	20.0
Ashton Fuel/Hillside	False	3,500.00	3,414.18	3,502.00	3,416.18	20.0
Bed Bath & Beyond	False	3,500.00	3,111.54	3,503.00	3,114.54	20.0
Block 1	True	3,500.00	4,232.57	3,583.00	4,315.57	20.0
Block 2	True	3,500.00	4,197.93	3,540.00	4,237.93	20.0
Block 3	True	3,500.00	4,140.69	3,660.00	4,300.69	20.0
Block 4A	True	3,500.00	4,211.93	3,570.00	4,281.93	20.0
Block 5	True	3,500.00	4,244.98	3,604.00	4,348.98	20.0
Block 6A	True	3,500.00	4,178.80	3,524.00	4,202.80	20.0
Block 6B/C	True	3,500.00	4,206.93	3,601.00	4,307.93	20.0
Block 7A	True	3,500.00	4,207.23	3,636.00	4,343.23	20.0
Block 8A	True	3,500.00	4,123.39	3,543.00	4,166.39	20.0
Block 8B	True	3,500.00	4,210.76	3,581.00	4,291.76	20.0
Block 9	True	3,500.00	4,226.40	3,545.00	4,271.40	20.0
Block 10	True	3,500.00	3,763.43	3,511.00	3,774.43	20.0
Christian Assembly	True	3,500.00	4,482.52	3,501.00	4,483.52	20.0
Christmas Tree Shops	False	3,500.00	2,541.95	3,504.00	2,545.95	20.0
Circuit City	True	3,500.00	4,305.17	3,502.00	4,307.17	20.0
Court	True	3,500.00	4,357.53	3,503.00	4,360.53	20.0
Dam	True	3,500.00	4,346.66	3,501.00	4,347.66	20.0
Dunkin Donuts/Sunrise	True	3,500.00	4,497.48	3,503.00	4,500.48	20.0
Ecco Tracer	True	3,500.00	3,574.68	3,503.00	3,577.68	20.0
Enterprise	False	3,500.00	3,378.08	3,501.00	3,379.08	20.0
Home Depot	True	3,500.00	4,284.89	3,509.00	4,293.89	20.0
IKEA (Domestic)	True	3,500.00	4,259.62	3,547.00	4,306.62	20.0
IKEA (Fire Connection)	True	3,500.00	4,324.66	3,500.00	4,324.66	20.0
J-2	True	3,500.00	4,563.93	3,500.00	4,563.93	20.0
J-5	True	3,500.00	4,326.75	3,500.00	4,326.75	20.0
J-6	True	3,500.00	3,672.96	3,500.00	3,672.96	20.0
J-7	True	3,500.00	3,609.98	3,500.00	3,609.98	20.0
J-8	False	3,500.00	3,441.72	3,500.00	3,441.72	20.0
J-9	False	3,500.00	3,348.15	3,500.00	3,348.15	20.0
J-9	True	3,500.00	4,433.12	3,500.00	4,433.12	20.0
J-10	False	3,500.00	3,347.06	3,500.00	3,347.06	20.0
J-11	True	3,500.00	3,513.58	3,500.00	3,513.58	20.0
J-12	True	3,500.00	3,604.95	3,500.00	3,604.95	20.0
J-14	False	3,500.00	3,370.25	3,500.00	3,370.25	20.0
J-15	False	3,500.00	3,120.16	3,500.00	3,120.16	20.0



Active Scenario: 3,500 ISO

Fire Flow Node FlexTable: Fire Flow Report (0851805 Water AmPUD PMP.wtg)

Current Time: 0.000 hours

Label	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Residual Lower Limit) (psi)
J-16	False	3,500.00	3,012.87	3,500.00	3,012.87	20.0
J-17	False	3,500.00	2,794.35	3,500.00	2,794.35	20.0
J-18	False	3,500.00	2,619.94	3,500.00	2,619.94	20.0
J-19	False	3,500.00	2,632.28	3,500.00	2,632.28	20.0
J-20	False	3,500.00	3,121.71	3,500.00	3,121.71	20.0
J-21	True	3,500.00	3,995.13	3,500.00	3,995.13	20.0
J-29	False	3,500.00	3,188.95	3,500.00	3,188.95	20.0
J-30	True	3,500.00	4,348.49	3,500.00	4,348.49	20.0
J-33	True	3,500.00	4,490.08	3,500.00	4,490.08	20.0
J-34	True	3,500.00	4,480.56	3,500.00	4,480.56	20.0
J-44	True	3,500.00	3,895.39	3,500.00	3,895.39	20.0
J-45	True	3,500.00	4,111.84	3,500.00	4,111.84	20.0
J-46	True	3,500.00	4,156.48	3,500.00	4,156.48	20.0
J-47	True	3,500.00	4,210.92	3,500.00	4,210.92	20.0
J-49	True	3,500.00	4,205.20	3,500.00	4,205.20	20.0
J-51	True	3,500.00	4,270.44	3,500.00	4,270.44	20.0
J-54	True	3,500.00	4,355.19	3,500.00	4,355.19	20.0
J-54	True	3,500.00	4,430.92	3,500.00	4,430.92	20.0
J-56	True	3,500.00	4,311.46	3,500.00	4,311.46	20.0
J-57	True	3,500.00	4,324.41	3,500.00	4,324.41	20.0
J-59	True	3,500.00	4,240.99	3,500.00	4,240.99	20.0
J-60	True	3,500.00	4,207.42	3,500.00	4,207.42	20.0
J-62	True	3,500.00	4,351.74	3,500.00	4,351.74	20.0
J-63	True	3,500.00	4,329.49	3,500.00	4,329.49	20.0
J-64	True	3,500.00	4,366.16	3,500.00	4,366.16	20.0
J-65	True	3,500.00	4,342.53	3,500.00	4,342.53	20.0
J-66	True	3,500.00	4,336.53	3,500.00	4,336.53	20.0
J-67	True	3,500.00	4,341.13	3,500.00	4,341.13	20.0
J-68	True	3,500.00	4,310.23	3,500.00	4,310.23	20.0
J-68	True	3,500.00	4,361.29	3,500.00	4,361.29	20.0
J-70	True	3,500.00	4,351.65	3,500.00	4,351.65	20.0
J-70	True	3,500.00	4,331.75	3,500.00	4,331.75	20.0
J-75	True	3,500.00	4,356.38	3,500.00	4,356.38	20.0
J-75	True	3,500.00	4,337.95	3,500.00	4,337.95	20.0
J-77	True	3,500.00	4,355.41	3,500.00	4,355.41	20.0
J-79	True	3,500.00	3,736.91	3,500.00	3,736.91	20.0
J-82	True	3,500.00	4,352.84	3,500.00	4,352.84	20.0
J-83	True	3,500.00	4,346.58	3,500.00	4,346.58	20.0
J-84	True	3,500.00	4,345.37	3,500.00	4,345.37	20.0
J-85	True	3,500.00	4,345.32	3,500.00	4,345.32	20.0
J-115	True	3,500.00	3,712.19	3,500.00	3,712.19	20.0
J-G	False	3,500.00	2,979.66	3,500.00	2,979.66	20.0

Active Scenario: 3,500 ISO

Fire Flow Node FlexTable: Fire Flow Report (0851805 Water AmPUD PMP.wtg)

Current Time: 0.000 hours

Label	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Residual Lower Limit) (psi)
La Quinta	True	3,500.00	3,859.84	3,523.00	3,882.84	20.0
Office	True	3,500.00	4,245.51	3,510.00	4,255.51	20.0
Pub 99 Restaurant	True	3,500.00	4,453.34	3,517.00	4,470.34	20.0
Spaulding Brick	True	3,500.00	4,429.19	3,501.00	4,430.19	20.0
Sports Authority	False	3,500.00	3,235.52	3,503.00	3,238.52	20.0
Staples	False	3,500.00	2,744.76	3,503.00	2,747.76	20.0
T J Maxx	False	3,500.00	3,171.56	3,504.00	3,175.56	20.0
Theater	True	3,500.00	4,409.56	3,515.00	4,424.56	20.0
Truck Company	True	3,500.00	4,475.23	3,502.00	4,477.23	20.0
Warehouse	True	3,500.00	4,449.35	3,501.00	4,450.35	20.0
WHYC	True	3,500.00	4,334.29	3,501.00	4,335.29	20.0



Active Scenario: 3,500 ISO  
FlexTable: Pipe Table (0851805 Water AmPUD PMP.wtg)

Current Time: 0.000 hours

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen- Williams C	Minor Loss Coefficient (Local)
P-1	47.10	PMP-1	J-2	30.0	Ductile Iron	130.0	0.000
P-1A	213.28	J-2	Dunkin Donuts/Sunrise	20.0	Ductile Iron	80.0	0.390
P-2	280.48	Christian Assembly	J-2	20.0	Ductile Iron	80.0	0.390
P-3	299.22	Christian Assembly	Spaulding Brick	20.0	Ductile Iron	80.0	0.390
P-4	72.49	J-5	Spaulding Brick	12.0	Ductile Iron	100.0	0.390
P-4A	198.17	J-5	A C Moore	6.0	Ductile Iron	120.0	0.390
P-5	138.06	J-5	J-6	8.0	Ductile Iron	100.0	0.390
P-6	15.75	J-6	J-7	8.0	Ductile Iron	100.0	0.390
P-6A	194.43	J-7	Sports Authority	8.0	Ductile Iron	120.0	0.390
P-7	144.89	J-7	J-8	8.0	Ductile Iron	100.0	0.390
P-7A	181.77	J-8	Bed Bath & Beyond	8.0	Ductile Iron	120.0	0.390
P-8	162.77	J-8	J-9	8.0	Ductile Iron	100.0	0.390
P-9	43.65	J-9	J-10	8.0	Ductile Iron	100.0	0.390
P-9A	180.47	J-10	T J Maxx	8.0	Ductile Iron	120.0	0.390
P-10	265.23	J-10	J-11	8.0	Ductile Iron	100.0	0.390
P-11	37.85	J-11	J-12	8.0	Ductile Iron	100.0	0.390
P-12	113.26	J-12	J-21	8.0	Ductile Iron	100.0	0.800
P-13	210.30	J-14	J-5	8.0	Ductile Iron	100.0	0.390
P-13A	241.80	J-14	Christmas Tree Shops	6.0	Ductile Iron	120.0	1.280
P-14	103.47	J-15	J-14	8.0	Ductile Iron	100.0	0.390
P-14A	129.72	J-15	Staples	6.0	Ductile Iron	120.0	0.390
P-15	59.46	J-16	J-15	8.0	Ductile Iron	100.0	0.390
P-16	196.86	J-17	J-16	8.0	Ductile Iron	100.0	0.390
P-17	544.73	J-18	J-17	8.0	Ductile Iron	110.0	0.390
P-18	395.68	J-19	J-18	8.0	Ductile Iron	110.0	0.390
P-19	842.47	J-20	J-19	8.0	Ductile Iron	110.0	0.390
P-20	343.17	J-21	J-20	8.0	Ductile Iron	110.0	0.390
P-21	99.15	J-21	J-34	8.0	Ductile Iron	110.0	0.390
P-22	498.70	Spaulding Brick	Court	20.0	Ductile Iron	80.0	0.390
P-23	278.25	J-2	Pub 99 Restaurant	16.0	Ductile Iron	80.0	0.390
P-24	205.30	Pub 99 Restaurant	Warehouse	16.0	Ductile Iron	100.0	0.390
P-25	207.72	Warehouse	Dunkin Donuts/Sunrise	12.0	Ductile Iron	80.0	0.390
P-26	198.54	La Quinta	Pub 99 Restaurant	8.0	Ductile Iron	100.0	0.390
P-27	387.48	Christian Assembly	La Quinta	8.0	Ductile Iron	80.0	0.390
P-28	299.41	J-29	La Quinta	8.0	Ductile Iron	100.0	0.390

Active Scenario: 3,500 ISO  
FlexTable: Pipe Table (0851805 Water AmPUD PMP.wtg)

Current Time: 0.000 hours

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen- Williams C	Minor Loss Coefficient (Local)
P-29	903.03	J-30	J-29	8.0	Ductile Iron	90.0	1.280
P-30	62.05	Court	J-30	20.0	Ductile Iron	80.0	1.280
P-31	187.12	Truck Company	Dunkin Donuts/Sunrise	20.0	Ductile Iron	80.0	0.390
P-32	96.71	J-33	Truck Company	20.0	Ductile Iron	130.0	1.280
P-33	32.58	J-34	J-33	20.0	Ductile Iron	130.0	0.390
P-34	266.62	J-9	J-34	20.0	Ductile Iron	130.0	0.390
P-35	50.22	J-54	J-9	20.0	Ductile Iron	130.0	0.390
P-36	257.64	J-68	J-54	20.0	Ductile Iron	130.0	0.390
P-37	380.14	Truck Company	Theater	20.0	Ductile Iron	80.0	0.800
P-38	279.28	Theater	Office	12.0	Ductile Iron	100.0	0.800
P-39	400.51	Office	J-49	12.0	Ductile Iron	100.0	0.800
P-40	1,255.92	Enterprise	J-49	12.0	Ductile Iron	90.0	0.800
P-41	259.85	Ashton Fuel/Hillside	Enterprise	12.0	Ductile Iron	90.0	0.800
P-42	167.96	Ecco Tracer	Ashton Fuel/Hillside	12.0	Ductile Iron	110.0	0.390
P-43	286.46	J-44	Ecco Tracer	12.0	Ductile Iron	110.0	0.390
P-44	275.57	J-45	J-44	12.0	Ductile Iron	110.0	0.390
P-45	70.90	J-46	J-45	12.0	Ductile Iron	130.0	0.390
P-46	226.19	J-47	J-46	12.0	Ductile Iron	130.0	0.390
P-47	174.02	Circuit City	J-47	12.0	Ductile Iron	130.0	0.390
P-48	328.93	IKEA (Domestic)	Circuit City	12.0	Ductile Iron	130.0	0.390
P-49	267.82	J-49	J-51	12.0	Ductile Iron	110.0	1.280
P-50	1,286.01	J-46	J-51	10.0	Ductile Iron	110.0	0.390
P-51	326.19	J-51	J-54	12.0	Ductile Iron	110.0	0.390
P-52	188.85	J-54	Home Depot	12.0	Ductile Iron	130.0	0.390
P-53	99.53	Home Depot	IKEA (Domestic)	12.0	Ductile Iron	130.0	0.390
P-54	317.24	IKEA (Fire Connection)	J-54	20.0	Ductile Iron	130.0	0.390
P-55	88.98	J-56	IKEA (Fire Connection)	20.0	Ductile Iron	130.0	0.390
P-56	114.20	J-57	J-56	20.0	Ductile Iron	130.0	0.390
P-57	184.91	J-70	J-57	20.0	Ductile Iron	130.0	0.390
P-58	142.43	Circuit City	J-59	12.0	Ductile Iron	130.0	0.390
P-59	284.91	J-59	J-60	12.0	Ductile Iron	130.0	0.390
P-60	621.27	J-60	J-70	12.0	Ductile Iron	130.0	0.390
P-61	1,024.72	Court	J-62	20.0	Ductile Iron	130.0	0.800
P-61A	89.16	J-62	Block 10	8.0	Ductile Iron	130.0	0.390
P-62	277.24	J-62	J-63	20.0	Ductile Iron	130.0	0.800
P-63	308.53	J-63	J-64	20.0	Ductile Iron	130.0	0.390
P-64	140.75	J-64	J-65	20.0	Ductile Iron	130.0	0.390
P-65	47.49	J-65	J-66	20.0	Ductile Iron	130.0	0.390
P-66	263.28	J-66	J-67	20.0	Ductile Iron	130.0	0.390
P-67	370.36	J-67	J-68	20.0	Ductile Iron	130.0	0.390



Active Scenario: 3,500 ISO  
FlexTable: Pipe Table (0851805 Water AmPUD PMP.wtg)

Current Time: 0.000 hours

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen- Williams C	Minor Loss Coefficient (Local)
P-68	235.11	J-68	J-68	20.0	Ductile Iron	130.0	1.280
P-69	196.43	J-68	J-70	20.0	Ductile Iron	130.0	0.390
P-69A	53.57	Block 9	J-70	12.0	Ductile Iron	130.0	0.390
P-70	238.60	J-70	J-54	20.0	Ductile Iron	130.0	1.280
P-71	606.32	Dam	J-70	20.0	Ductile Iron	130.0	0.390
P-72	891.83	WHYC	Dam	20.0	Ductile Iron	130.0	0.390
P-73	149.94	J-75	WHYC	20.0	Ductile Iron	130.0	0.390
P-74	819.64	J-63	J-75	8.0	Ductile Iron	130.0	0.390
P-75	188.99	J-75	J-75	20.0	Ductile Iron	130.0	0.390
P-75A	93.56	J-75	Block 4A	12.0	Ductile Iron	130.0	0.390
P-75B	111.32	Block 2	J-75	12.0	Ductile Iron	130.0	0.390
P-76	380.49	J-77	J-65	20.0	Ductile Iron	130.0	0.390
P-76A	169.97	J-77	Block 3	12.0	Ductile Iron	130.0	0.390
P-76B	76.22	Block 1	J-77	12.0	Ductile Iron	130.0	0.390
P-77	83.16	J-75	J-77	20.0	Ductile Iron	130.0	0.390
P-78	299.65	J-67	J-79	8.0	Ductile Iron	130.0	0.390
P-79	171.30	J-79	J-115	8.0	Ductile Iron	130.0	0.390
P-80	349.19	J-115	J-83	8.0	Ductile Iron	130.0	0.390
P-81	140.24	J-68	J-82	20.0	Ductile Iron	130.0	0.390
P-81A	97.06	Block 7A	J-82	12.0	Ductile Iron	130.0	0.390
P-81B	72.10	J-82	Block 5	12.0	Ductile Iron	130.0	0.390
P-82	323.16	J-83	J-82	20.0	Ductile Iron	130.0	0.390
P-83	91.32	J-84	J-83	20.0	Ductile Iron	130.0	0.390
P-83A	203.07	Block 8A	J-84	12.0	Ductile Iron	130.0	0.390
P-83B	141.24	Block 6A	J-84	12.0	Ductile Iron	130.0	0.390
P-84	186.51	J-85	J-84	20.0	Ductile Iron	130.0	0.390
P-84A	102.44	Block 8B	J-85	12.0	Ductile Iron	130.0	0.390
P-84B	104.77	Block 6B/C	J-85	12.0	Ductile Iron	130.0	0.390
P-85	84.37	Dam	J-85	20.0	Ductile Iron	130.0	0.390
P-G	317.60	J-G	J-59	8.0	Ductile Iron	130.0	0.390
P-RV	33.90	R-1	PMP-1	30.0	Ductile Iron	130.0	0.000

Active Scenario: 3,500 ISO  
FlexTable: Junction Table (0851805 Water AmPUD PMP.wtg)

Current Time: 0.000 hours

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
A C Moore	11.40	3.00	167.84	67.7
Ashton Fuel/Hillside	31.50	2.00	167.76	59.0
Bed Bath & Beyond	11.10	3.00	167.83	67.8
Block 1	13.00	83.00	167.75	67.0
Block 2	13.00	40.00	167.75	67.0
Block 3	13.00	160.00	167.74	66.9
Block 4A	13.00	70.00	167.75	67.0
Block 5	13.00	104.00	167.75	67.0
Block 6A	13.00	24.00	167.75	67.0
Block 6B/C	13.00	101.00	167.75	67.0
Block 7A	13.50	136.00	167.75	66.7
Block 8A	13.00	43.00	167.75	67.0
Block 8B	13.00	81.00	167.75	67.0
Block 9	14.20	45.00	167.76	66.4
Block 10	12.00	11.00	167.78	67.4
Christian Assembly	9.50	1.00	167.87	68.5
Christmas Tree Shops	11.40	4.00	167.84	67.7
Circuit City	9.00	2.00	167.76	68.7
Court	12.60	3.00	167.81	67.2
Dam	12.50	1.00	167.75	67.2
Dunkin Donuts/Sunrise	9.20	3.00	167.86	68.6
Ecco Tracer	26.00	3.00	167.76	61.3
Enterprise	31.50	1.00	167.77	59.0
Home Depot	11.00	9.00	167.76	67.8
IKEA (Domestic)	11.00	47.00	167.76	67.8
IKEA (Fire Connection)	13.00	0.00	167.76	67.0
J-2	7.80	0.00	167.90	69.3
J-5	10.70	0.00	167.84	68.0
J-6	10.10	0.00	167.84	68.2
J-7	10.30	0.00	167.84	68.2
J-8	7.50	0.00	167.83	69.4
J-9	8.00	0.00	167.82	69.1
J-9	10.00	0.00	167.79	68.3
J-10	8.00	0.00	167.82	69.1
J-11	9.50	0.00	167.82	68.5
J-12	9.00	0.00	167.81	68.7
J-14	8.40	0.00	167.84	69.0
J-15	10.10	0.00	167.84	68.2
J-16	10.70	0.00	167.84	68.0



Active Scenario: 3,500 ISO  
FlexTable: Junction Table (0851805 Water AmPUD PMP.wtg)

Current Time: 0.000 hours

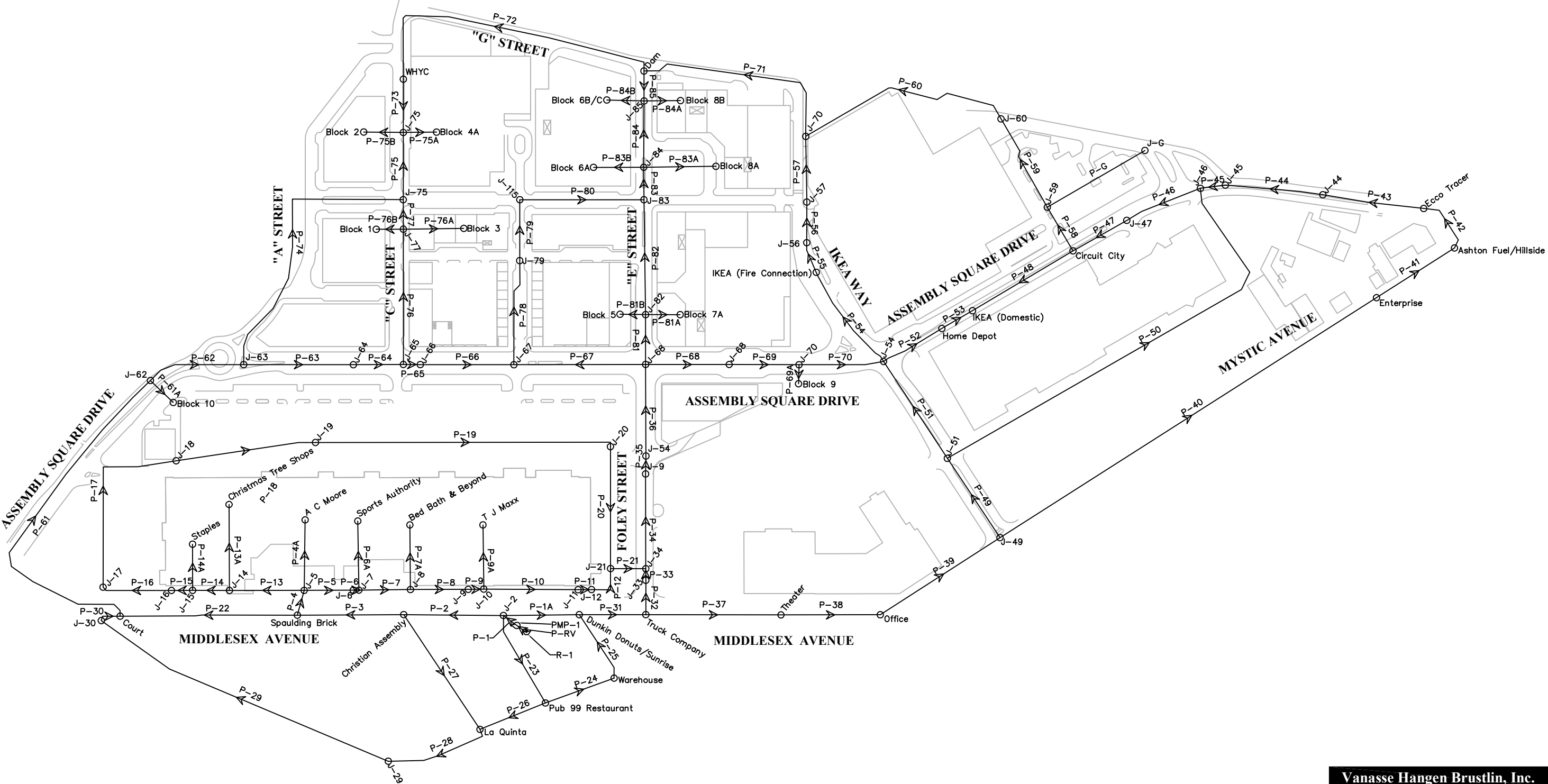
Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-17	12.00	0.00	167.83	67.4
J-18	11.50	0.00	167.83	67.6
J-19	10.80	0.00	167.82	67.9
J-20	9.10	0.00	167.82	68.7
J-21	9.50	0.00	167.81	68.5
J-29	11.50	0.00	167.86	67.6
J-30	12.20	0.00	167.81	67.3
J-33	8.20	0.00	167.81	69.1
J-34	8.50	0.00	167.81	68.9
J-44	15.50	0.00	167.76	65.9
J-45	11.30	0.00	167.76	67.7
J-46	11.00	0.00	167.76	67.8
J-47	10.50	0.00	167.76	68.0
J-49	12.00	0.00	167.77	67.4
J-51	10.70	0.00	167.77	68.0
J-54	12.00	0.00	167.76	67.4
J-54	10.00	0.00	167.78	68.3
J-56	13.50	0.00	167.76	66.7
J-57	13.00	0.00	167.76	67.0
J-59	10.30	0.00	167.76	68.1
J-60	11.00	0.00	167.76	67.8
J-62	12.50	0.00	167.78	67.2
J-63	13.40	0.00	167.78	66.8
J-64	12.00	0.00	167.77	67.4
J-65	13.00	0.00	167.76	67.0
J-66	13.20	0.00	167.76	66.9
J-67	13.00	0.00	167.76	67.0
J-68	14.00	0.00	167.76	66.5
J-68	12.50	0.00	167.76	67.2
J-70	12.00	0.00	167.76	67.4
J-70	13.00	0.00	167.76	67.0
J-75	11.90	0.00	167.75	67.4
J-75	12.50	0.00	167.75	67.2
J-77	12.00	0.00	167.75	67.4
J-79	12.00	0.00	167.76	67.4
J-82	12.50	0.00	167.76	67.2
J-83	12.50	0.00	167.76	67.2
J-84	12.50	0.00	167.76	67.2
J-85	12.50	0.00	167.75	67.2
J-115	12.20	0.00	167.76	67.3
J-G	11.00	0.00	167.76	67.8
La Quinta	10.50	23.00	167.87	68.1
Office	9.80	10.00	167.80	68.4
Pub 99				
Restaurant	9.20	17.00	167.88	68.7

Active Scenario: 3,500 ISO  
 FlexTable: Junction Table (0851805 Water AmPUD PMP.wtg)

Current Time: 0.000 hours

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
Spaulding Brick	10.70	1.00	167.85	68.0
Sports Authority	10.80	3.00	167.84	67.9
Staples	11.40	3.00	167.84	67.7
T J Maxx	10.60	4.00	167.82	68.0
Theater	9.31	15.00	167.82	68.6
Truck Company	9.10	2.00	167.82	68.7
Warehouse	8.40	1.00	167.88	69.0
WHYC	12.60	1.00	167.75	67.1





**Vanasse Hangen Brustlin, Inc.**

Water Model June 11, 2010

Water Plan Full Build Out  
Assembly Square PUD  
Assembly Square Drive  
Somerville, Massachusetts



# Appendix B

## MWRA Meter 91 Readings

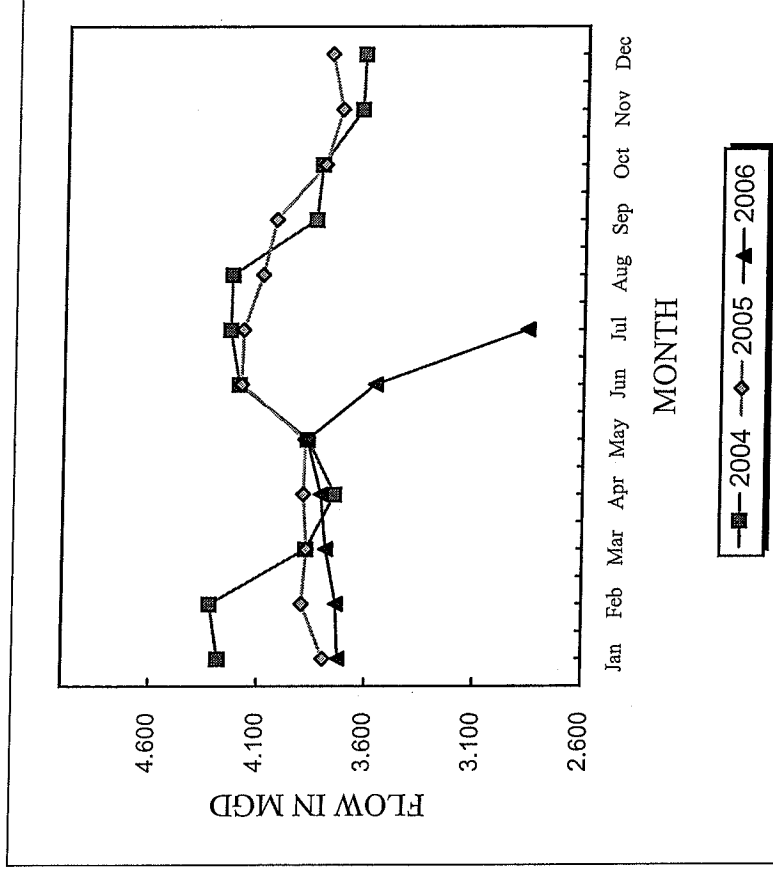


# Somerville - Total Daily Flow

8/8/2006

Low Service

Month	2004 Flow (MGD)	2005 Flow (MGD)	2006 Flow (MGD)
Jan	4.280	3.796	3.727
Feb	4.321	3.897	3.739
Mar	3.879	3.878	3.789
Apr	3.750	3.895	3.814
May	3.877	3.889	3.880
Jun	4.196	4.187	3.564
Jul	4.240	4.181	2.864
Aug	4.234	4.093	
Sep	3.852	4.034	
Oct	3.826	3.813	
Nov	3.642	3.736	
Dec	3.632	3.787	
Average	3.978	3.929	



Meter 91 Flows:

MWRA Meter 91 daily Flows

Time	CH 1 High Flow	CH 2 Pressure (HGL)
12/9/2003 0:00	1.053	
12/10/2003 0:00	1.042	
12/11/2003 0:00	1.081	
12/12/2003 0:00	1.079	
12/13/2003 0:00	1.103	
12/14/2003 0:00	1.121	
12/15/2003 0:00	1.212	
12/16/2003 0:00	1.046	
12/17/2003 0:00	1.019	
12/18/2003 0:00	1.026	
12/19/2003 0:00	0.998	
12/20/2003 0:00	0.96	
12/21/2003 0:00	0.95	
12/22/2003 0:00	1.021	
12/23/2003 0:00	0.912	
12/24/2003 0:00	0.874	
12/25/2003 0:00	0.822	
12/26/2003 0:00	0.953	
12/27/2003 0:00	0.976	
12/28/2003 0:00	0.976	
12/29/2003 0:00	1.046	
12/30/2003 0:00	1.077	
12/31/2003 0:00	1.071	
1/1/2004 0:00	0.959	
1/2/2004 0:00	0.943	
1/3/2004 0:00	0.928	
1/4/2004 0:00	0.949	
1/5/2004 0:00	0.941	
1/6/2004 0:00	1.027	
1/7/2004 0:00	1.094	186.27
1/8/2004 0:00	1.132	186.61
1/9/2004 0:00	1.127	187.009
1/10/2004 0:00	1.159	186.525
1/11/2004 0:00	1.199	187.002
1/12/2004 0:00	1.238	187.934
1/13/2004 0:00	1.103	184.955
1/14/2004 0:00	1.079	183.661
1/15/2004 0:00	1.093	184.041
1/16/2004 0:00	1.128	183.913
1/17/2004 0:00	1.163	183.674
1/18/2004 0:00	1.083	183.203
1/19/2004 0:00	1.131	183.886
1/20/2004 0:00	1.11	184.27
1/21/2004 0:00	1.094	184.339
1/22/2004 0:00	1.08	183.91
1/23/2004 0:00	1.096	184.261
1/24/2004 0:00	1.134	183.889
1/25/2004 0:00	1.127	183.916
1/26/2004 0:00	1.162	184.783



Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
1/27/2004 0:00	1.188	184.651
1/28/2004 0:00	1.176	184.672
1/29/2004 0:00	1.29	184.858
1/30/2004 0:00	1.147	184.736
1/31/2004 0:00	1.169	184.103
2/1/2004 0:00	1.172	184.044
2/2/2004 0:00	1.156	184.602
2/3/2004 0:00	1.15	184.545
2/4/2004 0:00	1.188	184.682
2/5/2004 0:00	1.168	184.376
2/6/2004 0:00	1.105	184.078
2/7/2004 0:00	1.127	183.566
2/8/2004 0:00	1.119	183.341
2/9/2004 0:00	1.111	183.88
2/10/2004 0:00	1.12	183.813
2/11/2004 0:00	1.096	183.707
2/12/2004 0:00	1.147	184.23
2/13/2004 0:00	1.151	184.278
2/14/2004 0:00	1.179	183.346
2/15/2004 0:00	1.152	183.133
2/16/2004 0:00	1.179	183.671
2/17/2004 0:00	1.224	184.984
2/18/2004 0:00	1.293	185.555
2/19/2004 0:00	1.26	184.254
2/20/2004 0:00	1.135	183.789
2/21/2004 0:00	1.104	182.821
2/22/2004 0:00	1.126	182.732
2/23/2004 0:00	1.107	183.268
2/24/2004 0:00	1.085	182.854
2/25/2004 0:00	1.079	183.323
2/26/2004 0:00	1.052	182.972
2/27/2004 0:00	1.051	183.495
2/28/2004 0:00	1.087	183.115
2/29/2004 0:00	1.057	183.172
3/1/2004 0:00	1.05	183.546
3/2/2004 0:00	1.024	183.23
3/3/2004 0:00	0.998	183.318
3/4/2004 0:00	0.913	183.468
3/5/2004 0:00	0.896	183.562
3/6/2004 0:00	0.928	183.358
3/7/2004 0:00	0.937	183.492
3/8/2004 0:00	0.898	183.907
3/9/2004 0:00	0.894	183.808
3/10/2004 0:00	0.917	184.006
3/11/2004 0:00	0.911	178.064
3/12/2004 0:00	0.887	184.164
3/13/2004 0:00	1.14	183.785
3/14/2004 0:00	0.949	183.044
3/15/2004 0:00	0.92	183.777
3/16/2004 0:00	0.883	184.157
3/17/2004 0:00	0.901	184.455

Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
3/18/2004 0:00	0.896	184.393
3/19/2004 0:00	0.907	184.771
3/20/2004 0:00	0.952	184.715
3/21/2004 0:00	0.941	184.932
3/22/2004 0:00	0.898	185.155
3/23/2004 0:00	0.904	185.471
3/24/2004 0:00	0.911	185.2
3/25/2004 0:00	0.904	185.309
3/26/2004 0:00	0.908	185.167
3/27/2004 0:00	0.945	185.037
3/28/2004 0:00	0.947	184.92
3/29/2004 0:00	0.919	185.067
3/30/2004 0:00	0.901	185.161
3/31/2004 0:00	0.896	184.609
4/1/2004 0:00	1.07	184.851
4/2/2004 0:00	1.098	184.303
4/3/2004 0:00	1.034	184.423
4/4/2004 0:00	0.986	183.897
4/5/2004 0:00	0.908	183.592
4/6/2004 0:00	0.919	184.742
4/7/2004 0:00	0.914	184.556
4/8/2004 0:00	0.901	184.444
4/9/2004 0:00	0.924	184.554
4/10/2004 0:00	0.953	184.119
4/11/2004 0:00	0.905	183.978
4/12/2004 0:00	0.905	183.985
4/13/2004 0:00	0.95	184.309
4/14/2004 0:00	0.914	183.866
4/15/2004 0:00	0.896	183.84
4/16/2004 0:00	0.9	183.918
4/17/2004 0:00	0.944	183.671
4/18/2004 0:00	0.922	183.498
4/19/2004 0:00	0.945	183.555
4/20/2004 0:00	0.942	183.431
4/21/2004 0:00	0.917	183.004
4/22/2004 0:00	0.944	182.497
4/23/2004 0:00	0.878	182.829
4/24/2004 0:00	0.931	182.881
4/25/2004 0:00	0.928	183.059
4/26/2004 0:00	0.888	182.84
4/27/2004 0:00	0.903	182.996
4/28/2004 0:00	0.911	182.905
4/29/2004 0:00	0.931	182.59
4/30/2004 0:00	0.959	182.481
5/1/2004 0:00	0.969	181.757
5/2/2004 0:00	0.958	181.638
5/3/2004 0:00	0.925	181.967
5/4/2004 0:00	0.916	181.415
5/5/2004 0:00	0.931	181.994
5/6/2004 0:00	0.913	182.41
5/7/2004 0:00	0.936	181.368



Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
5/8/2004 0:00	0.931	182.06
5/9/2004 0:00	0.905	182.338
5/10/2004 0:00	0.919	182.568
5/11/2004 0:00	0.982	181.67
5/12/2004 0:00	0.971	181.285
5/13/2004 0:00	0.964	180.856
5/14/2004 0:00	0.954	181.781
5/15/2004 0:00	1.384	181.6
5/16/2004 0:00	0.994	180.943
5/17/2004 0:00	0.994	181.465
5/18/2004 0:00	1.006	181.987
5/19/2004 0:00	0.992	181.153
5/20/2004 0:00	1.016	181.083
5/21/2004 0:00	1.025	181.117
5/22/2004 0:00	1.016	180.858
5/23/2004 0:00	1.029	181.418
5/24/2004 0:00	0.97	181.776
5/25/2004 0:00	0.966	182.062
5/26/2004 0:00	0.968	182.125
5/27/2004 0:00	0.983	182.003
5/28/2004 0:00	0.962	182.169
5/29/2004 0:00	0.982	182.22
5/30/2004 0:00	0.953	182.047
5/31/2004 0:00	1.05	181.508
6/1/2004 0:00	0.976	181.894
6/2/2004 0:00	1.046	180.872
6/3/2004 0:00	1.037	180.715
6/4/2004 0:00	1.025	180.56
6/5/2004 0:00	0.988	180.576
6/6/2004 0:00	0.972	180.926
6/7/2004 0:00	0.989	180.982
6/8/2004 0:00	1.125	180.521
6/9/2004 0:00	1.148	180.085
6/10/2004 0:00	1.025	180.566
6/11/2004 0:00	1.073	180.752
6/12/2004 0:00	1.095	180.918
6/13/2004 0:00	1.106	180.879
6/14/2004 0:00	1.116	180.995
6/15/2004 0:00	1.202	180.671
6/16/2004 0:00	1.185	180.985
6/17/2004 0:00	1.151	181.841
6/18/2004 0:00	1.077	180.721
6/19/2004 0:00	1.083	181.318
6/20/2004 0:00	1.037	181.308
6/21/2004 0:00	1.09	181.206
6/22/2004 0:00	1.131	183.46
6/23/2004 0:00	1.147	182.82
6/24/2004 0:00	1.168	183.442
6/25/2004 0:00	1.127	182.216
6/26/2004 0:00	1.025	181.045
6/27/2004 0:00	1.027	180.998

Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
6/28/2004 0:00	1.18	181.958
6/29/2004 0:00	1.202	182.761
6/30/2004 0:00	1.269	183.446
7/1/2004 0:00	1.257	183.088
7/2/2004 0:00	1.162	179.79
7/3/2004 0:00	1.085	178.764
7/4/2004 0:00	1.047	179.172
7/5/2004 0:00	1.068	179.666
7/6/2004 0:00	1.176	181.74
7/7/2004 0:00	1.222	180.83
7/8/2004 0:00	1.221	182.651
7/9/2004 0:00	1.236	183.054
7/10/2004 0:00	1.181	181.521
7/11/2004 0:00	1.157	182.012
7/12/2004 0:00	1.269	183.443
7/13/2004 0:00	1.179	182.362
7/14/2004 0:00	1.171	183.765
7/15/2004 0:00	1.218	184.137
7/16/2004 0:00	1.257	183.798
7/17/2004 0:00	1.244	184.4
7/18/2004 0:00	1.201	183.184
7/19/2004 0:00	1.2	183.704
7/20/2004 0:00	1.281	184.344
7/21/2004 0:00	1.316	184.086
7/22/2004 0:00	1.352	184.327
7/23/2004 0:00	1.328	184.797
7/24/2004 0:00	1.17	182.528
7/25/2004 0:00	1.151	181.981
7/26/2004 0:00	1.212	182.973
7/27/2004 0:00	1.149	182.429
7/28/2004 0:00	1.112	182.124
7/29/2004 0:00	1.191	183.06
7/30/2004 0:00	1.242	183.112
7/31/2004 0:00	1.195	182.185
8/1/2004 0:00	1.146	181.463
8/2/2004 0:00	1.266	182.715
8/3/2004 0:00	1.298	183.515
8/4/2004 0:00	1.26	182.979
8/5/2004 0:00	1.193	183.007
8/6/2004 0:00	1.17	182.869
8/7/2004 0:00	1.211	182.123
8/8/2004 0:00	1.117	181.966
8/9/2004 0:00	1.237	183.096
8/10/2004 0:00	1.261	185.377
8/11/2004 0:00	1.249	185.825
8/12/2004 0:00	1.264	185.782
8/13/2004 0:00	1.074	178.869
8/14/2004 0:00	0.992	175.663
8/15/2004 0:00	0.969	176.109
8/16/2004 0:00	0.983	174.155
8/17/2004 0:00	0.984	176.065

Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
8/18/2004 0:00	1.005	176.332
8/19/2004 0:00	1.06	176.159
8/20/2004 0:00	1.059	176.332
8/21/2004 0:00	0.99	176.454
8/22/2004 0:00	0.972	176.978
8/23/2004 0:00	0.992	176.799
8/24/2004 0:00	0.99	177.245
8/25/2004 0:00	0.992	177.728
8/26/2004 0:00	1.024	177.547
8/27/2004 0:00	1.029	177.271
8/28/2004 0:00	1.03	176.625
8/29/2004 0:00	1.036	176.519
8/30/2004 0:00	1.081	177.385
8/31/2004 0:00	1.017	177.284
9/1/2004 0:00	1.283	177.398
9/2/2004 0:00	1.089	177.502
9/3/2004 0:00	1.056	177.377
9/4/2004 0:00	1.033	177.49
9/5/2004 0:00	0.978	177.856
9/6/2004 0:00	1.041	177.858
9/7/2004 0:00	0.991	178.084
9/8/2004 0:00	0.991	177.752
9/9/2004 0:00	0.991	178.02
9/10/2004 0:00	0.991	178.09
9/11/2004 0:00	0.991	178.283
9/12/2004 0:00	0.991	178.35
9/13/2004 0:00	0.991	178.677
9/14/2004 0:00	0.991	178.976
9/15/2004 0:00	0.991	178.792
9/16/2004 0:00	0.991	166.019
9/17/2004 0:00	1.18	179.504
9/18/2004 0:00	1.148	178.918
9/19/2004 0:00	1.107	178.561
9/20/2004 0:00	1.087	179.848
9/21/2004 0:00	1.065	179.491
9/22/2004 0:00	1.111	179.482
9/23/2004 0:00	1.09	178.981
9/24/2004 0:00	1.076	179.343
9/25/2004 0:00	1.062	178.417
9/26/2004 0:00	1.044	177.903
9/27/2004 0:00	1.071	178.944
9/28/2004 0:00	1.073	179.298
9/29/2004 0:00	1.006	178.267
9/30/2004 0:00	1	179.083
10/1/2004 0:00	1.042	179.808
10/2/2004 0:00	1.004	178.111
10/3/2004 0:00	1.014	178.165
10/4/2004 0:00	1.04	179.028
10/5/2004 0:00	1.079	179.589
10/6/2004 0:00	1.058	179.419
10/7/2004 0:00	1.128	180.397



Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
10/8/2004 0:00	1.077	179.566
10/9/2004 0:00	1.067	179.171
10/10/2004 0:00	1.017	178.905
10/11/2004 0:00	1.08	178.803
10/12/2004 0:00	0.584	180.482
10/13/2004 0:00	0	
10/14/2004 0:00	0	179.427
10/15/2004 0:00	0	180.108
10/16/2004 0:00	0	179.818
10/17/2004 0:00	0	180.116
10/18/2004 0:00	0	180.443
10/19/2004 0:00	0	180.634
10/20/2004 0:00	0	180.856
10/21/2004 0:00	0	180.836
10/22/2004 0:00	0	181.1
10/23/2004 0:00	0	180.885
10/24/2004 0:00	0	180.967
10/25/2004 0:00	0	180.918
10/26/2004 0:00	0	181.25
10/27/2004 0:00	0	181.761
10/28/2004 0:00	0	181.049
10/29/2004 0:00	0	181.437
10/30/2004 0:00	0	180.827
10/31/2004 0:00	0	181.313
11/1/2004 0:00	0	181.22
11/2/2004 0:00	0	181.52
11/3/2004 0:00	0	181.647
11/4/2004 0:00	0	181.696
11/5/2004 0:00	0	182.076
11/6/2004 0:00	0	181.405
11/7/2004 0:00	0	181.162
11/8/2004 0:00	0	182.304
11/9/2004 0:00	0	182.229
11/10/2004 0:00	0	182.317
11/11/2004 0:00	0	182.328
11/12/2004 0:00	0	182.349
11/13/2004 0:00	0	181.755
11/14/2004 0:00	0	181.686
11/15/2004 0:00	0	182.213
11/16/2004 0:00	0	181.919
11/17/2004 0:00	0	182.318
11/18/2004 0:00	0	182.77
11/19/2004 0:00	0	182.737
11/20/2004 0:00	0	182.039
11/21/2004 0:00	0	182.158
11/22/2004 0:00	0	182.998
11/23/2004 0:00	0	182.492
11/24/2004 0:00	0	182.355
11/25/2004 0:00	0	181.467
11/26/2004 0:00	0	181.736
11/27/2004 0:00	0	181.499

Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
11/28/2004 0:00	0	181.882
11/29/2004 0:00	0	166.426
11/30/2004 0:00	0	
12/1/2004 0:00	0	
12/2/2004 0:00	0	
12/3/2004 0:00	0	
12/4/2004 0:00	0	
12/5/2004 0:00	0	
12/6/2004 0:00	0	
12/7/2004 0:00	0	
12/8/2004 0:00	0	
12/9/2004 0:00	0	
12/10/2004 0:00	0	
12/11/2004 0:00	0	
12/12/2004 0:00	0	
12/13/2004 0:00	0	
12/14/2004 0:00	0	
12/15/2004 0:00	0	
12/16/2004 0:00	0	
12/17/2004 0:00	0	
12/18/2004 0:00	0	
12/19/2004 0:00	0	
12/20/2004 0:00	0	
12/21/2004 0:00	0	
12/22/2004 0:00	0	
12/23/2004 0:00	0	
12/24/2004 0:00	0	
12/25/2004 0:00	0	
12/26/2004 0:00	0	
12/27/2004 0:00	0	
12/28/2004 0:00	0	
12/29/2004 0:00	0	
12/30/2004 0:00	0	
12/31/2004 0:00	0	
1/1/2005 0:00	0	
1/2/2005 0:00	0	
1/3/2005 0:00	0	
1/4/2005 0:00	0	
1/5/2005 0:00	0	
1/6/2005 0:00	0	
1/7/2005 0:00	0	
1/8/2005 0:00	0	
1/9/2005 0:00	0	
1/10/2005 0:00	0	
1/11/2005 0:00	0	
1/12/2005 0:00	0	
1/13/2005 0:00	0	
1/14/2005 0:00	0	
1/15/2005 0:00	0	
1/16/2005 0:00	0	
1/17/2005 0:00	0	

Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
1/18/2005 0:00	0	
1/19/2005 0:00	0	
1/20/2005 0:00	0	
1/21/2005 0:00	0	
1/22/2005 0:00	0	
1/23/2005 0:00	0	
1/24/2005 0:00	0	
1/25/2005 0:00	0	
1/26/2005 0:00	0	
1/27/2005 0:00	0	
1/28/2005 0:00	0	
1/29/2005 0:00	0	
1/30/2005 0:00	0	
1/31/2005 0:00	0	
2/1/2005 0:00	0	
2/2/2005 0:00	0	
2/3/2005 0:00	0	
2/4/2005 0:00	0	
2/5/2005 0:00	0	
2/6/2005 0:00	0	
2/7/2005 0:00	0	
2/8/2005 0:00	0	
2/9/2005 0:00	0	
2/10/2005 0:00	0	
2/11/2005 0:00	0	
2/12/2005 0:00	0	
2/13/2005 0:00	0	
2/14/2005 0:00	0	
2/15/2005 0:00	0	
2/16/2005 0:00	0	
2/17/2005 0:00	0	
2/18/2005 0:00	0	
2/19/2005 0:00	0	
2/20/2005 0:00	0	
2/21/2005 0:00	0	
2/22/2005 0:00	0	
2/23/2005 0:00	0	
2/24/2005 0:00	0	
2/25/2005 0:00	0	
2/26/2005 0:00	0	
2/27/2005 0:00	0	
2/28/2005 0:00	0	
3/1/2005 0:00	0	
3/2/2005 0:00	0	
3/3/2005 0:00	0	
3/4/2005 0:00	0	
3/5/2005 0:00	0	
3/6/2005 0:00	0	
3/7/2005 0:00	0	
3/8/2005 0:00	0	
3/9/2005 0:00	0	



Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
3/10/2005 0:00	0	
3/11/2005 0:00	0	
3/12/2005 0:00	0	
3/13/2005 0:00	0	
3/14/2005 0:00	0	
3/15/2005 0:00	0	
3/16/2005 0:00	0	
3/17/2005 0:00	0	
3/18/2005 0:00	0	
3/19/2005 0:00	0	
3/20/2005 0:00	0	
3/21/2005 0:00	0	
3/22/2005 0:00	0	
3/23/2005 0:00	0	
3/24/2005 0:00	0	
3/25/2005 0:00	0	
3/26/2005 0:00	0	
3/27/2005 0:00	0	
3/28/2005 0:00	0	
3/29/2005 0:00	0	
3/30/2005 0:00	0	
3/31/2005 0:00	0	
4/1/2005 0:00	0	
4/2/2005 0:00	0	
4/3/2005 0:00	0	
4/4/2005 0:00	0	
4/5/2005 0:00	0	
4/6/2005 0:00	0	
4/7/2005 0:00	0	
4/8/2005 0:00	0	
4/9/2005 0:00	0	
4/10/2005 0:00	0	
4/11/2005 0:00	0	
4/12/2005 0:00	0	
4/13/2005 0:00	0	
4/14/2005 0:00	0	
4/15/2005 0:00	0	
4/16/2005 0:00	0	
4/17/2005 0:00	0	
4/18/2005 0:00	0	
4/19/2005 0:00	0	
4/20/2005 0:00	0	
4/21/2005 0:00	0	
4/22/2005 0:00	0	
4/23/2005 0:00	0	
4/24/2005 0:00	0	
4/25/2005 0:00	0	
4/26/2005 0:00	0	
4/27/2005 0:00	0	
4/28/2005 0:00	0	
4/29/2005 0:00	0	

Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
4/30/2005 0:00	0	
5/1/2005 0:00	0	
5/2/2005 0:00	0	
5/3/2005 0:00	0	
5/4/2005 0:00	0	
5/5/2005 0:00	0	
5/6/2005 0:00	0	
5/7/2005 0:00	0	
5/8/2005 0:00	0	
5/9/2005 0:00	0	
5/10/2005 0:00	0	
5/11/2005 0:00	0	
5/12/2005 0:00	0	
5/13/2005 0:00	0	
5/14/2005 0:00	0	
5/15/2005 0:00	0	
5/16/2005 0:00	0	
5/17/2005 0:00	0	
5/18/2005 0:00	0	
5/19/2005 0:00	0	
5/20/2005 0:00	0	
5/21/2005 0:00	0	
5/22/2005 0:00	0	
5/23/2005 0:00	0	
5/24/2005 0:00	0	
5/25/2005 0:00	0	
5/26/2005 0:00	0	
5/27/2005 0:00	0	
5/28/2005 0:00	0	
5/29/2005 0:00	0	
5/30/2005 0:00	0	
5/31/2005 0:00	0	
6/1/2005 0:00	0	
6/2/2005 0:00	0	
6/3/2005 0:00	0	
6/4/2005 0:00	0	
6/5/2005 0:00	0	
6/6/2005 0:00	0	
6/7/2005 0:00	0	
6/8/2005 0:00	0	178.778
6/9/2005 0:00	0	179.743
6/10/2005 0:00	0	179.731
6/11/2005 0:00	0	179.585
6/12/2005 0:00	0	179.552
6/13/2005 0:00	0	179.738
6/14/2005 0:00	0	179.71
6/15/2005 0:00	0	180.619
6/16/2005 0:00	0	180.673
6/17/2005 0:00	0	180.159
6/18/2005 0:00	0	180.443
6/19/2005 0:00	0	180.54

Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
6/20/2005 0:00	0	184.007
6/21/2005 0:00	0	183.715
6/22/2005 0:00	0	183.694
6/23/2005 0:00	0	182.204
6/24/2005 0:00	0	179.489
6/25/2005 0:00	0	179.167
6/26/2005 0:00	0	179.359
6/27/2005 0:00	0	179.436
6/28/2005 0:00	0	179.393
6/29/2005 0:00	0	180.196
6/30/2005 0:00	0	179.392
7/1/2005 0:00	0	179.025
7/2/2005 0:00	0	178.21
7/3/2005 0:00	0	176.216
7/4/2005 0:00	0	176.991
7/5/2005 0:00	0	179.828
7/6/2005 0:00	0	178.701
7/7/2005 0:00	0	177.141
7/8/2005 0:00	0	176.871
7/9/2005 0:00	0	177.005
7/10/2005 0:00	0	177.516
7/11/2005 0:00	0	179.832
7/12/2005 0:00	0.437	179.18
7/13/2005 0:00	0.951	179.172
7/14/2005 0:00	0.95	179.186
7/15/2005 0:00	0.964	178.716
7/16/2005 0:00	0.959	178.191
7/17/2005 0:00	0.919	177.526
7/18/2005 0:00	0.906	179.276
7/19/2005 0:00	0.934	179.747
7/20/2005 0:00	0.903	171.863
7/21/2005 0:00	0.952	178.842
7/22/2005 0:00	0.967	178.547
7/23/2005 0:00	0.927	175.731
7/24/2005 0:00	0.912	175.446
7/25/2005 0:00	0.928	178.679
7/26/2005 0:00	0.947	178.626
7/27/2005 0:00	0.94	177.945
7/28/2005 0:00	0.928	176.61
7/29/2005 0:00	0.934	176.213
7/30/2005 0:00	0.947	174.174
7/31/2005 0:00	0.903	173.532
8/1/2005 0:00	0.91	176.486
8/2/2005 0:00	0.889	177.711
8/3/2005 0:00	0.905	176.298
8/4/2005 0:00	0.908	176.413
8/5/2005 0:00	0.923	176.74
8/6/2005 0:00	0.921	174.201
8/7/2005 0:00	0.919	174.525
8/8/2005 0:00	0.952	177.352
8/9/2005 0:00	0.922	177.524



Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
8/10/2005 0:00	0.939	178.47
8/11/2005 0:00	0.947	178.147
8/12/2005 0:00	0.907	176.591
8/13/2005 0:00	0.937	175.812
8/14/2005 0:00	0.916	173.769
8/15/2005 0:00	0.875	174.934
8/16/2005 0:00	0.884	175.127
8/17/2005 0:00	0.908	176.467
8/18/2005 0:00	0.904	175.172
8/19/2005 0:00	0.911	175.499
8/20/2005 0:00	0.926	174.413
8/21/2005 0:00	0.924	174.483
8/22/2005 0:00	0.917	176.677
8/23/2005 0:00	0.908	176.175
8/24/2005 0:00	0.884	174.914
8/25/2005 0:00	0.885	175.422
8/26/2005 0:00	0.902	176.273
8/27/2005 0:00	0.925	174.463
8/28/2005 0:00	0.917	174.145
8/29/2005 0:00	0.958	175.93
8/30/2005 0:00	0.86	174.187
8/31/2005 0:00	0.884	175.645
9/1/2005 0:00	0.884	175.717
9/2/2005 0:00	0.904	175.61
9/3/2005 0:00	0.899	174.95
9/4/2005 0:00	0.861	174.534
9/5/2005 0:00	0.9	175.304
9/6/2005 0:00	0.903	175.901
9/7/2005 0:00	0.911	176.147
9/8/2005 0:00	0.905	176.166
9/9/2005 0:00	0.891	175.862
9/10/2005 0:00	0.948	175.743
9/11/2005 0:00	0.944	175.997
9/12/2005 0:00	0.921	176.633
9/13/2005 0:00	0.909	176.256
9/14/2005 0:00	0.918	176.407
9/15/2005 0:00	0.892	176.021
9/16/2005 0:00	0.88	175.432
9/17/2005 0:00	0.913	175.499
9/18/2005 0:00	0.927	175.991
9/19/2005 0:00	0.895	176.551
9/20/2005 0:00	0.867	175.64
9/21/2005 0:00	0.878	175.193
9/22/2005 0:00	0.868	175.261
9/23/2005 0:00	0.856	175.246
9/24/2005 0:00	0.893	175.013
9/25/2005 0:00	0.887	175.148
9/26/2005 0:00	0.859	175.513
9/27/2005 0:00	0.869	175.072
9/28/2005 0:00	0.864	174.8
9/29/2005 0:00	1.106	174.576

Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
9/30/2005 0:00	1.234	174.197
10/1/2005 0:00	1.273	174.007
10/2/2005 0:00	1.271	174.215
10/3/2005 0:00	1.27	174.357
10/4/2005 0:00	1.251	174.326
10/5/2005 0:00	1.269	174.419
10/6/2005 0:00	1.257	174.325
10/7/2005 0:00	1.234	174.242
10/8/2005 0:00	1.247	174.04
10/9/2005 0:00	1.254	173.99
10/10/2005 0:00	1.24	174.245
10/11/2005 0:00	1.22	174.483
10/12/2005 0:00	1.213	174.484
10/13/2005 0:00	1.215	174.386
10/14/2005 0:00	1.21	174.811
10/15/2005 0:00	1.35	174.804
10/16/2005 0:00	1.29	174.718
10/17/2005 0:00	1.222	175.237
10/18/2005 0:00	1.201	175.432
10/19/2005 0:00	1.22	176.173
10/20/2005 0:00	1.21	176.242
10/21/2005 0:00	1.207	176.491
10/22/2005 0:00	1.238	176.751
10/23/2005 0:00	1.251	176.914
10/24/2005 0:00	1.212	176.839
10/25/2005 0:00	1.252	176.918
10/26/2005 0:00	1.267	175.423
10/27/2005 0:00	0.709	174.367
10/28/2005 0:00	0.32	174.691
10/29/2005 0:00	0.458	174.674
10/30/2005 0:00	0.464	174.638
10/31/2005 0:00	0.345	174.866
11/1/2005 0:00	0.398	174.855
11/2/2005 0:00	0.435	174.934
11/3/2005 0:00	1.437	174.207
11/4/2005 0:00	1.124	174.356
11/5/2005 0:00	0.652	174.466
11/6/2005 0:00	0.872	174.743
11/7/2005 0:00	0.752	174.937
11/8/2005 0:00	0.348	175.146
11/9/2005 0:00	0.339	175.233
11/10/2005 0:00	0.228	175.208
11/11/2005 0:00	0.322	175.33
11/12/2005 0:00	0.297	175.343
11/13/2005 0:00	0.422	175.144
11/14/2005 0:00	0.548	175.552
11/15/2005 0:00	0.576	166.964
11/16/2005 0:00	0.647	165.286
11/17/2005 0:00	0.568	152.151
11/18/2005 0:00	0.54	143.553
11/19/2005 0:00	0.603	143.463

Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
11/20/2005 0:00	0.61	143.485
11/21/2005 0:00	0.533	145.071
11/22/2005 0:00	0.453	161.341
11/23/2005 0:00	0.224	173.361
11/24/2005 0:00	0.29	174.633
11/25/2005 0:00	0.224	174.952
11/26/2005 0:00	0.271	174.979
11/27/2005 0:00	0.292	175.034
11/28/2005 0:00	0.274	175.206
11/29/2005 0:00	0.287	175.02
11/30/2005 0:00	0.224	175.199
12/1/2005 0:00	0.211	175.305
12/2/2005 0:00	0.168	175.32
12/3/2005 0:00	0.268	175.377
12/4/2005 0:00	0.218	175.507
12/5/2005 0:00	0.151	175.514
12/6/2005 0:00	0.137	175.426
12/7/2005 0:00	0.14	175.637
12/8/2005 0:00	0.113	175.68
12/9/2005 0:00	0.062	175.691
12/10/2005 0:00	0.209	175.806
12/11/2005 0:00	0.275	175.661
12/12/2005 0:00	0.166	175.979
12/13/2005 0:00	0.169	175.318
12/14/2005 0:00	0.15	176.032
12/15/2005 0:00	0.098	176.009
12/16/2005 0:00	0.081	176.034
12/17/2005 0:00	0.223	176.036
12/18/2005 0:00	0.249	176.151
12/19/2005 0:00	0.16	176.236
12/20/2005 0:00	0.101	176.084
12/21/2005 0:00	0.082	177.485
12/22/2005 0:00	0.056	177.875
12/23/2005 0:00	0.076	178.366
12/24/2005 0:00	0.174	179.076
12/25/2005 0:00	0.063	180.414
12/26/2005 0:00	0.104	179.782
12/27/2005 0:00	0.056	178.803
12/28/2005 0:00	0.265	178.355
12/29/2005 0:00	0.393	177.788
12/30/2005 0:00	0.347	177.929
12/31/2005 0:00	0.432	178.072
1/1/2006 0:00	0.274	178.522
1/2/2006 0:00	0.475	178.845
1/3/2006 0:00	0.233	177.998
1/4/2006 0:00	0.239	178.147
1/5/2006 0:00	0.215	176.263
1/6/2006 0:00	0.207	176.093
1/7/2006 0:00	0.331	176.173
1/8/2006 0:00	0.345	176.251
1/9/2006 0:00	0.214	176.289



Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
1/10/2006 0:00	0.241	176.242
1/11/2006 0:00	0.349	176.283
1/12/2006 0:00	0.255	176.245
1/13/2006 0:00	0.213	176.352
1/14/2006 0:00	0.376	176.299
1/15/2006 0:00	0.389	176.565
1/16/2006 0:00	0.466	176.546
1/17/2006 0:00	0.269	176.379
1/18/2006 0:00	0.246	176.315
1/19/2006 0:00	0.283	176.197
1/20/2006 0:00	0.215	176.202
1/21/2006 0:00	0.26	178.156
1/22/2006 0:00	0.288	178.68
1/23/2006 0:00	0.115	178.294
1/24/2006 0:00	0.202	176.093
1/25/2006 0:00	0.209	176.199
1/26/2006 0:00	0.206	176.128
1/27/2006 0:00	0.177	176.198
1/28/2006 0:00	0.297	176.14
1/29/2006 0:00	0.383	176.226
1/30/2006 0:00	0.247	176.36
1/31/2006 0:00	0.184	176.375
2/1/2006 0:00	0.202	176.144
2/2/2006 0:00	0.197	176.084
2/3/2006 0:00	0.149	176.154
2/4/2006 0:00	0.334	176.193
2/5/2006 0:00	0.358	176.156
2/6/2006 0:00	0.236	176.332
2/7/2006 0:00	0.215	176.122
2/8/2006 0:00	0.285	176.189
2/9/2006 0:00	0.257	176.182
2/10/2006 0:00	0.169	176.285
2/11/2006 0:00	0.303	176.21
2/12/2006 0:00	0.278	176.509
2/13/2006 0:00	0.309	176.668
2/14/2006 0:00	0.225	176.422
2/15/2006 0:00	0.267	176.428
2/16/2006 0:00	0.261	176.429
2/17/2006 0:00	0.245	176.58
2/18/2006 0:00	0.366	176.706
2/19/2006 0:00	0.348	176.766
2/20/2006 0:00	0.416	176.745
2/21/2006 0:00	0.285	176.767
2/22/2006 0:00	0.32	176.872
2/23/2006 0:00	0.261	176.638
2/24/2006 0:00	0.303	176.735
2/25/2006 0:00	0.334	176.749
2/26/2006 0:00	0.468	176.856
2/27/2006 0:00	0.301	176.801
2/28/2006 0:00	0.317	176.686
3/1/2006 0:00	0.357	176.801

Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
3/2/2006 0:00	0.322	176.773
3/3/2006 0:00	0.338	176.865
3/4/2006 0:00	0.502	176.821
3/5/2006 0:00	0.502	176.649
3/6/2006 0:00	0.4	172.988
3/7/2006 0:00	0.44	176.71
3/8/2006 0:00	0.361	176.524
3/9/2006 0:00	0.391	176.46
3/10/2006 0:00	0.364	176.189
3/11/2006 0:00	0.499	176.233
3/12/2006 0:00	0.491	176.367
3/13/2006 0:00	0.446	176.323
3/14/2006 0:00	0.373	176.208
3/15/2006 0:00	0.381	176.365
3/16/2006 0:00	0.396	176.351
3/17/2006 0:00	0.347	176.203
3/18/2006 0:00	0.441	176.241
3/19/2006 0:00	0.609	176.313
3/20/2006 0:00	0.356	176.357
3/21/2006 0:00	0.325	176.18
3/22/2006 0:00	0.348	176.396
3/23/2006 0:00	0.371	176.341
3/24/2006 0:00	0.335	176.304
3/25/2006 0:00	0.489	176.441
3/26/2006 0:00	0.496	176.541
3/27/2006 0:00	0.438	176.401
3/28/2006 0:00	0.451	176.262
3/29/2006 0:00	0.386	176.098
3/30/2006 0:00	0.404	172.936
3/31/2006 0:00	0.527	176.511
4/1/2006 0:00	0.51	176.321
4/2/2006 0:00	0.595	176.199
4/3/2006 0:00	0.432	176.219
4/4/2006 0:00	0.41	176.159
4/5/2006 0:00	0.387	176.138
4/6/2006 0:00	0.504	176.178
4/7/2006 0:00	0.441	176.176
4/8/2006 0:00	0.65	176.207
4/9/2006 0:00	0.66	176.194
4/10/2006 0:00	0.408	176.202
4/11/2006 0:00	0.186	178.228
4/12/2006 0:00	0.02	182.513
4/13/2006 0:00	0	
4/14/2006 0:00	0	
4/15/2006 0:00	0	
4/16/2006 0:00	0	
4/17/2006 0:00	0	
4/18/2006 0:00	0	
4/19/2006 0:00	0	
4/20/2006 0:00	0	
4/21/2006 0:00	0	

Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
4/22/2006 0:00	0	
4/23/2006 0:00	0	
4/24/2006 0:00	0	
4/25/2006 0:00	0	
4/26/2006 0:00	0	
4/27/2006 0:00	0	
4/28/2006 0:00	0	
4/29/2006 0:00	0	
4/30/2006 0:00	0	
5/1/2006 0:00	0	
5/2/2006 0:00	0	
5/3/2006 0:00	0	
5/4/2006 0:00	0	
5/5/2006 0:00	0	
5/6/2006 0:00	0	
5/7/2006 0:00	0	
5/8/2006 0:00	0	
5/9/2006 0:00	0	
5/10/2006 0:00	0	
5/11/2006 0:00	0	
5/12/2006 0:00	0	
5/13/2006 0:00	0	
5/14/2006 0:00	0	
5/15/2006 0:00	0	
5/16/2006 0:00	0	
5/17/2006 0:00	0	
5/18/2006 0:00	0	
5/19/2006 0:00	0	
5/20/2006 0:00	0	
5/21/2006 0:00	0	
5/22/2006 0:00	0	
5/23/2006 0:00	0	
5/24/2006 0:00	0	
5/25/2006 0:00	0	
5/26/2006 0:00	0	
5/27/2006 0:00	0	
5/28/2006 0:00	0	
5/29/2006 0:00	0	
5/30/2006 0:00	0	
5/31/2006 0:00	0	
6/1/2006 0:00	0	
6/2/2006 0:00	0	
6/3/2006 0:00	0	
6/4/2006 0:00	0	
6/5/2006 0:00	0	
6/6/2006 0:00	0	
6/7/2006 0:00	0	
6/8/2006 0:00	0	
6/9/2006 0:00	0	
6/10/2006 0:00	0	179.307
6/11/2006 0:00	0	180.548



Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
6/12/2006 0:00	0	180.373
6/13/2006 0:00	0	161.397
6/14/2006 0:00	0	181.393
6/15/2006 0:00	0	183.282
6/16/2006 0:00	0	182.698
6/17/2006 0:00	0	182.917
6/18/2006 0:00	0	182.987
6/19/2006 0:00	0	180.912
6/20/2006 0:00	0	181.422
6/21/2006 0:00	0	181.867
6/22/2006 0:00	0	182.414
6/23/2006 0:00	0	182.402
6/24/2006 0:00	0	183.475
6/25/2006 0:00	0	184.122
6/26/2006 0:00	0	180.388
6/27/2006 0:00	0	174.285
6/28/2006 0:00	0	197.152
6/29/2006 0:00	0	184.344
6/30/2006 0:00	0	177.105
7/1/2006 0:00	0	177.646
7/2/2006 0:00	0	177.383
7/3/2006 0:00	0	177.983
7/4/2006 0:00	0	177.526
7/5/2006 0:00	0	180.511
7/6/2006 0:00	0	179.699
7/7/2006 0:00	0	182.681
7/8/2006 0:00	0	182.513
7/9/2006 0:00	0	182.065
7/10/2006 0:00	0	182.907
7/11/2006 0:00	0	183.027
7/12/2006 0:00	0	156.681
7/13/2006 0:00	0	123.896
7/14/2006 0:00	0	181.623
7/15/2006 0:00	0	182.634
7/16/2006 0:00	0	182.863
7/17/2006 0:00	0	176.754
7/18/2006 0:00	0	184.419
7/19/2006 0:00	0	183.642
7/20/2006 0:00	0	183.437
7/21/2006 0:00	0	183.693
7/22/2006 0:00	0	181.864
7/23/2006 0:00	0	182.056
7/24/2006 0:00	0.321	181.855
7/25/2006 0:00	0.591	182.123
7/26/2006 0:00	0.605	182.035
7/27/2006 0:00	0.603	181.673
7/28/2006 0:00	0.587	181.791
7/29/2006 0:00	0.607	182.919
7/30/2006 0:00	0.608	182.999
7/31/2006 0:00	0.626	182.508
8/1/2006 0:00	0.625	182.061

Meter 91 Flows:

Time	CH 1 High Flow	CH 2 Pressure (HGL)
8/2/2006 0:00	0.614	180.981

# Appendix C

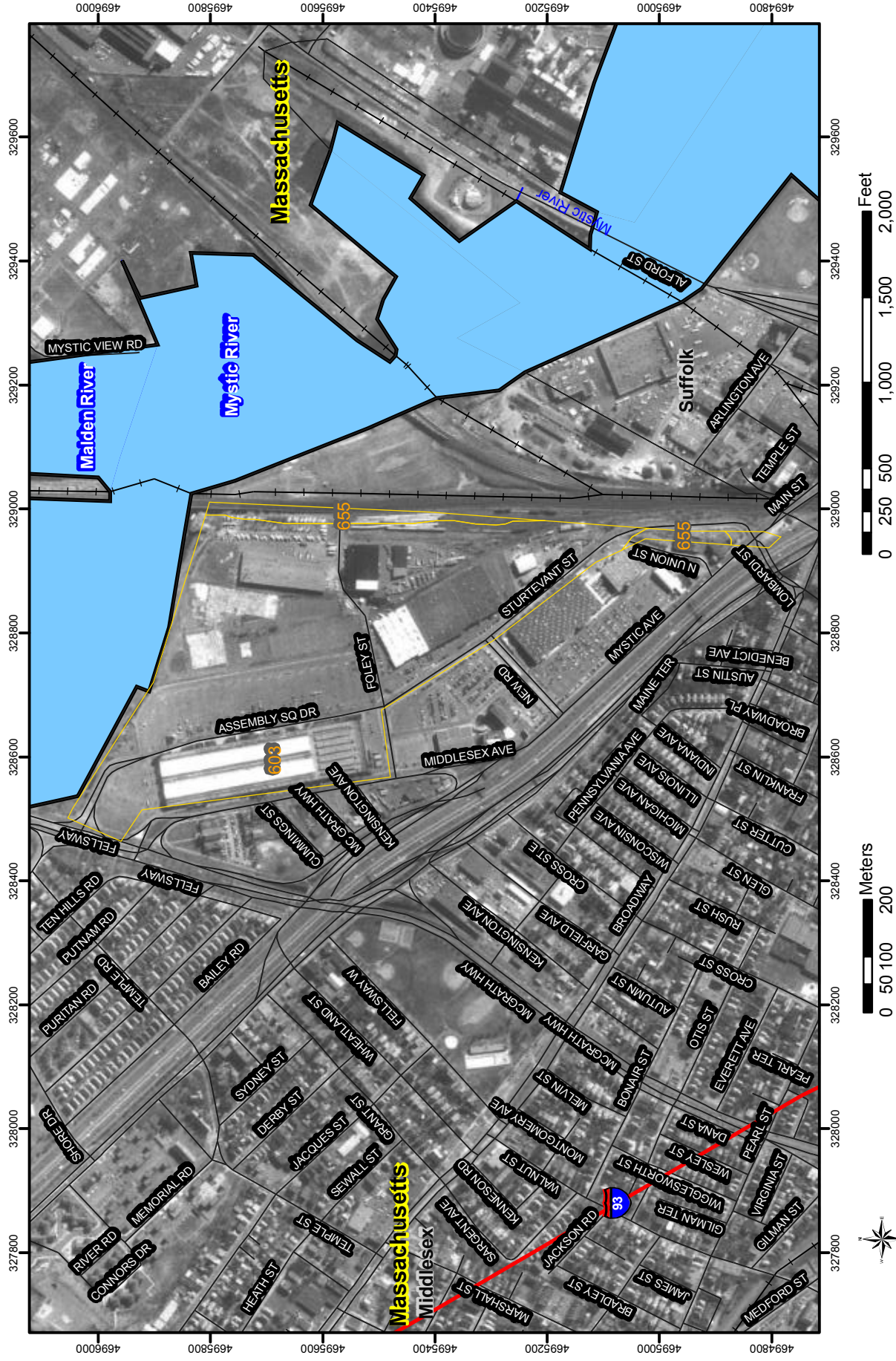
## Stormwater Drainage System Analysis



# **NRCS Soil Survey Information**

SOIL SURVEY OF MIDDLESEX COUNTY, MASSACHUSETTS

Assembly Square Full Build



SOIL SURVEY OF MIDDLESEX COUNTY, MASSACHUSETTS

Assembly Square Full Build

MAP LEGEND

- Soil Map Units
- Cities
- Detailed Counties
- Detailed States
- Interstate Highways
- Roads
- Rails
- Water
- Hydrography
- Oceans
- Escarpment, bedrock
- Escarpment, non-bedrock
- Gulley
- Levee
- Slope

- Blowout
- Borrow Pit
- Clay Spot
- Depression, closed
- Eroded Spot
- Gravel Pit
- Gravelly Spot
- Gulley
- Lava Flow
- Landfill
- Marsh or Swamp
- Miscellaneous Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Slide or Slip
- Sinkhole
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Perennial Water
- Wet Spot

MAP INFORMATION

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
  
Coordinate System: UTM Zone 19  
  
Soil Survey Area: Middlesex County, Massachusetts  
Spatial Version of Data: 3  
Soil Map Compilation Scale: 1:25000

Map comprised of aerial images photographed on these dates:  
4/3/1995

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

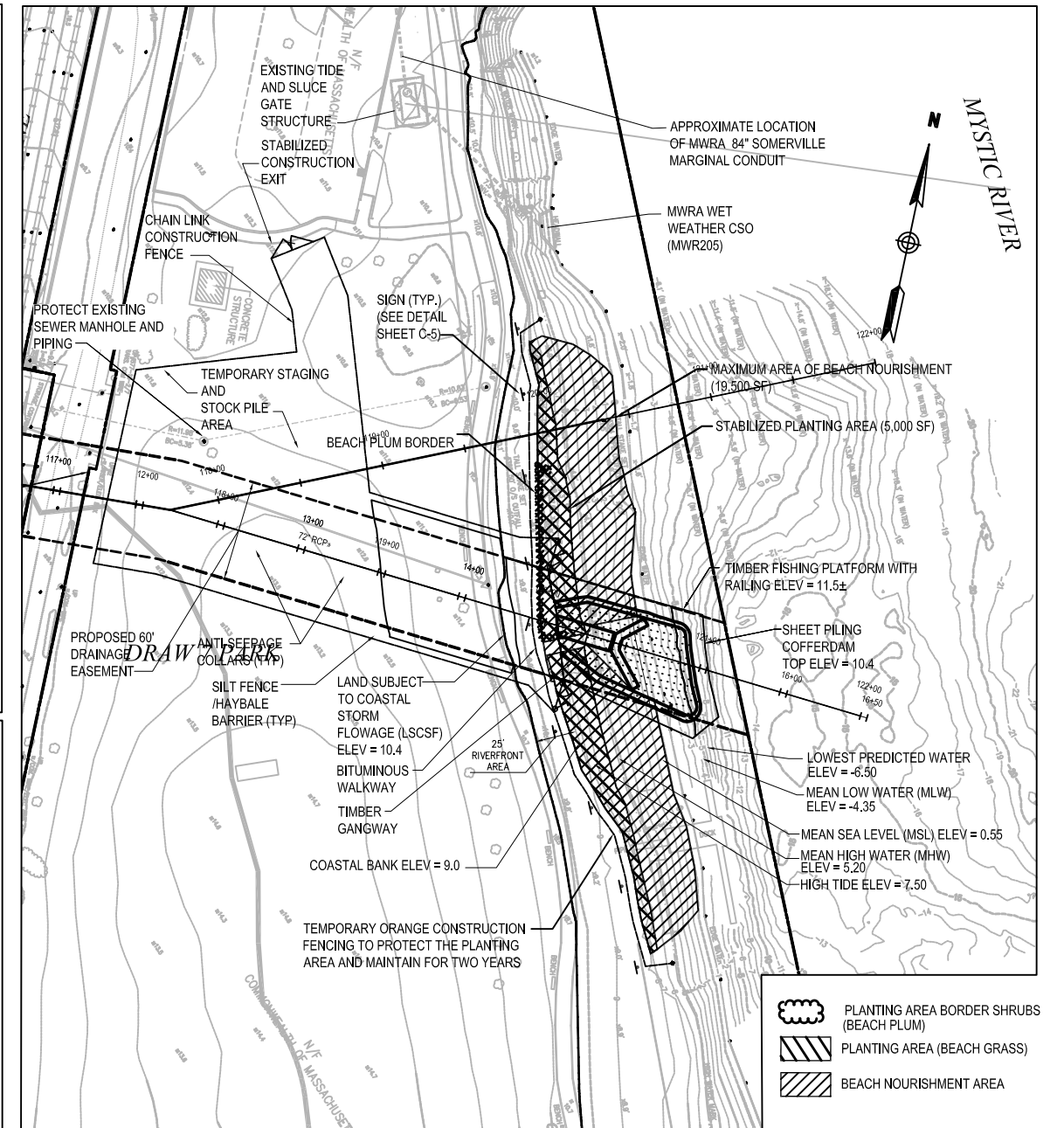


## Map Unit Legend Summary

Middlesex County, Massachusetts

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
603	Urban land, wet substratum	72.0	94.8
655	Udorthents, wet substratum	3.9	5.2

# **72" Outfall Preliminary Plan and Profile**

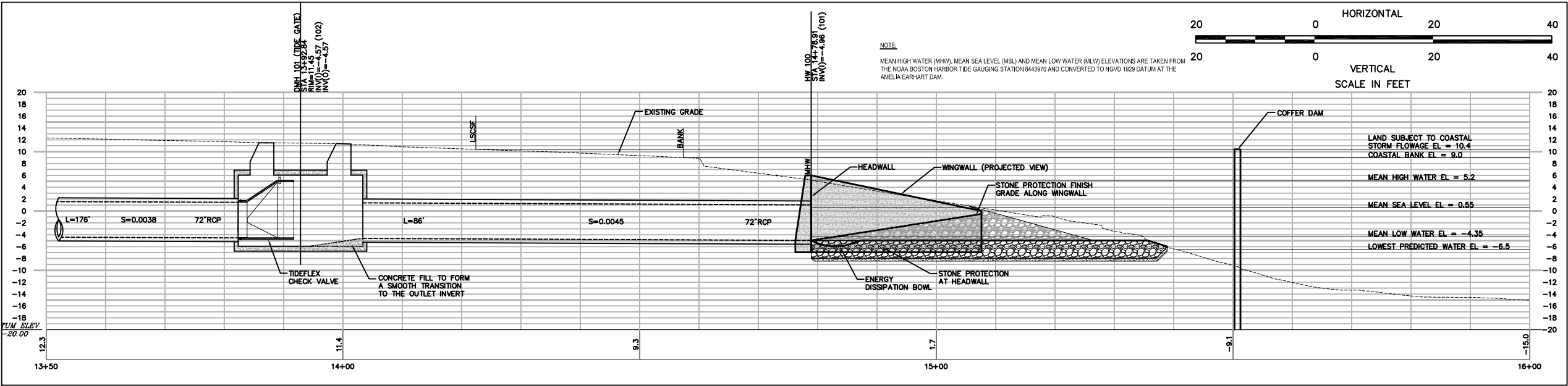
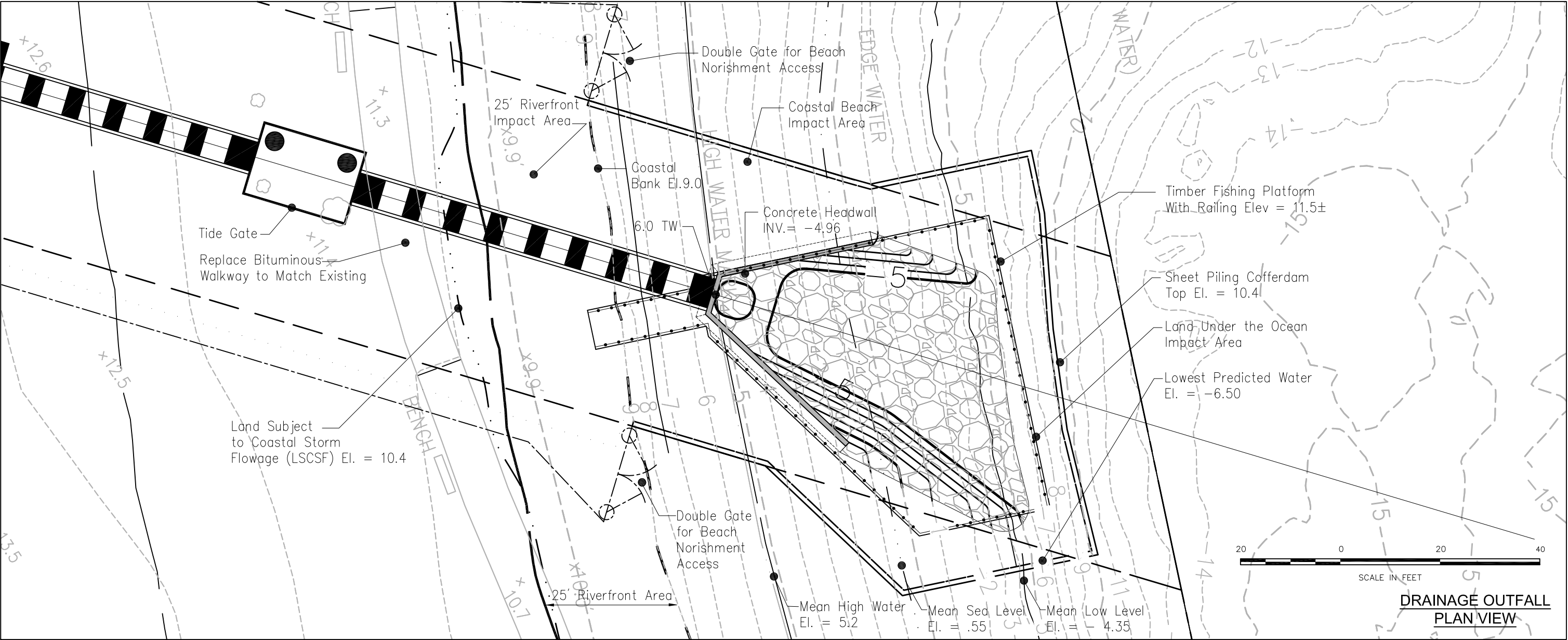


100 0 100 200

SCALE IN FEET

Assembly Square Mixed-Use Redevelopment  
Somerville, Massachusetts



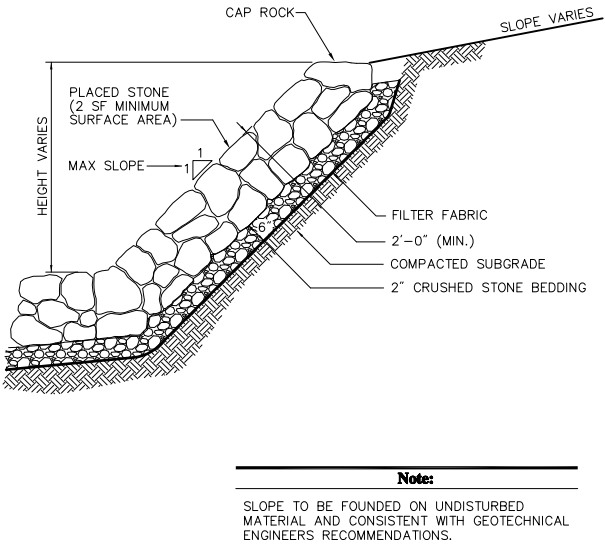


FULL SIZE PLANS AVAILABLE UPON REQUEST

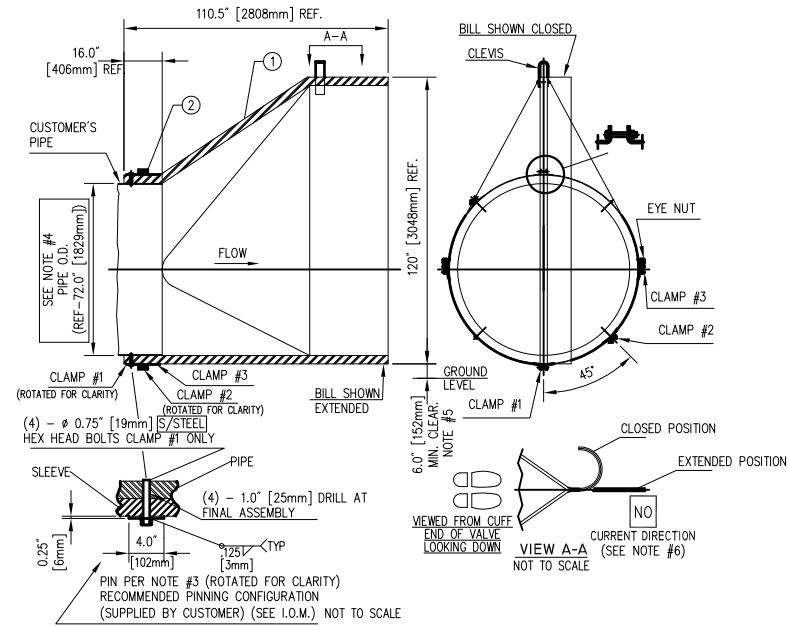
**Vanasse Hangen Brustlin, Inc.**

Outfall Plan and Profile - B

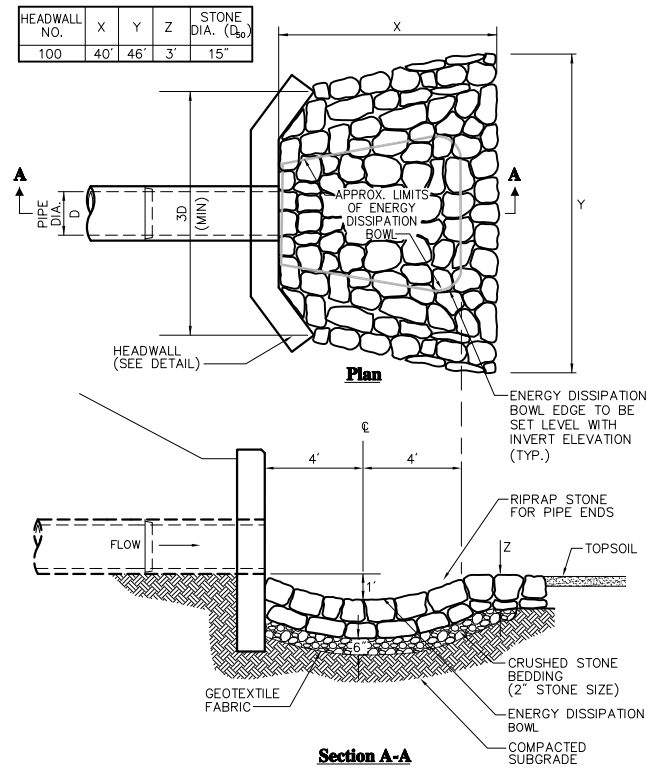
Assembly Square Mixed-Use Redevelopment  
Somerville, Massachusetts



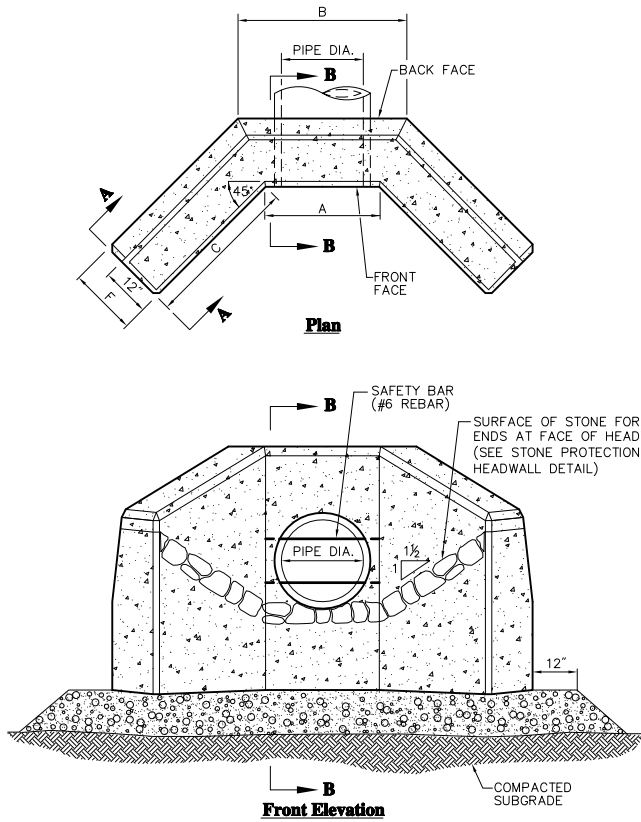
**Placed Stone Slope** 6/03  
N.T.S. Source: VHB REV LD\_760



**Tideflex Check Valve (TF-1)** 10/08  
N.T.S. REV Source: Tideflex



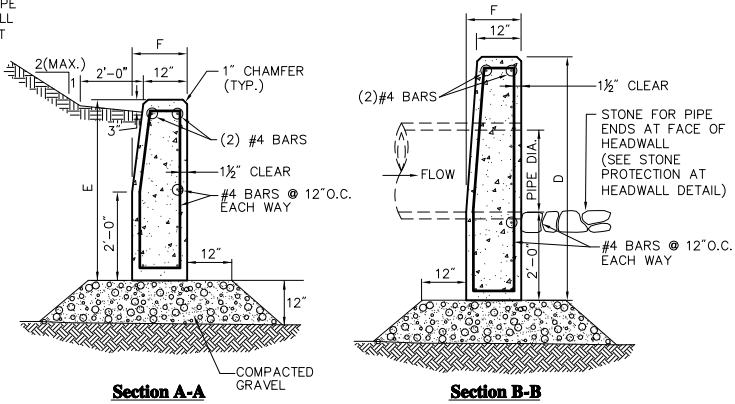
**Stone Protection at Headwall** 6/03  
N.T.S. Source: VHB REV LD\_133



**Concrete Headwall (HW) with Wing Walls** 6/03  
N.T.S. Source: VHB REV LD\_132

Dimensional Table						
PIPE DIA.	A	B	C	D	E	F
72"	7'-6"	9'-9"	VARIES	13'-0"	5'-9"	2'-8"

- NOTES:**
- CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI AIR ENTRAINED TYPE V CEMENT WITH XYPEX WATERPROOFING ADMIXTURE OR APPROVED EQUIVALENT.
  - INSTALL IMPERMEABLE TRENCH DAM ANTI-SEEP COLLAR AROUND DRAIN PIPE PRIOR TO HEADWALL LOCATION.
  - SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.
  - SAFETY BARS SHALL BE SET TO CREATE EQUAL OPENING DIMENSIONS.
  - ALL REBAR SHALL BE EPOXY COATED.



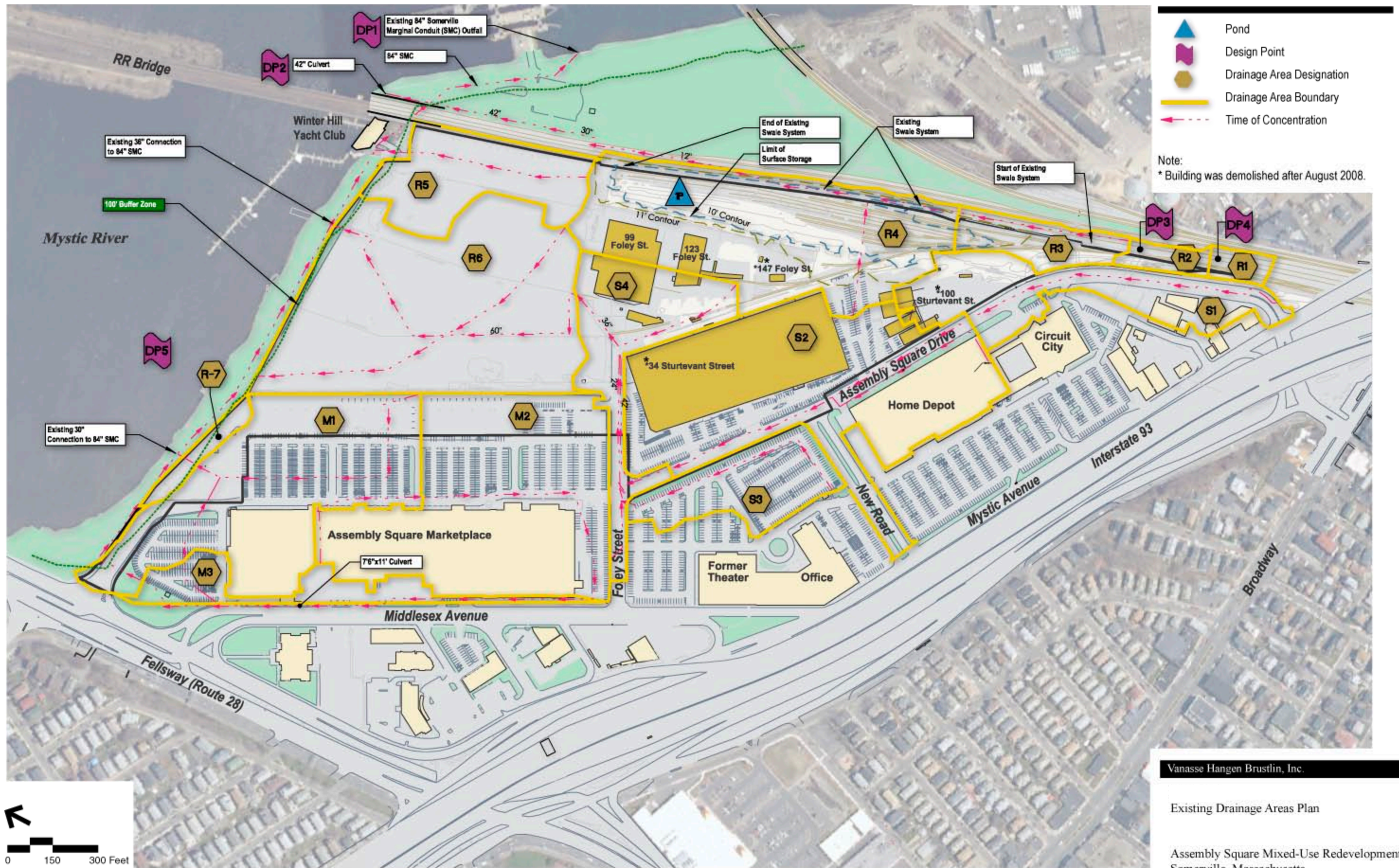
Vanasse Hangen Brustlin, Inc.

Outfall Plan and Profile - C

Assembly Square Mixed-Use Redevelopment  
Somerville, Massachusetts

# Drainage Figures









Vanasse Hangen Brustlin, Inc.

Proposed Drainage Areas Plan

Assembly Square Mixed-Use Redevelopment  
Somerville, Massachusetts



# **Long Term Best Management Practices Checklist**



Assembly Square PUD, Somerville, MA

Long Term Best Management Practices – Maintenance/ Evaluation Checklist

Best Management Practice	Inspection Frequency	Date Inspected	Inspector	Minimum Maintenance and Key Items to Check	Cleaning/Repair Needed <input type="checkbox"/> yes <input type="checkbox"/> no (List Items)	Date of Cleaning/Repair	Performed by
Pavement Sweeping	Minimum four times per year				<input type="checkbox"/> yes <input type="checkbox"/> no		
Catch Basins with Deep Sumps & Oil/Debris Traps	Minimum four times per year			Sediment (if more than six inches deep) and/or floatable pollutants shall be pumped from the basin and disposed of at an approved offsite facility in accordance with all applicable regulations. Any structural damage or other indication of malfunction will be reported to the site manager and repaired as necessary. During colder periods, the catch basin grates must be kept free of snow and ice. During warmer periods, the catch basin grates must be kept free of leaves, litter, sand, and debris.	<input type="checkbox"/> yes <input type="checkbox"/> no		
Subsurface Detention System	Monthly for first 3 months then annually			All subsurface detention systems shall be inspected at least once each year. If sediment is more than six inches deep, it must be suspended via flushing with clean water and removed using a vactor truck. System will be observed after rainfalls to see if it is properly draining.	<input type="checkbox"/> yes <input type="checkbox"/> no		
Structural Water Quality Devices	Monthly for first 3 months then a minimum four times per year			Cleaned a minimum of at least once per year or when sediment depth reaches within six inches of the dry weather water surface elevation. Follow manufacturer instructions for inspection and cleaning and contact manufacturer if system is malfunctioning.	<input type="checkbox"/> yes <input type="checkbox"/> no		
Bioretention Area and Sediment Forebay	2 times in the first year then annually			Invasive plants, weeds, erosion, litter, mulch depth and condition. Weeds and invasive plant species shall be removed by hand. Leaf litter and other detritus shall be removed twice per year. If needed to maintain aesthetic appearance, perennial plantings may be trimmed at the end of the growing season.	<input type="checkbox"/> yes <input type="checkbox"/> no		
Green Roofs	Annually			Plant health, replace as necessary. Drains should be examined annually to ensure that they have not become clogged with sediment or organic debris.	<input type="checkbox"/> yes <input type="checkbox"/> no		
Roof Drain Leaders	Quarterly			Keep roofs clean and free of debris. Keep roof drainage systems clear. Keep roof access limited to authorized personnel. Clean inlets draining to the subsurface bed twice per year as necessary.	<input type="checkbox"/> yes <input type="checkbox"/> no		
Vegetated Areas	Bi-annually			Inspect planted areas on a semi-annual basis and remove any litter. Maintain planted areas adjacent to pavement to prevent soil washout. Immediately clean any soil deposited on pavement. Re-seed bare areas; install appropriate erosion control measures when native soil is exposed or erosion channels are forming. Plant alternative mixture of grass species in the event of unsuccessful establishment. The grass vegetation should not be cut to a height less than four inches. No pesticides are to be used unless a single spot treatment is required for a specific control application. Fertilizer usage should be avoided. If deemed necessary, slow release fertilizer should be used. Fertilizer may be used to begin the establishment of vegetation in bare or damaged areas, but should not be applied on a regular basis unless necessary.	<input type="checkbox"/> yes <input type="checkbox"/> no		
Permeable Pavers	Monthly for first 3 months then annually			Vacuum sweeping or pressure wash. Inspect once per year and clean as necessary. Shovel snow off permeable pavers as necessary. Do not apply abrasives such as sand or grit on or adjacent to permeable pavers. Avoid plowing of areas with permeable pavers.	<input type="checkbox"/> yes <input type="checkbox"/> no		
Tide Gate/Stormwater Outfall	Monthly for first 3 months then annually			Follow manufacturer instructions for inspection and cleaning and contact manufacturer if system is malfunctioning. Ensure proper functioning and correct any areas that have settled or experienced washouts.	<input type="checkbox"/> yes <input type="checkbox"/> no		

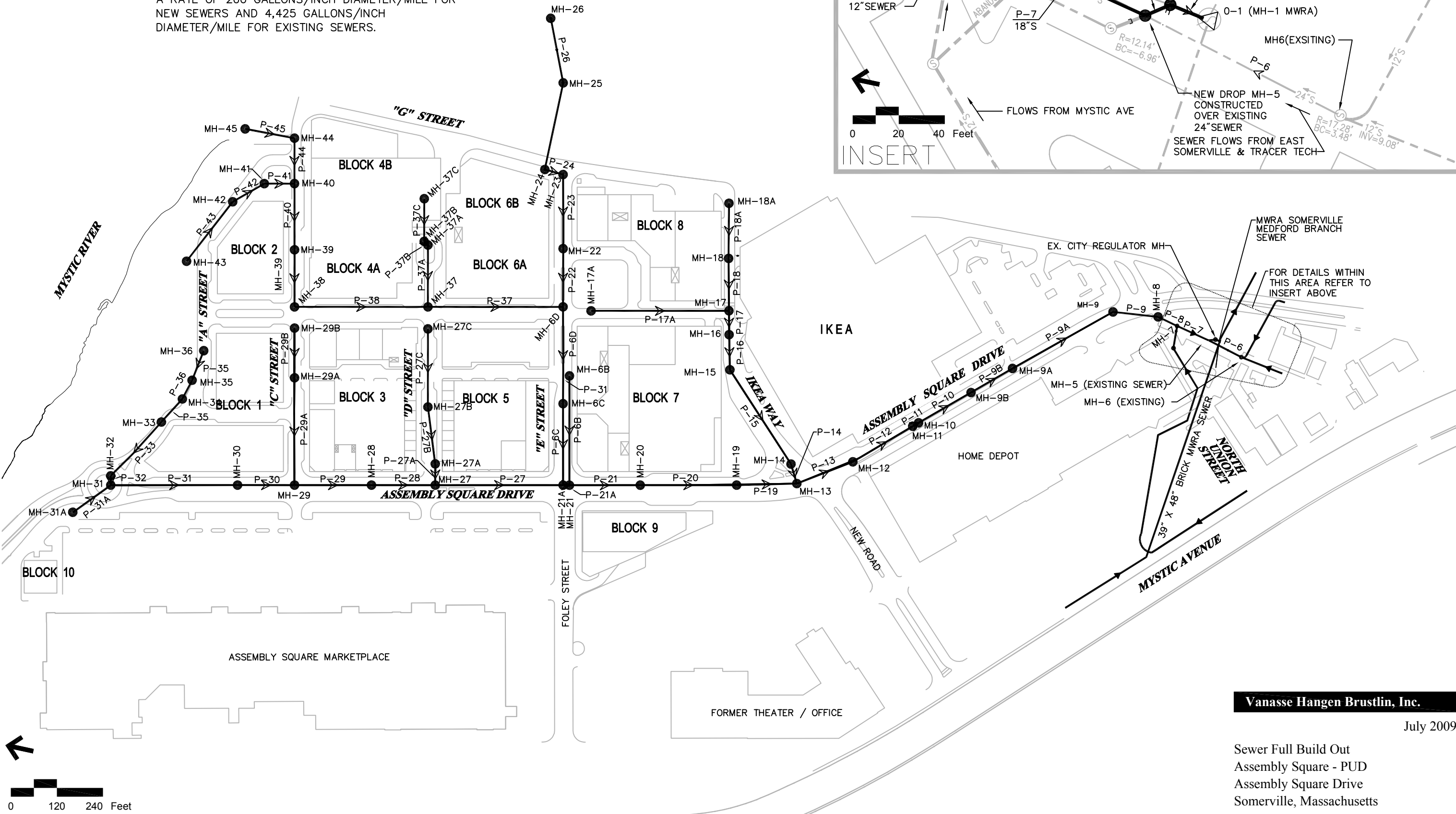
Stormwater Control Manager \_\_\_\_\_

# Appendix D

## Sanitary Sewer System Analysis

## Note:

INFILTRATION/INFLOW RATES HAVE BEEN INCORPORATED INTO THE SEWER CALCULATION AT A RATE OF 200 GALLONS/INCH DIAMETER/MILE FOR NEW SEWERS AND 4,425 GALLONS/INCH DIAMETER/MILE FOR EXISTING SEWERS.



Vanasse Hangen Brustlin, Inc.

July 2009

Sewer Full Build Out  
Assembly Square - PUD  
Assembly Square Drive  
Somerville, Massachusetts



Title: FlexTable: Copy of Conduit Table (0851805 New Phase 1-AA Full Build.swc)

Current Time: 0.000 hours

Label	Start Node	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Length (Scaled) (ft)	Slope (ft/ft)	Material	Manning's n	Section Size	Diameter (in)	Infiltration (System Total) (gpd)	Infiltration Load Type	Infiltration Loading Unit	Flow (cfs)	Capacity (Full Flow) (cfs)	Capacity (Excess Full Flow) (cfs)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Velocity (Average) (ft/s)	Flow (System Sanitary) (gpd)
P-45	MH-45	7.18	MH-44	6.77	130.8	0.003	PVC	0.010	PVC-Circular-6 inch	6.0	658.72	Pipe Rise-Length	in-mile	0.01	0.41	0.40	9.00	10.40	7.22	6.81	0.75	3,200.00
P-44	MH-44	6.67	MH-40	5.40	118.4	0.011	PVC	0.010	PVC-Circular-8 inch	8.0	694.48	Pipe Rise-Length	in-mile	0.01	1.63	1.61	10.40	12.60	6.72	5.63	1.45	8,960.00
P-43	MH-43	7.91	MH-42	6.64	196.1	0.006	PVC	0.010	PVC-Circular-8 inch	8.0	59.39	Pipe Rise-Length	in-mile	0.20	1.26	1.06	12.90	12.20	8.09	6.82	2.66	131,814.40
P-42	MH-42	6.54	MH-41	5.97	94.9	0.006	PVC	0.010	PVC-Circular-8 inch	8.0	88.18	Pipe Rise-Length	in-mile	0.20	1.22	1.01	12.20	12.25	6.72	6.15	2.59	131,814.40
P-41	MH-41	5.87	MH-40	5.40	78.6	0.006	PVC	0.010	PVC-Circular-8 inch	8.0	112.12	Pipe Rise-Length	in-mile	0.20	1.21	1.01	12.25	12.60	6.05	5.63	2.58	131,814.40
P-40	MH-40	5.30	MH-39	4.30	172.4	0.006	PVC	0.010	PVC-Circular-8 inch	8.0	858.72	Pipe Rise-Length	in-mile	0.40	1.20	0.80	12.60	12.40	5.56	4.56	3.08	255,161.21
P-39	MH-39	4.20	MH-38	3.29	148.8	0.006	PVC	0.010	PVC-Circular-8 inch	8.0	903.87	Pipe Rise-Length	in-mile	0.40	1.23	0.83	12.40	12.10	4.46	3.60	3.14	255,161.21
P-38	MH-38	3.19	MH-37	1.10	347.5	0.006	PVC	0.010	PVC-Circular-8 inch	8.0	1,009.33	Pipe Rise-Length	in-mile	0.56	1.22	0.66	12.10	12.20	3.51	1.52	3.41	358,063.61
P-37C	MH-37C	7.00	MH-37B	4.78	111.2	0.020	PVC	0.010	PVC-Circular-8 inch	8.0	33.64	Pipe Rise-Length	in-mile	0.42	2.22	1.81	12.30	12.50	7.20	5.01	4.87	269,156.00
P-37B	MH-37B	4.68	MH-37A	4.41	13.5	0.021	PVC	0.010	PVC-Circular-8 inch	8.0	37.58	Pipe Rise-Length	in-mile	0.42	2.26	1.85	12.50	12.50	4.87	4.64	4.94	269,156.00
P-37A	MH-37A	4.31	MH-37	1.10	161.2	0.020	PVC	0.010	PVC-Circular-8 inch	8.0	86.36	Pipe Rise-Length	in-mile	0.42	2.22	1.80	12.50	12.20	4.51	1.52	4.87	269,156.00
P-37	MH-37	1.00	MH-6D	-1.21	351.9	0.006	PVC	0.010	PVC-Circular-10 inch	10.0	1,229.02	Pipe Rise-Length	in-mile	1.19	2.26	1.07	12.20	12.20	1.43	-0.48	4.20	768,139.23
P-36	MH-36	7.60	MH-35	7.27	82.9	0.004	PVC	0.010	PVC-Circular-8 inch	8.0	25.15	Pipe Rise-Length	in-mile	0.18	0.99	0.81	12.80	12.60	7.79	7.46	2.17	118,693.00
P-35	MH-35	7.17	MH-34	6.95	54.9	0.004	PVC	0.010	PVC-Circular-8 inch	8.0	41.82	Pipe Rise-Length	in-mile	0.18	0.99	0.81	12.60	12.10	7.36	7.14	2.17	118,693.00
P-34	MH-34	6.85	MH-33	6.51	81.2	0.004	PVC	0.010	PVC-Circular-8 inch	8.0	66.36	Pipe Rise-Length	in-mile	0.18	1.02	0.83	12.10	12.40	7.04	6.70	2.21	118,693.00
P-33	MH-33	6.41	MH-32	5.66	193.0	0.004	PVC	0.010	PVC-Circular-8 inch	8.0	124.85	Pipe Rise-Length	in-mile	0.18	0.98	0.80	12.40	13.50	6.61	5.86	2.15	118,693.00
P-32	MH-32	5.56	MH-31	5.38	26.6	0.007	PVC	0.010	PVC-Circular-8 inch	8.0	133.03	Pipe Rise-Length	in-mile	0.18	1.28	1.10	13.50	14.30	5.73	5.55	2.61	118,693.00
P-31A	MH-31A	6.00	MH-31	5.38	122.2	0.005	PVC	0.010	PVC-Circular-8 inch	8.0	36.97	Pipe Rise-Length	in-mile	0.04	1.12	1.08	14.00	14.30	6.09	5.54	1.55	28,000.00
P-31	MH-31	5.28	MH-30	2.74	330.2	0.008	PVC	0.010	PVC-Circular-8 inch	8.0	270.00	Pipe Rise-Length	in-mile	0.23	1.38	1.15	14.30	11.76	5.46	2.92	2.91	146,693.00
P-30	MH-30	2.64	MH-29	1.81	148.4	0.006	PVC	0.010	PVC-Circular-8 inch	8.0	314.85	Pipe Rise-Length	in-mile	0.23	1.18	0.95	11.76	13.07	2.84	2.04	2.60	146,693.00
P-29B	MH-29B	7.50	MH-29A	5.73	129.6	0.014	PVC	0.010	PVC-Circular-8 inch	8.0	39.39	Pipe Rise-Length	in-mile	0.26	1.83	1.57	12.40	12.10	7.67	5.90	3.73	170,702.79
P-29A	MH-29A	5.63	MH-29	1.81	279.7	0.014	PVC	0.010	PVC-Circular-8 inch	8.0	124.24	Pipe Rise-Length	in-mile	0.26	1.83	1.57	12.10	13.07	5.80	2.04	3.74	170,702.79
P-29	MH-29	1.71	MH-28	0.57	200.5	0.006	PVC	0.010	PVC-Circular-12 inch	12.0	530.45	Pipe Rise-Length	in-mile	0.49	3.49	3.00	13.07	13.85	1.96	0.82	3.14	317,395.80
P-28	MH-28	0.47	MH-27	-0.45	166.0	0.006	PVC	0.010	PVC-Circular-12 inch	12.0	605.91	Pipe Rise-Length	in-mile	0.49	3.45	2.96	13.85	12.76	0.73	0.04	3.11	317,395.80

Title: Assembly Square PUD

0851805 New Phase 1-AA Full Build.swc  
8/27/2009

Haestad Methods Solution Center  
27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

Project Engineer:  
Bentley SewerCAD V8 XM Edition  
[08.11.00.48]  
Page 1 of 3

Title: FlexTable: Copy of Conduit Table (0851805 New Phase 1-AA Full Build.swc)

Current Time: 0.000 hours

Label	Start Node	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Length (Scaled) (ft)	Slope (ft/ft)	Material	Manning's n	Section Size	Diameter (in)	Infiltration (System Total) (gpd)	Infiltration Load Type	Infiltration Loading Unit	Flow (cfs)	Capacity (Full Flow) (cfs)	Capacity (Excess Full Flow) (cfs)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Velocity (Average) (ft/s)	Flow (System Sanitary) (gpd)
P-27C	MH-27C	7.00	MH-27B	3.38	203.5	0.018	PVC	0.010	PVC-Circular-8 inch	8.0	61.82	Pipe Rise-Length	in-mile	0.96	2.09	1.13	12.10	12.10	7.32	3.75	5.87	620,092.01
P-27B	MH-27B	3.28	MH-27A	0.62	149.4	0.018	PVC	0.010	PVC-Circular-8 inch	8.0	106.97	Pipe Rise-Length	in-mile	0.96	2.10	1.14	12.10	12.50	3.60	0.99	5.88	620,092.01
P-27A	MH-27A	0.52	MH-27	-0.45	55.4	0.018	PVC	0.010	PVC-Circular-8 inch	8.0	123.64	Pipe Rise-Length	in-mile	0.96	2.09	1.13	12.50	12.76	0.84	0.04	5.85	620,092.01
P-27	MH-27	-0.55	MH-21A	-2.34	333.1	0.005	PVC	0.010	PVC-Circular-12 inch	12.0	880.91	Pipe Rise-Length	in-mile	1.45	3.40	1.94	12.76	12.39	-0.09	-1.60	4.16	937,487.79
P-26	MH-26	6.53	MH-25	5.38	171.4	0.007	PVC	0.010	PVC-Circular-8 inch	8.0	1,146.48	Pipe Rise-Length	in-mile	0.00	1.29	1.29	10.83	11.98	6.55	5.41	0.69	300.00
P-25	MH-25	5.38	MH-24	4.28	231.0	0.005	PVC	0.010	PVC-Circular-8 inch	8.0	2,695.23	Pipe Rise-Length	in-mile	0.00	1.08	1.08	11.98	13.00	5.41	4.31	0.76	300.00
P-24	MH-24	3.78	MH-23	3.18	49.3	0.012	PVC	0.010	PVC-Circular-10 inch	10.0	2,713.79	Pipe Rise-Length	in-mile	0.00	3.15	3.15	13.00	12.50	3.80	3.45	1.04	300.00
P-23	MH-23	3.08	MH-22	0.81	193.0	0.012	PVC	0.010	PVC-Circular-10 inch	10.0	2,786.89	Pipe Rise-Length	in-mile	0.90	3.09	2.19	12.50	12.40	3.39	1.13	4.92	581,195.19
P-22	MH-22	0.71	MH-6D	-1.11	151.8	0.012	PVC	0.010	PVC-Circular-10 inch	10.0	2,844.47	Pipe Rise-Length	in-mile	0.90	3.12	2.21	12.40	12.20	1.02	-0.48	4.95	581,195.19
P-21A	MH-21A	-2.44	MH-21	-2.55	16.5	0.007	PVC	0.010	PVC-Circular-18 inch	18.0	5,228.95	Pipe Rise-Length	in-mile	3.65	11.32	7.67	12.39	12.50	-1.71	-1.71	5.71	2,354,833.39
P-21	MH-21	-2.65	MH-20	-2.99	184.4	0.002	PVC	0.010	PVC-Circular-18 inch	18.0	5,483.95	Pipe Rise-Length	in-mile	3.84	5.87	2.03	12.50	13.64	-1.77	-2.11	3.54	2,475,764.32
P-20	MH-20	-3.09	MH-19	-3.55	250.9	0.002	PVC	0.010	PVC-Circular-18 inch	18.0	5,655.09	Pipe Rise-Length	in-mile	4.01	5.85	1.83	13.64	12.90	-2.18	-2.64	3.56	2,589,267.77
P-19	MH-19	-3.65	MH-13	-3.94	156.9	0.002	PVC	0.010	PVC-Circular-18 inch	18.0	5,762.13	Pipe Rise-Length	in-mile	4.24	5.87	1.63	12.90	11.96	-2.71	-2.94	3.62	2,736,321.47
P-18A	MH-18A	3.50	MH-18	2.06	144.1	0.010	PVC	0.010	PVC-Circular-8 inch	8.0	43.64	Pipe Rise-Length	in-mile	0.00	1.57	1.57	12.50	11.50	3.50	2.06	0.30	0.00
P-18	MH-18	1.96	MH-17	0.87	136.0	0.008	PVC	0.010	PVC-Circular-8 inch	8.0	84.85	Pipe Rise-Length	in-mile	0.00	1.41	1.41	11.50	12.75	1.97	1.09	0.32	0.00
P-17A	MH-17A	4.46	MH-17	0.87	359.0	0.010	PVC	0.010	PVC-Circular-8 inch	8.0	108.79	Pipe Rise-Length	in-mile	0.33	1.57	1.24	12.50	12.75	4.67	1.09	3.56	213,344.00
P-17	MH-17	0.77	MH-16	0.27	62.3	0.008	PVC	0.010	PVC-Circular-8 inch	8.0	212.42	Pipe Rise-Length	in-mile	0.33	1.41	1.08	12.75	13.31	0.99	0.52	3.30	213,344.00
P-16	MH-16	0.17	MH-15	-0.60	91.5	0.008	PVC	0.010	PVC-Circular-8 inch	8.0	240.30	Pipe Rise-Length	in-mile	0.54	1.44	0.90	13.31	13.33	0.45	-0.32	3.81	345,824.00
P-15	MH-15	-0.70	MH-14	-3.30	292.7	0.009	PVC	0.010	PVC-Circular-8 inch	8.0	329.09	Pipe Rise-Length	in-mile	0.54	1.48	0.94	13.33	11.49	-0.42	-2.87	3.90	345,824.00
P-14	MH-14	-3.40	MH-13	-3.84	53.1	0.008	PVC	0.010	PVC-Circular-8 inch	8.0	345.15	Pipe Rise-Length	in-mile	0.54	1.43	0.90	11.49	11.96	-2.90	-2.94	3.80	345,824.00
P-13	MH-13	-4.04	MH-12	-4.37	156.5	0.002	PVC	0.010	PVC-Circular-18 inch	18.0	6,227.96	Pipe Rise-Length	in-mile	4.78	5.90	1.12	11.96	10.57	-3.02	-3.35	3.72	3,082,145.59
P-12	MH-12	-4.47	MH-11	-4.76	181.4	0.002	PVC	0.010	PVC-Circular-18 inch	18.0	6,337.05	Pipe Rise-Length	in-mile	4.78	5.81	1.03	10.57	10.71	-3.43	-3.72	3.67	3,082,145.59
P-11	MH-11	-4.86	MH-10	-4.96	17.6	0.006	PVC	0.010	PVC-Circular-18 inch	18.0	6,349.33	Pipe Rise-Length	in-mile	4.82	10.18	5.35	10.71	10.83	-3.96	-3.96	5.68	3,111,667.22
P-10	MH-10	-5.06	MH-9B	-5.35	157.6	0.002	PVC	0.010	PVC-Circular-18 inch	18.0	6,457.05	Pipe Rise-Length	in-mile	4.82	5.85	1.03	10.83	10.71	-4.02	-4.31	3.70	3,111,667.22

Title: Assembly Square PUD

0851805 New Phase 1-AA Full Build.swc  
8/27/2009

Haestad Methods Solution Center  
27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

Project Engineer:  
Bentley SewerCAD V8 XM Edition  
[08.11.00.48]  
Page 2 of 3

Title: FlexTable: Copy of Conduit Table (0851805 New Phase 1-AA Full Build.swc)

Current Time: 0.000 hours

Label	Start Node	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Length (Scaled) (ft)	Slope (ft/ft)	Material	Manning's n	Section Size	Diameter (in)	Infiltration (System Total) (gpd)	Infiltration Load Type	Infiltration Loading Unit	Flow (cfs)	Capacity (Full Flow) (cfs)	Capacity (Excess Full Flow) (cfs)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Velocity (Average) (ft/s)	Flow (System Sanitary) (gpd)
P-9B	MH-9B	-5.45	MH-9A	-6.00	302.2	0.002	PVC	0.010	PVC-Circular-18 inch	18.0	6,662.96	Pipe Rise- Length	in-mile	4.82	5.83	1.00	10.71	9.93	-4.41	-4.96	3.69	3,111,667.22
P-9A	MH-9A	-6.10	MH-9	-6.38	152.0	0.002	PVC	0.010	PVC-Circular-18 inch	18.0	6,766.60	Pipe Rise- Length	in-mile	4.82	5.86	1.04	9.93	10.80	-5.06	-5.34	3.70	3,111,667.22
P-9	MH-9	-6.48	MH-8 (Circuit City)	-6.64	84.3	0.002	PVC	0.010	PVC-Circular-18 inch	18.0	6,823.87	Pipe Rise- Length	in-mile	4.83	5.96	1.13	10.80	11.50	-5.46	-5.61	3.75	3,111,667.22
P-8	MH-8 (Circuit City)	-6.74	MH-7(Mystic Ave)	-6.84	55.1	0.002	PVC	0.010	PVC-Circular-18 inch	18.0	6,861.37	Pipe Rise- Length	in-mile	4.84	5.82	0.99	11.50	12.00	-5.70	-5.80	3.69	3,118,364.76
P-7	MH-7(Mystic Ave Flow)	-6.94	MH-5	-7.11	90.5	0.002	PVC	0.010	PVC-Circular-18 inch	18.0	6,923.42	Pipe Rise- Length	in-mile	4.84	5.90	1.06	12.00	12.10	-5.91	-6.08	3.73	3,123,644.63
P-6D	MH-6D	-1.21	MH-6C	-1.73	233.3	0.002	PVC	0.010	PVC-Circular-15 inch	15.0	4,205.88	Pipe Rise- Length	in-mile	2.20	3.97	1.77	12.20	13.30	-0.55	-1.07	3.32	1,417,345.68
P-6C	MH-6C	-1.83	MH-21A	-2.34	231.3	0.002	PVC	0.010	PVC-Circular-15 inch	15.0	4,337.13	Pipe Rise- Length	in-mile	2.20	3.95	1.75	13.30	12.39	-1.16	-1.60	3.30	1,417,345.68
P-6B	MH-6B	-0.30	MH-21	-2.55	284.8	0.008	PVC	0.010	PVC-Circular-12 inch	12.0	129.55	Pipe Rise- Length	in-mile	0.19	4.12	3.93	13.00	12.50	-0.15	-1.71	2.66	120,930.90
P-6	MH-6 (EX SMH2)	3.48	MH-5	2.80	95.5	0.008	PVC	0.010	PVC-Circular-24 inch	24.0	1,810.23	Pipe Rise- Length	in-mile	0.69	25.56	24.88	17.30	12.10	3.71	3.03	3.52	441,000.01
P-5	MH-5	-7.21	MH-4 (City Regula	-7.40	17.3	0.011	PVC	0.010	PVC-Circular-18 inch	18.0	8,745.24	Pipe Rise- Length	in-mile	5.53	14.44	8.91	12.10	12.10	-6.57	-6.76	7.63	3,564,644.57
P-4	MH-4 (City Regulator)	-11.80	O-1 (MH-1 MWRA	-12.04	11.3	0.022	Vitrified Clay Pipe	0.013	Vitrified Clay Pipe-Circular-15 inch	15.0	8,883.52	Pipe Rise- Length	in-mile	5.53	9.54	4.01	12.10	12.20	-11.12	-11.36	8.06	3,564,644.57



Federal Realty Investment Trust  
PUD Application  
Parcel Ownership

This chart details the ownership and control status of the parcels subject to the Preliminary Master Plan submitted by Federal Realty Investment Trust ("FRIT") for approval pursuant to the Planned Unit Development provisions of the Somerville Zoning Ordinance.

Owner/Parcel Name and Owner's Business Address	Address	Deed Reference (all in the Middlesex South Registry of Deeds)	Plot and Lot Number	Subdivision and/or Title Matters	FRIT Relationship and Site Control
FR Assembly Square, LLC – Assembly Square Mall  1626 East Jefferson Street Rockville, MD 20852	133 Middlesex Avenue	Deed dated March 3, 2005 (registered land), filed as Doc. 1366597 and noted on Certificate 233291 in Registration Book 1296, Page 136 attached hereto as Exhibit A. See Notice of Voluntary Withdrawal from Registration filed as Doc. 1536789 and recorded in Book 54972, Page 66.  Deed dated March 3, 2005 recorded at Bk. 44736, Pg. 139 attached hereto as Exhibit B.	86-A-1 67-A-2	Note: Property was deregistered 7/12/2010	FR Assembly Square, LLC is a subsidiary of FRIT

Owner/Parcel Name and Owner's Business Address	Address	Deed Reference (all in the Middlesex South Registry of Deeds)	Plot and Lot Number	Subdivision and/or Title Matters	FRIT Relationship and Site Control
FR Sturtevant Street LLC, Street Retail, Inc., LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, and SRI Assembly Row B9, LLC, as tenants in common  c/o Federal Realty Investment Trust 1626 East Jefferson St. Rockville, MD 20852	34 Sturtevant Street	Deed from FR Sturtevant Street LLC and Street Retail, Inc. dated July 6, 2010 in Book 54960, Page 476  (Described as Parcel 2C, 2D & 2E on Plan # 447 of 2009)	Part of 99-A-8	A portion of assessor's Parcel # 99-A-8 has been conveyed to IKEA Property, Inc. by deed dated October 16, 2009 in Book 53688, page 391. The assessor maps have not yet been updated to reflect the subdivision and to provide new tax parcel ID numbers. (Parcel 11, Plan # 670 of 2009 and Parcels 2B, 3B, 4B & 6B, Plan # 447 of 2009)	

Owner/Parcel Name and Owner's Business Address	Address	Deed Reference (all in the Middlesex South Registry of Deeds)	Plot and Lot Number	Subdivision and/or Title Matters	FRIT Relationship and Site Control
FR Sturtevant Street LLC, Street Retail, Inc., LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, and SRI Assembly Row B9, LLC, as tenants in common  c/o Federal Realty Investment Trust 1626 East Jefferson St. Rockville, MD 20852	74 and 100 Foley Street - Riverfront Parcel	Deed from FR Sturtevant Street LLC and Street Retail, Inc. dated July 6, 2010 in Book 54960, Page 476  (All Parcels except Parcel 85-A 4 are shown on Plan # 1238 of 1997. Parcel 85-A-4 is shown on Plan # 968 of 1999)	85-A-1 85-A-2 85-A-3 85-A-4 85-A-6 85-A-7		



Owner/Parcel Name and Owner's Business Address	Address	Deed Reference (all in the Middlesex South Registry of Deeds)	Plot and Lot Number	Subdivision and/or Title Matters	FRIT Relationship and Site Control
FR Sturtevant Street LLC, Street Retail, Inc., LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, and SRI Assembly Row B9, LLC, as tenants in common  c/o Federal Realty Investment Trust 1626 East Jefferson St. Rockville, MD 20852	Assembly Square Drive - Remainder of Yard 21	Deed from FR Sturtevant Street LLC and Street Retail, Inc. dated July 6, 2010 in Book 54960, Page 476  (Described as Parcel 4C on Plan # 447 of 2009)	Part of 101-B-24	A portion of this assessor's parcel has been conveyed to IKEA Property, Inc. by deed dated October 16, 2009 in Book 53688, page 391. The assessor maps have not yet been updated to reflect the subdivision and to provide new tax parcel ID numbers.	

Owner/Parcel Name and Owner's Business Address	Address	Deed Reference (all in the Middlesex South Registry of Deeds)	Plot and Lot Number	Subdivision and/or Title Matters	FRIT Relationship and Site Control
FR Sturtevant Street LLC, Street Retail, Inc., LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, and SRI Assembly Row B9, LLC, as tenants in common  c/o Federal Realty Investment Trust 1626 East Jefferson St. Rockville, MD 20852	123 Foley Street – remainder of Spaulding Brick Site	Deed from FR Sturtevant Street LLC and Street Retail, Inc. dated July 6, 2010 in Book 54960, Page 476  (Described as Parcel 5A on Plan # 447 of 2009)	99-A-2  99-A-3  Part of 99-A-4	A portion of assessor's Parcel # 99-A-4 has been conveyed to IKEA Property, Inc. by deed dated October 16, 2009 in Book 53688, page 391. The assessor maps have not yet been updated to reflect the subdivision and to provide new tax parcel ID numbers.	
99 Foley Street, LLC – Central Steel Site  99 Foley Street Somerville, MA 02145	99 Foley Street	Deed dated September 7, 1999 recorded at Bk. 30690, Pg. 96 attached hereto as Exhibit P.	99-A-10		<ol style="list-style-type: none"> <li>1. SRA has the right to take the parcel pursuant to the 2002 Assembly Square Revitalization Plan Major Plan Change.</li> <li>2. The SRA has consented to the filing of the PUD application by FRIT in a letter attached hereto as Exhibit N. FRIT is the designated redeveloper under the 2002 Assembly Square Revitalization Plan Major Plan Change pursuant to a February 23, 2005 designation by the SRA attached hereto as Exhibit K.</li> </ol>

Owner/Parcel Name and Owner's Business Address	Address	Deed Reference (all in the Middlesex South Registry of Deeds)	Plot and Lot Number	Subdivision and/or Title Matters	FRIT Relationship and Site Control
FR Sturtevant Street LLC, Street Retail, Inc., LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, and SRI Assembly Row B9, LLC, as tenants in common  c/o Federal Realty Investment Trust 1626 East Jefferson St. Rockville, MD 20852	85 Foley Street	Deed from FR Sturtevant Street LLC and Street Retail, Inc. dated July 6, 2010 in Book 54960, Page 476  (Running description – no reference to recorded plan)	99-A-9 99-A-9A 99-A-11 85-A-2A		
IKEA Property, Inc. – Inland Site  c/o 496 West Germantown Pike Plymouth Commons Plymouth Meeting, PA 19462	100 Sturtevant Street	Deed dated October 16, 2009 in Book 53688, page 391	99-A-6 99-A-7 99-A-12  Part of 99-A-4  Part of 99-A-5  Part of 99-A-8  Part of 101-B-24	Portions of assessor's Parcel # 99-A-4, 99-A-5, 99-A-8 and 101-B-24 have been conveyed to IKEA Property, Inc. by deed dated October 16, 2009 in Book 53688, page 391. The assessor maps have not yet been updated to reflect the subdivision and to provide new tax parcel ID numbers.  The parcels comprising the Inland Site are shown as Parcel 11 on Plan # 670 of 2009 and Parcels 2B, 3B, 4B and 6B on sheet 5 of Plan # 447 of 2009 (recorded 7/22/2009).	IKEA Property Inc. has consented to the filing.



Owner/Parcel Name and Owner's Business Address	Address	Deed Reference (all in the Middlesex South Registry of Deeds)	Plot and Lot Number	Subdivision and/or Title Matters	FRIT Relationship and Site Control
Boat Storage Site – DCR		Order of Taking by Commonwealth of Massachusetts Metropolitan District Commission (n/k/a Department of Conservation and Recreation), dated December 20, 1962, in Book 10189, page 593	85-A-5		Article 97 legislation approved by legislature to permit the transfer of such parcel to FR Sturtevant Street, LLC.

# Exhibit A

PROPERTY ADDRESS: 133 MIDDLESEX AVENUE SOMERVILLE, MA



2005 01366597  
Bk: 1296 Pg: 136 Cert#: 233291  
Doc: DEED 03/03/2005 08:33 AM

QUITCLAIM DEED

✓  
✓  
**ASSEMBLY SQUARE LIMITED PARTNERSHIP**, a Massachusetts limited partnership with a business address at 118 Milk Street, Boston, MA 02109 (the "Grantor"), for consideration of Forty Three Million Nine Hundred Thousand Dollars (\$43,900,000.00) paid grants to FR Assembly Square, LLC, a Delaware limited liability company having a business address at 1626 East Jefferson Street, Rockville, MD 20852, with QUITCLAIM COVENANTS the land and buildings or other improvements located thereon situated in Somerville, Middlesex County, Massachusetts more particularly described on **Exhibit A** attached hereto and made a part hereof.

Said premises are conveyed subject to real estate taxes assessed against said property which are not yet due and payable. Said premises are hereby conveyed subject to and together with all easements, covenants, restrictions, and agreements of record, if any, insofar as they may be in force and applicable.

Meaning and intending to convey the same premises conveyed to the Grantor and described (i) on Transfer Certificate of Title Number 212928 in Book 01194 at Page 178 and in the Deed to the Grantor dated September 30, 1998 and filed with the Middlesex South Registry District of the Land Court on October 2, 1998 as Document Number 1081530 and (ii) in the Deed to the Grantor dated September 30, 1998 and recorded in the Middlesex South Registry of Deeds on October 2, 1998 at Book 29182, Page 095.

PLEASE RETURN TO: ~~JASON [REDACTED]~~  
FIRST AMERICAN TITLE INSURANCE COMPANY  
101 HUNTINGTON AVENUE, 13TH FLOOR  
BOSTON, MA 02199

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 03/03/2005 08:33 AM  
Ctrl# 047810 13905 Doc# 01366597  
Fee: \$200,184.00 Cons: \$43,900,000.00

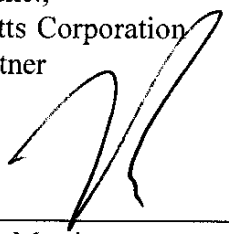


IN WITNESS WHEREOF, the Grantor has caused these presents to be signed,  
acknowledged and delivered in its name and behalf this 28<sup>th</sup> day of February, 2005.

ASSEMBLY SQUARE LIMITED PARTNERSHIP  
A Massachusetts Limited Partnership

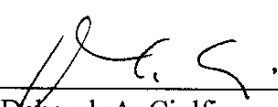
By: Taurus Retail, Inc.,  
A Massachusetts Corporation  
Its General Partner

VOTE  
1366595

By:   
Peter A. Merrigan  
Executive Vice President

By: Mystic Waterfront, LLC,  
A Delaware Limited Liability Company  
Its General Partner

VOTE  
1366596

By:   
Deborah A. Ciolfi  
Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 28<sup>th</sup> day of February, 2005, before me, the undersigned notary public, personally appeared Peter A. Merrigan proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Executive Vice President of Taurus Retail, Inc., in its capacity as general partner of Assembly Square Limited Partnership.



PAULA G. CURRY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 15, 2007

Paula G Curry, Notary Public  
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 28<sup>th</sup> day of February, 2005, before me, the undersigned notary public, personally appeared Deborah A. Ciolfi, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Manager of Mystic Waterfront, LLC in its capacity as general partner of Assembly Square Limited Partnership.



PAULA G. CURRY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 15, 2007

Paula G Curry, Notary Public  
My Commission Expires:

## EXHIBIT A

A parcel of registered land in Somerville, in the County of Middlesex, Commonwealth of Massachusetts, respectively bounded and described as follows:

### FIRST PARCEL

### REGISTERED LAND

A parcel of registered land in Somerville, in the County of Middlesex, Commonwealth of Massachusetts, respectively bounded and described as follows:

Westerly	by Middlesex Avenue, sixteen hundred (1,600) feet;
Northerly	seventy-seven and 48/100 (77.48) feet;
Northwesterly	four hundred fifty-eight and 13/100 (458.13) feet, by land and flats now or formerly of the Commonwealth of Massachusetts;
Northeasterly	by the Harbor Line and U.S. Pierhead line as shown on plan hereinafter mentioned, eight hundred and 18/100 (800.18) feet;
Southeasterly	two hundred forty-four and 27/100 (244.27) feet
Easterly	thirteen hundred fifteen and 04/100 (1,315.04) feet; and
Southerly	seven hundred and fifty (750.00) feet, by land and flats now or formerly of the Boston and Maine Railroad.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County, in Registration Book 127, Page 185, with Certificate 19532 (Plan No. 10639A).

EXCEPTING AND EXCLUDING, however, from the above First Parcel description, Lot 1 as shown on Land Court Plan 10639B.

Said registered parcel is conveyed subject to and with the benefit of the matters set forth on the face of said Certificate, so far as respectively in force and applicable.



SECOND PARCEL

RECORDED LAND

A parcel of land in Somerville, Middlesex County, Massachusetts lying on the Easterly side of Middlesex Fells Parkway and Middlesex Avenue being shown as Parcel B on a plan entitled "Plan of Land in Somerville, Mass. Prepared for the City of Somerville, Scale 1" 40', July 25, 1983, Vanasse/Hangen Engineering, Inc., Consulting Engineers and Planners, 184 High Street, Boston, Massachusetts," which plan is recorded herewith with Middlesex South Registry of Deeds in Book 19398, Page 187 being bounded and described as follows:

Beginning at a point on the Easterly sideline of Middlesex Falls Parkway at Parcel A as shown on said plan;

Thence by said Parcel A a curved line to the left having a radius of 99.00 feet a distance of 69.10 feet;

Thence continuing by said Parcel A South  $66^{\circ} 01' 55''$  East 16.42 feet;

Thence by land of Assembly Square Mall Trust and the Metropolitan District Commission South  $14^{\circ} 42' 30''$  West 203.76 feet;

Thence by land of Assembly Square Mall Trust South  $77^{\circ} 56' 59''$  West 57.48 feet;

Thence along the Easterly side line of Middlesex Fells Parkway a curved line to the right having a radius of 502.97 feet a distance of 60.77 feet;

Thence along the Easterly sideline of Middlesex Fells Parkway North  $14^{\circ} 42' 30''$  East 209.56 feet to the point of beginning.

101  
R. 10

DOCUMENT 01366597

Southern Middlesex LAND COURT

REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Mar 03, 2005 at 08:33A

Document Fee: 125.00

Receipt Total: \$201,019.00

CERT: 233291 BK: 01296 Pg: 136



2010 01536789

Bk: 1296 Pg: 136 Cert#: 233291

Doc: NOT 07/12/2010 11:58 AM

Register



(SEAL)

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

DEPARTMENT OF THE TRIAL COURT

Pursuant to G.L.c. 185 § 52, as amended by chapter 413 of the acts of 2000, the voluntary withdrawal from the registration system of the land herein described as approved, subject to all registered rights outstanding as of the date hereof.

*Kay F. Egan*

Justice

Dated: July 1, 2010

233291



NOTICE OF VOLUNTARY WITHDRAWAL OF LAND FROM THE  
REGISTRATION SYSTEM

Case No. 10-539-10039-06 501

The undersigned, being all of the owners of the fee simple estate in all of a parcel of land that has been registered under G.L.c. 185, hereby withdraw the land from the provisions of Section 52 of that chapter, as amended by chapter 413 of the acts of 2000.

The land withdrawn is described in Certificate of Title No. 233291 in Registration Book 1296, at Page 136, issued from the South Registry District of Middlesex County, shown on Land Court Plan No. 10639-A as all of the land described in the certificate of title.

The street address (if any) of the land is: 133 Middlesex Avenue, Somerville, MA

The description of the land in the form contained in the certificate of title is attached hereto as Exhibit A.

Signed this 15<sup>th</sup> day of June, 2010.

FR ASSEMBLY SQUARE, LLC  
by Federal Realty Investment Trust,  
its sole member

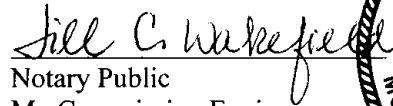
By:

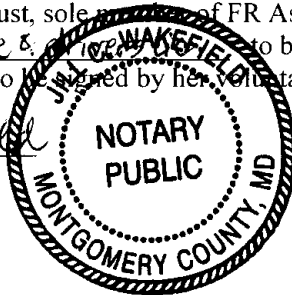
  
Dawn M. Becker

Its: Executive Vice President, General  
Counsel & Secretary

STATE OF MARYLAND  
Montgomery County

On this 15<sup>th</sup> day of June, 2010, before me, the undersigned Notary Public, personally appeared the above-named Dawn M. Becker, Executive Vice President, General Counsel and Secretary of Federal Realty Investment Trust, sole member of FR Assembly Square, LLC, proved to me by personal knowledge to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.

  
Notary Public  
My Commission Expires:  
Qualified in Massachusetts



JILL C. WAKEFIELD  
NOTARY PUBLIC STATE OF MARYLAND  
COUNTY OF MONTGOMERY  
My Commission Expires April 14, 2014

(See reverse side)

## EXHIBIT A

A parcel of registered land in Somerville, in the County of Middlesex, Commonwealth of Massachusetts, respectively bounded and described as follows:

Westerly by Middlesex Avenue, sixteen hundred (1,600) feet;

Northerly seventy-seven and 48/100 (77.48) feet;

Northwesterly four hundred fifty-eight and 13/100 (458.13) feet, by land and flats now or formerly of the commonwealth of Massachusetts;

Northeasterly by the Harbor Line and U.S. Pierhead line as shown on plan hereinafter mentioned, eight hundred and 18/100 (800.18) feet;

Southeasterly two hundred forty-four and 27/100 (244.27) feet

Easterly thirteen hundred fifteen and (04/100 (1,315.04) feet; and

Southerly seven hundred and fifty (750.00) feet, by land and flats now or formerly of the Boston and Maine Railroad.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County, in Registration Book 127, Page 185, with Certificate 19532 (Plan No. 10639A).

Excepting and Excluding, however, from the above Parcel A description the following:

✓ a.) Lot 1 as shown on Land Court Plan 10639B; and

b.) So much of the above Parcel A as is included within the Taking by the Commonwealth of Massachusetts Metropolitan District Commission dated April 7, 1971 and filed with said Registry District as Document No. 484273.

**DOCUMENT 01536789**

**Southern Middlesex LAND COURT**

**REGISTRY DISTRICT**

**RECEIVED FOR REGISTRATION**

**On: Jul 12, 2010 at 11:56A**

**Document Fee: 75.00**

**Receipt Total: \$225.00**

**NOTED ON: CERT 233291 BK 01296 PG 136**

**ALSO NOTED ON:**



# Exhibit B



Bk: 44736 Pg: 139 Doc: DEED  
Page: 1 of 5 03/03/2005 08:58 AM

### QUITCLAIM DEED

**ASSEMBLY SQUARE LIMITED PARTNERSHIP**, a Massachusetts limited partnership with a business address at 118 Milk Street, Boston, MA 02109 (the "Grantor"), for consideration of Forty Three Million Nine Hundred Thousand Dollars (\$43,900,000.00) paid grants to FR Assembly Square, LLC, a Delaware limited liability company having a business address at 1626 East Jefferson Street, Rockville, MD 20852, with QUITCLAIM COVENANTS the land and buildings or other improvements located thereon situated in Somerville, Middlesex County, Massachusetts more particularly described on **Exhibit A** attached hereto and made a part hereof.

Said premises are conveyed subject to real estate taxes assessed against said property which are not yet due and payable. Said premises are hereby conveyed subject to and together with all easements, covenants, restrictions, and agreements of record, if any, insofar as they may be in force and applicable.

Meaning and intending to convey the same premises conveyed to the Grantor and described (i) on Transfer Certificate of Title Number 212928 in Book 01194 at Page 178 and in the Deed to the Grantor dated September 30, 1998 and filed with the Middlesex South Registry District of the Land Court on October 2, 1998 as Document Number 1081530 and (ii) in the Deed to the Grantor dated September 30, 1998 and recorded in the Middlesex South Registry of Deeds on October 2, 1998 at Book 29182, Page 095. ✓

PLEASE RETURN TO: ~~ASSEMBLY SQUARE~~  
FIRST AMERICAN TITLE INSURANCE COMPANY  
101 HUNTINGTON AVENUE, 13TH FLOOR  
BOSTON, MA 02199

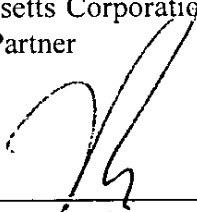
PROPERTY ADDRESS: 133 MIDDLESEX AVENUE SOMERVILLE, MA

5  
G  
Dup in  
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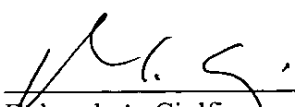
IN WITNESS WHEREOF, the Grantor has caused these presents to be signed,  
acknowledged and delivered in its name and behalf this 28<sup>th</sup> day of February, 2005.

ASSEMBLY SQUARE LIMITED PARTNERSHIP  
A Massachusetts Limited Partnership

By: Taurus Retail, Inc.,  
A Massachusetts Corporation  
Its General Partner

By:   
\_\_\_\_\_  
Peter A. Merrigan  
Executive Vice President

By: Mystic Waterfront, LLC,  
A Delaware Limited Liability Company  
Its General Partner

By:   
\_\_\_\_\_  
Deborah A. Ciolfi  
Manager



## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

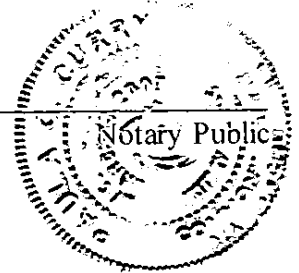
On this 28<sup>th</sup> day of February, 2005, before me, the undersigned notary public, personally appeared Peter A. Merrigan proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Executive Vice President of Taurus Retail, Inc., in its capacity as general partner of Assembly Square Limited Partnership.



PAULA G. CURRY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 15, 2007

Paula G Curry  
Notary Public

My Commission Expires:



## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

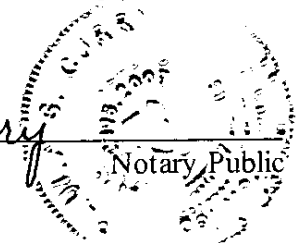
On this 28<sup>th</sup> day of February, 2005, before me, the undersigned notary public, personally appeared Deborah A. Ciolfi, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Manager of Mystic Waterfront, LLC in its capacity as general partner of Assembly Square Limited Partnership.



PAULA G. CURRY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 15, 2007

Paula G Curry  
Notary Public

My Commission Expires:



**EXHIBIT A**

A parcel of registered land in Somerville, in the County of Middlesex, Commonwealth of Massachusetts, respectively bounded and described as follows:

FIRST PARCELREGISTERED LAND

A parcel of registered land in Somerville, in the County of Middlesex, Commonwealth of Massachusetts, respectively bounded and described as follows:

Westerly	by Middlesex Avenue, sixteen hundred (1,600) feet;
Northerly	seventy-seven and 48/100 (77.48) feet;
Northwesterly	four hundred fifty-eight and 13/100 (458.13) feet, by land and flats now or formerly of the Commonwealth of Massachusetts;
Northeasterly	by the Harbor Line and U.S. Pierhead line as shown on plan hereinafter mentioned, eight hundred and 18/100 (800.18) feet;
Southeasterly	two hundred forty-four and 27/100 (244.27) feet
Easterly	thirteen hundred fifteen and 04/100 (1,315.04) feet; and
Southerly	seven hundred and fifty (750.00) feet, by land and flats now or formerly of the Boston and Maine Railroad.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County, in Registration Book 127, Page 185, with Certificate 19532 (Plan No. 10639A).

EXCEPTING AND EXCLUDING, however, from the above First Parcel description, Lot 1 as shown on Land Court Plan 10639B.

Said registered parcel is conveyed subject to and with the benefit of the matters set forth on the face of said Certificate, so far as respectively in force and applicable.

SECOND PARCELRECORDED LAND

A parcel of land in Somerville, Middlesex County, Massachusetts lying on the Easterly side of Middlesex Fells Parkway and Middlesex Avenue being shown as Parcel B on a plan entitled "Plan of Land in Somerville, Mass. Prepared for the City of Somerville, Scale 1" 40", July 25, 1983, Vanasse/Hangen Engineering, Inc., Consulting Engineers and Planners, 184 High Street, Boston, Massachusetts," which plan is recorded herewith with Middlesex South Registry of Deeds in Book 19398, Page 187 being bounded and described as follows:

Beginning at a point on the Easterly sideline of Middlesex Falls Parkway at Parcel A as shown on said plan;

Thence by said Parcel A a curved line to the left having a radius of 99.00 feet a distance of 69.10 feet;

Thence continuing by said Parcel A South 66° 01' 55" East 16.42 feet;

Thence by land of Assembly Square Mall Trust and the Metropolitan District Commission South 14° 42' 30" West 203.76 feet;

Thence by land of Assembly Square Mall Trust South 77° 56' 59" West 57.48 feet;

Thence along the Easterly side line of Middlesex Fells Parkway a curved line to the right having a radius of 502.97 feet a distance of 60.77 feet;

Thence along the Easterly sideline of Middlesex Fells Parkway North 14° 42' 30" East 209.56 feet to the point of beginning.

  
Attest. Middlesex S. Register



34 Sturtevant Street



2005 01370915

Bk: 1298 Pg: 147 Cert#: 233601

Doc: DEED 04/15/2005 11:47 AM

QUITCLAIM DEED

TAURUS-34 STURTEVANT STREET LIMITED PARTNERSHIP, a Massachusetts limited partnership with a business address at 118 Milk Street, Boston, MA 02109 ("Taurus-34"), owner of Parcel One described on Exhibit A attached hereto and made a part hereof, and THE STURTEVANT PARTNERSHIP LIMITED PARTNERSHIP, a Massachusetts limited partnership with a business address at 118 Milk Street, Boston, MA 02109 ("Sturtevant"), owner of Parcel Two described on Exhibit A attached hereto and made a part hereof, for consideration of Twenty Million Dollars (\$20,000,000.00) — paid grants to FR Sturtevant Street, LLC, a Delaware limited liability company having a business address at 1626 East Jefferson Street, Rockville, MD 20852, with QUITCLAIM COVENANTS the land and buildings or other improvements located thereon situated in Somerville, Middlesex County, Massachusetts more particularly described on Exhibit A attached hereto and made a part hereof.

Each of Taurus-34 and Sturtevant are each referred to herein as the "Grantor."

Said premises are conveyed by the Grantor subject to real estate taxes assessed against said property which are not yet due and payable. Said premises are hereby conveyed subject to and together with all easements, covenants, restrictions, and agreements of record, if any, insofar as they may be in force and applicable.

Meaning and intending to convey (a) the same premises conveyed to Taurus-34 by Deed dated November 24, 1997 and recorded in the Middlesex South Registry of Deeds on December 2, 1997 at Book 27934, Page 385, and (b) the same premises conveyed to Sturtevant by Deed dated March 8, 2001 and filed with the Middlesex South Registry District of the Land Court as Document Number 1164573.

220831

**Exhibit A**Parcel One

A certain parcel of land, with the buildings and improvements erected thereon, situated at Sturtevant Street and Foley Street in Somerville, Middlesex County, Massachusetts, formerly known as the Somerville Warehouse of Sears, Roebuck & Co., being shown as Parcels A and D on a plan entitled "Plan of Land in Somerville, Mass. For the City of Somerville" dated June 17, 1980 (as revised through January 25, 1983), drawn by Vanasse/Hangen Design, Inc. and recorded in Middlesex South District Registry of Deeds at Book 15423, Page 306 as Plan 113 of 1984, and being more particularly bounded and described, according to said plan, as follows;

NORTHWESTERLY	by Foley Street, four hundred seventeen and 34/100 (417.34) feet;
NORTHEASTERLY •	by land now or formerly of The Boston and Maine Railroad, eight hundred seventy-seven and 56/100 (877.56) feet;
SOUTHEASTERLY • •	by land now or formerly of The Boston and Maine Railroad and Parcel B, shown on said plan, a total distance of three hundred forty-three and 23/100 (343.23) feet;
SOUTHWESTERLY -	by land now or formerly of the Boston and Maine Corp. and by Sturtevant Street, a total distance of five hundred ninety-four and 92/100 (594.92) feet; and
SOUTHWESTERLY, WESTERLY and NORTHWESTERLY	by Parcel C and old ROW line, in several courses, a total distance of six hundred twelve and 25/100 (612.25) feet.

Parcel Two

That certain parcel of land situated in Somerville in the County of Middlesex and Commonwealth of Massachusetts presently known and numbered as 100 Sturtevant Street, Somerville, Massachusetts bounded and described as follows:

Northwesterly: by the end of Sturtevant Street and by land now or formerly of Sears,

*Res  
Land*



Roebuck and Co. two hundred forty-nine and 22/100 (249.22) feet;  
Northeasterly: three hundred fifty-three and 72/100 (353.72) feet;  
Easterly: one hundred eighty-five and 40/100 (185.40) feet; and  
Southwesterly: five hundred fifty-six and 10/100 (556.10) feet by land now or  
formerly of the Boston and Maine Railroad.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Thomas Corcoran, Surveyor, dated December 1946, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with the original Certificate of Title No. 61505, Book 383, Page 593 filed with the Middlesex County South Registry District of the Land Court.       

The above-described land is subject to an agreement as to a fence contained in said deed given by said Boston and Maine Railroad to said Pennsylvania Oil Company, dated May 1, 1946, duly recorded in Book 6984, Page 530.

---

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed,  
acknowledged and delivered in its name and behalf this 21<sup>st</sup> day of March, 2005.

THE STURTEVANT PARTNERSHIP LIMITED PARTNERSHIP  
A Massachusetts Limited Partnership

By: Taurus Sturtevant Corp.,  
A Massachusetts Corporation  
Its General Partner

By: Peter A. Merrigan  
Executive Vice President

By: Mystic River Collaborative, LLC,  
A Delaware Limited Liability Company  
Its General Partner

By: Deborah A. Ciolfi  
Manager

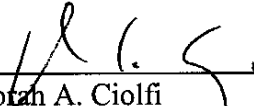
IN WITNESS WHEREOF, the Grantor has caused these presents to be signed,  
acknowledged and delivered in its name and behalf this 21<sup>st</sup> day of March, 2005.

TAURUS-34 STURTEVANT STREET LIMITED PARTNERSHIP  
A Massachusetts Limited Partnership

By: Taurus-34 Sturtevant Street Corporation,  
A Massachusetts Corporation  
Its General Partner

By:   
Peter A. Merrigan  
Executive Vice President

By: Mystic River Collaborative, LLC,  
A Delaware Limited Liability Company  
Its General Partner

By:   
Deborah A. Ciolfi  
Manager



## COMMONWEALTH OF MASSACHUSETTS

Suffolk  
~~Middlesex~~, ss.

On this 15 day of March, 2005, before me, the undersigned notary public, personally appeared Peter A. Merrigan proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Executive Vice President of Taurus-34 Sturtevant Street Corporation, in its capacity as general partner of Taurus-34 Sturtevant Street Limited Partnership.

Mark D. Donohoe

, Notary Public

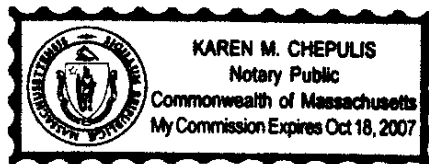
My Commission Expires:

Mark D. Donohoe  
 NOTARY PUBLIC  
 My commission expires Mar. 21, 2008

## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 21 day of March, 2005, before me, the undersigned notary public, personally appeared Deborah A. Ciolfi, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Manager of Mystic River Collaborative, LLC in its capacity as general partner of Taurus-34 Sturtevant Street Limited Partnership.



Karen M. Chepulis

KAREN M. CHEPULIS, Notary Public  
 My Commission Expires: 10/18/07

## COMMONWEALTH OF MASSACHUSETTS

S.R.K.  
~~Middlesex~~, ss.

On this 15 day of March, 2005, before me, the undersigned notary public, personally appeared Peter A. Merrigan proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Executive Vice President of Taurus-34 Sturtevant Street Corporation, in its capacity as general partner of Taurus-34 Sturtevant Street Limited Partnership.

Mark D. Donohoe

, Notary Public

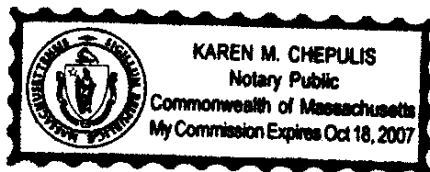
My Commission Expires:

Mark D. Donohoe  
 NOTARY PUBLIC  
 My commission expires Mar. 21 2008

## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 21<sup>st</sup> day of March, 2005, before me, the undersigned notary public, personally appeared Deborah A. Ciolfi, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Manager of Mystic River Collaborative, LLC in its capacity as general partner of Taurus-34 Sturtevant Street Limited Partnership.



Karen M. Chepulis  
KAREN M. CHEPULIS

, Notary Public

My Commission Expires: 10/18/07

DOCUMENT 01370915

Southern Middlesex Land Court

REGISTRY DISTRICT

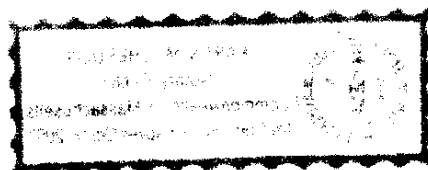
RECEIVED FOR REGISTRATION

On: Apr 15/2005 at 11:47A

Document Fee: 125.00

Receipt Total: \$575.00

CERT: 233601 BK: 01298 PG: 147







Bk: 44743 Pg: 217 Doc: DEED  
Page: 1 of 7 03/04/2005 09:09 AM

### QUITCLAIM DEED

**TAURUS-34 STURTEVANT STREET LIMITED PARTNERSHIP**, a Massachusetts limited partnership, having a business address at 118 Milk Street, Boston, MA 02109 ("Taurus-34"), owner of Parcel One described on **Exhibit A** attached hereto and made a part hereof, and **THE STURTEVANT STREET PARTNERSHIP LIMITED PARTNERSHIP**, a Massachusetts limited partnership that was formerly known as 100 Sturtevant Limited Partnership, having a business address at 118 Milk Street, Boston, MA 02109 ("Sturtevant"), owner of Parcel Two described on **Exhibit A** attached hereto and made a part hereof, for consideration of Twenty Million Dollars (\$20,000,000.00) paid grants to **FR STURTEVANT STREET, LLC**, a Delaware limited liability company having a business address at 1626 East Jefferson Street, Rockville, MD 20852, with QUITCLAIM COVENANTS the land and buildings or other improvements located thereon situated in Somerville, Middlesex County, Massachusetts and more particularly described on **Exhibit A** attached hereto and made a part hereof.

Each of Taurus-34 and Sturtevant are referred to herein as the "Grantor."

Said premises are conveyed by the Grantor subject to real estate taxes assessed against said property which are not yet due and payable. Said premises are hereby conveyed subject to and together with all easements, covenants, restrictions, and agreements of record, if any, insofar as they may be in force and applicable.

Meaning and intending to convey (a) the same premises conveyed to Taurus-34 by Deed dated November 24, 1997 and recorded in the Middlesex South Registry of Deeds on December 2, 1997 at Book 27934, Page 385, and (b) the same premises conveyed to Sturtevant by Deed dated March 8, 2001 and filed with the Middlesex South Registry District of the Land Court as Document Number 1164573.

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 03/04/2005 09:09 AM  
Ctrl# 047873 28432 Doc# 00043127  
Fee: \$91,200.00 Cons: \$20,000,000.00

PLEASE RETURN TO: ~~JAMES BENT~~  
FIRST AMERICAN TITLE INSURANCE COMPANY  
101 HUNTINGTON AVENUE, 13TH FLOOR  
BOSTON, MA 02199

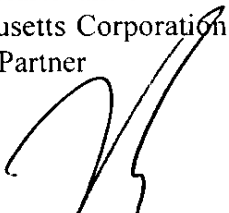
Recorded Ld  
only

2 34 + 100 Sturtevant Street, Somerville

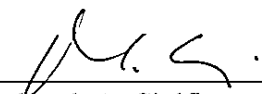
IN WITNESS WHEREOF, the Grantor has caused these presents to be signed,  
acknowledged and delivered in its name and behalf this 28<sup>th</sup> day of February, 2005.

TAURUS-34 STURTEVANT STREET LIMITED PARTNERSHIP  
A Massachusetts Limited Partnership

By: Taurus-34 Sturtevant Street Corporation,  
A Massachusetts Corporation  
Its General Partner

By:   
\_\_\_\_\_  
Peter A. Merrigan  
Executive Vice President

By: Mystic River Collaborative, LLC,  
A Delaware Limited Liability Company  
Its General Partner

By:   
\_\_\_\_\_  
Deborah A. Ciolfi  
Manager

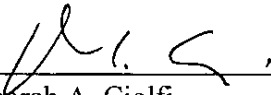
IN WITNESS WHEREOF, the Grantor has caused these presents to be signed,  
acknowledged and delivered in its name and behalf this 28<sup>th</sup> day of February, 2005.

THE STURTEVANT PARTNERSHIP LIMITED PARTNERSHIP  
A Massachusetts Limited Partnership

By: Taurus Sturtevant Corp.,  
A Massachusetts Corporation  
Its General Partner

By:   
Peter A. Merrigan  
Executive Vice President

By: Mystic River Collaborative, LLC,  
A Delaware Limited Liability Company  
Its General Partner

By:   
Deborah A. Ciolfi  
Manager



## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 28<sup>th</sup> day of February, 2005, before me, the undersigned notary public, personally appeared Peter A. Medigan proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Executive Vice President of Taurus-34 Sturtevant Street Corporation, in its capacity as general partner of Taurus-34 Sturtevant Street Limited Partnership.



PAULA G. CURRY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 15, 2007

Paula G Curry, Notary Public  
My Commission Expires:

## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 28<sup>th</sup> day of February, 2005, before me, the undersigned notary public, personally appeared Deborah A. Ciolfi, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Manager of Mystic River Collaborative, LLC in its capacity as general partner of Taurus-34 Sturtevant Street Limited Partnership.



PAULA G. CURRY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 15, 2007

Paula G Curry, Notary Public  
My Commission Expires:

## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 28<sup>th</sup> day of February, 2005, before me, the undersigned notary public, personally appeared Peter A. Mettigan proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Executive Vice President of Taurus Sturtevant Corp., in its capacity as general partner of The Sturtevant Partnership Limited Partnership.



PAULA G. CURRY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 15, 2007

*Paula G Curry*

, Notary Public

My Commission Expires:

## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 28<sup>th</sup> day of February, 2005, before me, the undersigned notary public, personally appeared Deborah A. Ciolfi, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Manager of Mystic River Collaborative, LLC in its capacity as general partner of The Sturtevant Partnership Limited Partnership.



PAULA G. CURRY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 15, 2007

*Paula G Curry*

, Notary Public

My Commission Expires:

**Exhibit A**Parcel One

A certain parcel of land, with the buildings and improvements erected thereon, situated at Sturtevant Street and Foley Street in Somerville, Middlesex County, Massachusetts, formerly known as the Somerville Warehouse of Sears, Roebuck & Co., being shown as Parcels A and D on a plan entitled "Plan of Land in Somerville, Mass. For the City of Somerville" dated June 17, 1980 (as revised through January 25, 1983), drawn by Vanasse/Hangen Design, Inc. and recorded in Middlesex South District Registry of Deeds at Book 15423, Page 306 as Plan 113 of 1984, and being more particularly bounded and described, according to said plan, as follows;

NORTHWESTERLY	by Foley Street, four hundred seventeen and 34/100 (417.34) feet;
NORTHEASTERLY	by land now or formerly of The Boston and Maine Railroad, eight hundred seventy-seven and 56/100 (877.56) feet;
SOUTHEASTERLY	by land now or formerly of The Boston and Maine Railroad and Parcel B, shown on said plan, a total distance of three hundred forty-three and 23/100 (343.23) feet;
SOUTHWESTERLY -	by land now or formerly of the Boston and Maine Corp. and by Sturtevant Street, a total distance of five hundred ninety-four and 92/100 (594.92) feet; and
SOUTHWESTERLY, WESTERLY and NORTHWESTERLY	by Parcel C and old ROW line, in several courses, a total distance of six hundred twelve and 25/100 (612.25) feet.

Parcel Two

That certain parcel of land situated in Somerville in the County of Middlesex and Commonwealth of Massachusetts presently known and numbered as 100 Sturtevant Street, Somerville, Massachusetts bounded and described as follows:




Northwesterly: by the end of Sturtevant Street and by land now or formerly of Sears, Roebuck and Co. two hundred forty-nine and 22/100 (249.22) feet;  
Northeasterly: three hundred fifty-three and 72/100 (353.72) feet;  
Easterly: one hundred eighty-five and 40/100 (185.40) feet; and  
Southwesterly: five hundred fifty-six and 10/100 (556.10) feet by land now or formerly of the Boston and Maine Railroad. -

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Thomas Corcoran, Surveyor, dated December 1946, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with the original Certificate of Title No. 61505, Book 383, Page 593 filed with the Middlesex County South Registry District of the Land Court.

The above-described land is subject to an agreement as to a fence contained in said deed given by said Boston and Maine Railroad to said Pennsylvania Oil Company, dated May 1, 1946, duly recorded in Book 6984, Page 530.

For title see Certificate of Title 220831

  
Attest. Middlesex S. Register



2009 00201902

Bk: 53688 Pg: 391 Doc: DEED

Page: 1 of 13 10/16/2009 03:53 PM

MASSACHUSETTS EXCISE TAX  
 Southern Middlesex District ROD # 001  
 Date: 10/16/2009 03:53 PM  
 Ctrl# 130753 13332 Doc# 00201902  
 Fee: \$79,861.56 Cons: \$17,513,367.34

After recording return to:

Lawyers Title Insurance Corporation  
 265 Franklin Street, 8<sup>th</sup> Floor  
 Boston, MA 02110-3133  
 Attn: Patricia Carlson

## QUITCLAIM DEED

**FR STURTEVANT STREET, LLC**, a Delaware limited liability company (the "**Grantor**"), with an address of c/o Federal Realty Investment Trust, Legal Department, 1626 East Jefferson Street, Rockville, MD 20852, for good and valuable consideration estimated to have a value of \$17,513,367.34 and other valuable consideration, grants to **IKEA PROPERTY, INC.**, a Delaware corporation, (the "**Grantee**") with an address of 420 Alan Wood Road, Conshohocken, PA 19428,

with **quitclaim covenants**,

The land, together with any improvements therein, described as Parcel 11 on the plan entitled "Subdivision Plan of Land, in Somerville, Massachusetts," prepared by Vanasse Hangen Brustlin, Inc., dated January 27, 2009, and recorded in the Middlesex South District Registry of Deeds ("**Registry**") in Plan 670 of 2009, and Parcels 2B, 3B, 4B, and 6B on the plan entitled "Subdivision Plan of Land, in Somerville, Massachusetts," prepared by Vanasse Hangen Brustlin, Inc., dated October 22, 2007, and recorded in the Registry in Plan 447 of 2009, Sheet 5, as more particularly described on Exhibit A attached hereto (the "**Property**").

Subject to real estate taxes and assessments not yet due and payable, any existing easements, rights of way and other encumbrances and restrictions of record that lawfully apply to the property hereby conveyed, including without limitation that certain Notice of Activity and Use Limitation recorded with said Registry in Book 53648, Page 514, to the extent the same may be in force and/or applicable.

For reference to Grantor's title see the following instruments:

First American Title  
 101 Huntington Avenue  
 13th Floor  
 Boston, MA 02199

Page 2 of 11

1. Deed from Amerigas Propane, L.P., dated March 22, 2006 and recorded with said Registry in Book 47163, Page 63.
2. Deed from Taurus-34 Sturtevant Street Limited Partnership, dated February 28, 2005, and recorded with said Registry in Book 44743, Page 217.
3. Deed from Sturtevant Street Partnership Limited Partnership, filed on April 15, 2005 with the Middlesex South Registry District of the Land Court ("Registry District") as Document No. 1370915, Certificate of Title No. 233601. Property has been withdrawn from MGL c185. See Notice of Voluntary Withdrawal filed with said Registry District as Document No. 1442565.
4. Release Deed from Somerville Redevelopment Authority, dated June 24, 2008 and recorded with said Registry in Book 51364, Page 370, as affected by a Confirmatory Release Deed dated June 24, 2008 and recorded with said Deeds in Book 51493, Page 165.
5. Deed from Clay Realty Corp., dated June 14, 2007 and recorded with said Registry in Book 49627, Page 305.
6. Deed from The City of Somerville, dated June 7, 2007 recorded with said Registry in Book 49578, Page 283.

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

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

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



Page 3 of 11

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

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

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

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

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

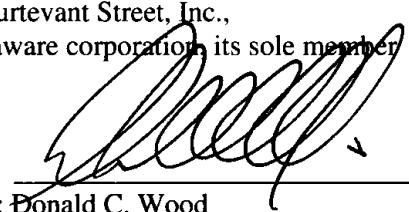
This conveyance is not the sale of all or substantially all of the assets of the Grantor located in the Commonwealth.

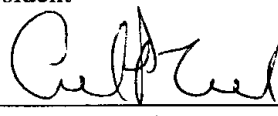
*[Signatures appear on following pages]*

EXECUTED under seal as of the 16<sup>TH</sup> day of October, 2009.

FR STURTEVANT STREET, LLC,  
a Delaware limited liability company

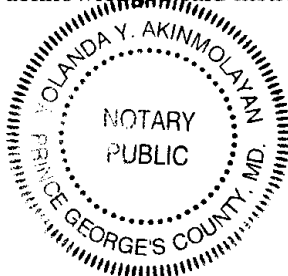
By: FR Sturtevant Street, Inc.,  
a Delaware corporation its sole member

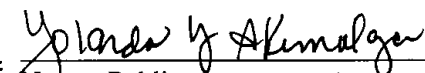
By:   
Name: Donald C. Wood  
Title: President

By:   
Name: Andrew P. Blocher  
Title: Vice President – Finance and  
Treasurer

STATE OF Maryland )  
COUNTY OF Montgomery ) ss

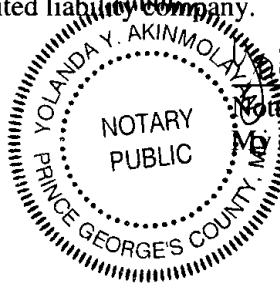
On this 8 day of October, 2009, before me appeared Donald C. Wood, to me personally known or proved to me through satisfactory form of identification which was driver's license who, being by me duly sworn, did say that he is the President of FR Sturtevant Street, Inc., and it is the sole member of FR Sturtevant Street, LLC and that by authority duly given by its board of directors, said instrument was signed and sealed on behalf of said limited liability company, and said Donald C. Wood acknowledged said instrument to be the free act and deed of said limited liability company.



  
Notary Public  
My commission expires: May 12, 2012  
YOLANDA Y. AKINMOLAYAN  
NOTARY PUBLIC STATE OF MARYLAND  
COUNTY OF PRINCE GEORGE'S  
My Commission Expires May 12, 2012

STATE OF Maryland )  
 ) ss  
 COUNTY OF Montgomery )

On this 8 day of October, 2009, before me appeared Andrew P. Blocher, to me personally known or proved to me through satisfactory form of identification which was drivers license who, being by me duly sworn, did say that he is the Vice President – Finance and Treasurer of FR Sturtevant Street, Inc., and it is the sole member of FR Sturtevant Street, LLC and that by authority duly given, said instrument was signed and sealed on behalf of said limited liability company, and said Andrew P. Blocher acknowledged said instrument to be the free act and deed of said limited liability company.



Yolanda Y. Akinmolayan  
 Notary Public

My Commission expires:

YOLANDA Y. AKINMOLAYAN  
 NOTARY PUBLIC STATE OF MARYLAND  
 COUNTY OF PRINCE GEORGE'S  
 My Commission Expires May 12, 2012



EXHIBIT "A"

6/16/2009

## Legal Description - Proposed IKEA Parcel 11

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

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ASSEMBLY SQUARE DRIVE, A DISTANCE OF SEVEN HUNDRED FORTY FOUR FEET, MORE OR LESS (740'±) FROM THE INTERSECTION OF FOLEY STREET AND ASSEMBLY SQUARE DRIVE AND BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREAFTER DESCRIBED; THENCE

NORTHEASTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE BEING NON-TANGENT, HAVING A RADIUS OF TWENTY EIGHT AND FIFTY HUNDREDTHS FEET (28.50'), A LENGTH OF TWENTY EIGHT AND NINETY NINE HUNDREDTHS FEET (28.99') A CHORD BEARING OF N 00°51'07"W WITH A CORD DISTANCE OF (27.76) TO A POINT; THENCE
N 29°15'09" E	A DISTANCE OF SEVENTEEN AND SIXTY ONE HUNDREDTHS FEET (17.61') TO A POINT; THENCE
N 59°47'01" W	A DISTANCE OF FIVE AND FIFTY HUNDREDTHS FEET (5.50') TO A POINT; THENCE
NORTHEASTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE BEING NON-TANGENT, HAVING A RADIUS OF FIVE HUNDRED TWENTY NINE AND NO HUNDREDTHS FEET (529.00'), A LENGTH OF NINETY AND FIFTY THREE HUNDREDTHS FEET (90.53') A CHORD BEARING OF N 35°07'08"E WITH A CHORD LENGTH OF (90.42') TO A POINT; THENCE
N 44°36'12" W	A DISTANCE OF SEVENTY FOUR AND FIFTY SIX HUNDREDTHS FEET (74.56) TO A POINT; THENCE
N 57°59'12" E	A DISTANCE OF FORTY FOUR AND ELEVEN HUNDREDTHS FEET (44.11') TO A POINT; THENCE
N 44°51'41" E	A DISTANCE OF ONE HUNDRED FOUR AND THIRTY FIVE HUNDREDTHS FEET (104.35') TO A POINT; THENCE
N 68°47'57" E	A DISTANCE OF EIGHTY NINE AND TWENTY ONE HUNDREDTHS FEET (89.21') TO A POINT; THENCE
N 78°05'37"E	A DISTANCE OF THREE HUNDRED TWENTY FOUR AND FIFTY NINE HUNDREDTHS FEET (324.59') TO A POINT; THENCE
S 11°33'55"E	A DISTANCE OF THIRTY TWO AND NINETY NINE HUNDREDTHS FEET (32.99') TO A POINT; THENCE
N 78°05'31"E	A DISTANCE OF ONE HUNDRED FORTY FIVE AND NINETEEN HUNDREDTHS FEET (145.19') TO A POINT; THENCE
S 04°27'59" E	A DISTANCE OF FIVE HUNDRED THIRTEEN AND THIRTY TWO HUNDREDTHS FEET (513.32') TO A POINT; THENCE

6/16/2009

SOUTHWESTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE BEING NON-TANGENT, HAVING A RADIUS OF SIX THOUSAND FIVE HUNDRED SEVENTY FIVE AND NO HUNDREDTHS FEET (6575.00'), A LENGTH OF ONE HUNDRED TWENTY EIGHT AND EIGHTY FOUR HUNDREDTHS FEET (128.84') A CHORD BEARING OF N 01°07'18"E WITH A CHORD LENGTH OF (128.82') TO A POINT; THENCE

S 06°57'37" W A DISTANCE OF ONE HUNDRED TWO AND EIGHTY FIVE HUNDREDTHS FEET (102.85') TO A POINT; THENCE

S 69°15'13" E A DISTANCE OF THIRTEEN AND NINETY FIVE HUNDREDTHS FEET (13.95') TO A POINT; THENCE

S 00°15'45" E A DISTANCE OF TWO HUNDRED TWENTY EIGHT AND FIFTY SIX HUNDREDTHS FEET (228.56') TO A POINT; THENCE

S 01°08'35" E A DISTANCE OF TWO HUNDRED ONE AND NO HUNDREDTHS FEET (201.00') TO A POINT; THENCE

S 87°58'35" W A DISTANCE OF NINE AND NO HUNDREDTHS FEET (9.00') TO A POINT; THENCE

S 00°44'32" E A DISTANCE OF FIVE HUNDRED SEVENTY FIVE AND SEVENTY TWO HUNDREDTHS FEET (575.72') TO A POINT; THENCE

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

N 02°37'54" W A DISTANCE OF THIRTY ONE AND NO HUNDREDTHS FEET (31.00') TO A POINT; THENCE

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

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

N 36°06'18" W A DISTANCE OF NINE AND FIFTY TWO HUNDREDTHS FEET (9.52') TO A POINT APPROXIMATELY EIGHT FEET (8.0') PARALLEL TO THE EASTERLY SIDE OF ASSEMBLY SQUARE DRIVE; THENCE

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

NORTHWESTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF SIX HUNDRED FORTY SEVEN AND FIFTY FIVE HUNDREDTHS FEET (647.55'), A LENGTH OF FOUR HUNDRED THIRTY AND FIFTY FIVE HUNDREDTHS FEET (430.55') TO A POINT; THENCE

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

N 41°58'46" W A DISTANCE OF TWO HUNDRED SIXTY AND NINETEEN HUNDREDTHS FEET (260.19') TO A POINT; THENCE

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

6/16/2009

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

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

N 39°06'59" W      A DISTANCE OF THIRTY FOUR AND NINTY SEVEN HUNDREDTHS FEET  
(34.97') TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS 516,587 SQ. FT OR 11.859 ACRES OF LAND IN THE  
CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS LOT 11 ON A PLAN ENTITLED  
"SUBDIVISION PLAN OF LAND IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FR  
STURTAVENT STREET LLC, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED JANUARY  
27, 2009 AT A SCALE OF 1"=80'.



6/16/2009

## Legal Description - Parcel 2B

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

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

N 41°58'46" W	A DISTANCE OF ONE HUNDRED EIGHTY TWO AND EIGHTY EIGHT HUNDREDTHS FEET (182.88') TO A POINT; THENCE
NORTHWESTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF NINE HUNDRED SEVENTY AND NO HUNDREDTHS FEET (970.00'), A LENGTH OF ONE HUNDRED SEVENTEEN AND NINETY NINE HUNDREDTHS FEET (117.99') TO A POINT; THENCE
N 35°18'16" W	A DISTANCE OF SIXTY THREE AND FORTY HUNDREDTHS FEET (63.40') TO A POINT; THENCE
N 41°57'06" E	A DISTANCE OF ONE HUNDRED TWENTY TWO AND FORTY FOUR HUNDREDTHS FEET (122.44') TO A POINT; THENCE
S 44°36'12" E	A DISTANCE OF SEVENTY FOUR AND FIFTY SIX HUNDREDTHS FEET (74.56') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FIVE HUNDRED TWENTY NINE AND NO HUNDREDTHS FEET (529.00'), A LENGTH OF NINETY AND FIFTY THREE HUNDREDTHS FEET (90.53') TO A POINT; THENCE
S 59°47'01" E	A DISTANCE OF FIVE AND FIFTY HUNDREDTHS FEET (5.50') TO A POINT; THENCE.
S 29°15'09" W	A DISTANCE OF SEVENTEEN AND SIXTY ONE HUNDREDTHS FEET (17.61') TO A POINT; THENCE
SOUTHWESTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY EIGHT AND FIFTY HUNDREDTHS FEET (28.50'), A LENGTH OF TWENTY EIGHT AND NINETY NINE HUNDREDTHS FEET (28.99') TO A POINT; THENCE
S 39°06'59" E	A DISTANCE OF THIRTY FOUR AND NINETY SEVEN HUNDREDTHS FEET (34.97') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FIVE HUNDRED FOURTY THREE AND NO HUNDREDTHS FEET (543.00'), A LENGTH OF TWENTY NINE AND SEVENTY HUNDREDTHS FEET (29.70') TO A POINT; THENCE.
S 40°04'13" E	A DISTANCE OF THIRTY THREE AND SIXTY FOUR HUNDREDTHS FEET (33.64') TO A POINT; THENCE
S 03°12'01" E	A DISTANCE OF EIGHT AND SEVENTY TWO HUNDREDTHS FEET (8.72') TO A POINT; THENCE

6/16/2009

S 41°58'46" E	A DISTANCE OF ONE HUNDRED FORTY EIGHT AND FORTY SEVEN HUNDREDTHS FEET (148.47) TO A POINT; THENCE
S 71°12'51" W	A DISTANCE OF EIGHT AND SEVENTY HUNDREDTHS FEET (8.70') TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS 13,964 SQ. FT OR 0.320 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS.

6/16/2009

## Legal Description - Proposed IKEA Parcel 3B

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

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

N 48°01'35" E	A DISTANCE OF SEVEN AND NINETY NINE HUNDREDTHS FEET (7.99') TO A POINT; THENCE
S 41°58'46" E	A DISTANCE OF NINETY EIGHT AND ONE HUNDREDTHS FEET (98.01') TO A POINT; THENCE
S 42°03'50" E	A DISTANCE OF THREE HUNDRED NINETY SIX AND FORTY FIVE HUNDREDTHS FEET (396.45') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF SIX HUNDRED FORTY SEVEN AND FIFTY FIVE HUNDREDTHS FEET (647.55'), A LENGTH OF FIFTY FOUR AND SEVENTY NINE HUNDREDTHS FEET (54.79') TO A POINT; THENCE
S 00° 36'20" W	A DISTANCE OF NINE AND THIRTY EIGHT HUNDREDTHS FEET (9.38') TO A POINT; THENCE
N 41°58'46" W	A DISTANCE OF SIXTY ONE AND FIFTY EIGHT HUNDREDTHS FEET (61.58') TO A POINT; THENCE
N 41°58'46" W	A DISTANCE OF FOUR HUNDRED NINETY FOUR AND FIFTY TWO HUNDREDTHS FEET (494.52') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,523 SQ. FT OR 0.104 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS.



6/16/2009

## Legal Description - Proposed IKEA Parcel 4B

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

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

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

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

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

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

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

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

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

THE ABOVE DESCRIBED PARCEL CONTAINS 5,298 SQ. FT OR 0.122 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS.

6/16/2009

## Legal Description - Proposed IKEA Parcel 6B

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

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

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

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

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

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

THE ABOVE DESCRIBED PARCEL CONTAINS 123 SQ. FT OR 0.003 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS.

# 74 and 100 Foley Street



2009 00201903

Bk: 53688 Pg: 404 Doc: DEED  
Page: 1 of 4 10/16/2009 03:53 PM

After recording return to:

First American Title Insurance Company  
National Commercial Services  
101 Huntington Avenue, 13<sup>th</sup> Floor  
Boston, Massachusetts 02199  
Attn: Jay Melkonian

~~MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 10/16/2009 03:53 PM  
Ctrl# 130754 14201 Doc# 00201903  
Fee: \$106,859.04 Cons: \$23,434,000.00~~

## QUITCLAIM DEED

**IKEA PROPERTY, INC.**, a Delaware corporation (the "**Grantor**"), with an address of 420 Alan Wood Road, Conshohocken, PA 19428, for good and valuable consideration estimated to have a value of \$23,434,000.00 and other valuable consideration, grants to **FR STURTEVANT STREET LLC**, a Delaware limited liability company, (the "**Grantee**") with an address of c/o Federal Realty Investment Trust, Legal Department, 1626 East Jefferson Street, Rockville, MD 20852,

with **quitclaim covenants**

The land, together with any improvements therein, known as 74 & 100 Foley Street, Somerville, Massachusetts, and more particularly described on Exhibit A, attached hereto. Subject to real estate taxes and assessments not yet due and payable, any existing easements, rights of way and other encumbrances and restrictions of record that lawfully apply to the property hereby conveyed, including without limitation those certain Notices of Activity and Use Limitation recorded with said Registry (as defined below) in Book 29646, Page 301 and Book 30617, Page 88, to the extent the same may be in force and/or applicable..

Meaning and intending to convey, and hereby conveying, the same premises described in the following deeds.

1. Quitclaim Deed from SBH II Somerville, LLC, dated September 7, 1999 and recorded with the Middlesex South District Registry of Deeds ("Registry") in Book 30637, Page 108 and filed with the Middlesex South Registry District of the Land Court ("Registry District") as Document No. 1118100.

See also Notice of Voluntary Withdrawal of Land from the Registration System recorded with said Registry in Book 50194, Page 418 and filed with the said Registry District as Document No. 1456004.

*First American Title  
101 Huntington Avenue  
13th Floor  
Boston MA 02199*



2. Quitclaim Deed from SBH II Somerville, LLC, dated September 7, 1999 and recorded with said Registry in Book 30637, Page 118.

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

*Remainder of page intentionally left blank*

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

EXECUTED under seal as of the 16<sup>th</sup> day of October, 2009.

IKEA PROPERTY, INC.,  
a Delaware corporation

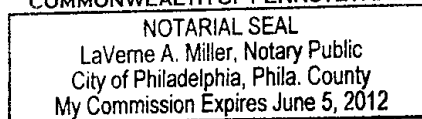
By: *Gary Ternes*  
Name: Gary Ternes  
Title: President

By: *John Robinson*  
Name: John Robinson  
Title: Treasurer

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

On this 8<sup>th</sup> day of October, 2009, before me appeared Gary Ternes, to me personally known or proved to me through satisfactory form of identification which was passport who, being by me duly sworn, did say that he is the President of IKEA Property, Inc. and that by authority duly given by its board of directors, said instrument was signed and sealed on behalf of said corporation, and said President acknowledged said instrument to be the free act and deed of said corporation.

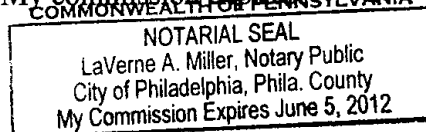
*LaVerne A. Miller*  
Notary Public  
My commission expires: 6/5/2012  
COMMONWEALTH OF PENNSYLVANIA



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

On this 8<sup>th</sup> day of October, 2009, before me appeared John Robinson, to me personally known or proved to me through satisfactory form of identification which was driver's license who, being by me duly sworn, did say that he is the Treasurer of IKEA Property, Inc. and that by authority duly given by its board of directors, said instrument was signed and sealed on behalf of said corporation, and said Treasurer acknowledged said instrument to be the free act and deed of said corporation.

*LaVerne A. Miller*  
Notary Public  
My commission expires: 6/5/2012  
COMMONWEALTH OF PENNSYLVANIA



**Exhibit A**  
**Legal Description**

Lots 85-A-1, 85-A-2, 85-A-3, 85-A-6 and 85-A-7:

Those certain parcels of land situated in Somerville, Massachusetts, being shown as Lots 85-A-1, 85-A-2, 85-A-3, 85-A-6 and 85-A-7 as shown on a plan entitled "ALTA/ACSM LAND TITLE SURVEY OF LAND LOCATED AT 74 FOLEY STREET, SOMERVILLE, MASS." Dated May 25, 1993, revised November 18, 1997, prepared by Benchmark Survey, recorded with the Middlesex County South District Registry of Deeds as Plan No. 1238 of 1997. Said lots are conveyed together with any and all appurtenant rights and easements of record.

Lot 85-A-4:

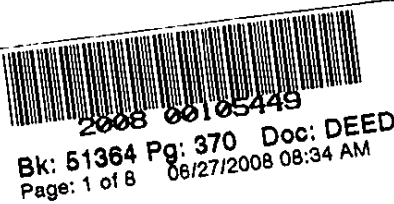
That certain parcel of land situated in Somerville, Massachusetts, being shown as "Lot A Area = 242,057 Sq. Ft. = 5.557 Acres" on a plan entitled, "Plan of Land of 100 Foley Street Somerville, Mass." Drawn by Benchmark Survey, dated August 18, 1999 and recorded with the Middlesex County South District Registry of Deeds as Plan No. 968 of 1999 in Book 30614, page 85. Said lots are conveyed together with any and all appurtenant rights and easements of record.

The above described Lots 85-A-1, 85-A-2, 85-A-3, 85-A-4, 85-A-6 and 85-A-7 are further described and shown on a plan entitled "ALTA/ACSM Land Title Survey, Existing Conditions Plan of Land, 74 & 100 Foley Street" dated October 9, 2009 and prepared by Vanasse Hangen Brustlin, Inc.





# Assembly Square Drive



After recording return to:

R. Jeffrey Lyman, Esq.  
Goodwin Procter LLP  
Exchange Place  
Boston MA 02109

### RELEASE DEED

**SOMERVILLE REDEVELOPMENT AUTHORITY**, a redevelopment authority as defined in Massachusetts General Laws, Chapter 121B, (the "Grantor"), with an address of Somerville City Hall, 93 Highland Avenue, Somerville, Massachusetts 02143, for consideration of Four Million, One Hundred Thousand Dollars (\$4,100,000.00), grants to FR Sturtevant Street, LLC a Delaware limited liability company with an address of c/o Federal Realty Investment Trust, 1626 East Jefferson Street, Rockville, MD 20852 (the "Grantee"):

The land known and numbered as Yard 21, Somerville, Massachusetts 02145, more particularly described on Exhibit A attached hereto (the "Property"), together with any improvements thereon,

subject to taxes and assessments not yet due and all easements, covenants and restrictions of record as the same may be in force and applicable.

A portion of the Property labeled Reverter Parcel 4C (the "Reverter Parcel") shown on the plan recorded on or about the date hereof and labeled "Exhibit Plan of Land in Somerville Massachusetts" prepared by Vanasse Hangen Brustlin, Inc., dated May 25, 2008, is conveyed subject to the condition subsequent that title to the Reverter Parcel shall revert to Grantor upon and only upon recording by Grantor of a Notice of Reversion for the Reverter Parcel pursuant to the terms and conditions of that certain Amended and Restated Land Disposition Agreement dated as of June 26, 2008 between Grantor and Federal Realty Investment Trust, as it may be amended (as so amended, the "LDA"), a copy of which is (and as it may be amended shall be) on file with the Somerville Redevelopment Authority; provided that such condition subsequent and right of reverter shall expire and be of no force and effect and title to the Reverter Parcel shall be forever free and clear of the same upon recording of a Release of Reverter by the Grantor, its

First American Title  
101 Huntington Ave  
13th Floor  
Boston MA 02119

Property Address: Yard 21, Assembly Square Drive, Somerville, MA 02145

Plan # 520 of 2008

Page 2 of 4

successors and assigns, which Release of Reverter shall be provided and recorded upon completion of certain improvements as specified in the LDA.

Grantee covenants and agrees for the benefit of Grantor to provide to the Massachusetts Bay Transportation Authority ("MBTA") a permanent, non-exclusive easement over that portion of the Property as shown on the plan attached hereto as Exhibit B solely for the purposes of public access to a future MBTA orange line station as provided in the LDA, which easement shall not be effective until an instrument running from Grantee is recorded encumbering such portion of the property in favor of the MBTA (the "T Easement"). The Grantee's obligation to provide such easement shall be enforceable solely by the Grantor. Notwithstanding the foregoing, Grantee reserves the right from time to time to alter the location of said easement prior to and at any time until the MBTA orange line station is operational so long as the relocated easement provides non-exclusive public access as required under the LDA; any such relocation shall be evidenced of record in such manner as the Grantee may determine, including but not limited to recording of the T Easement or an amendment or termination thereof, or prior to the recording of any T Easement by recording a Declaration of Relocation by Grantee substituting a replacement Exhibit B for that attached hereto or previously replaced as provided herein, whereupon no portion of the Property shown on the plan attached hereto as Exhibit B or any other replaced Exhibit B that is not within the easement area as so relocated shall be subject to any obligation under this paragraph.

No deed stamps are required hereunder pursuant to M.G.L. c. 161A, §18

For reference to Grantor's title see Deed recorded in the Middlesex South District Registry of Deeds in Book 31790, Page 562.

Page 3 of 4

EXECUTED under seal as of the 24<sup>th</sup> day of June, 2008.

**SOMERVILLE REDEVELOPMENT  
AUTHORITY**

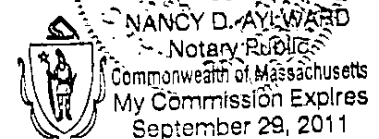
By: Nancy Busnach  
Nancy Busnach, Chair

**COMMONWEALTH OF MASSACHUSETTS**

County of Middlesex ss.

On this 24<sup>th</sup> day of June, 2008, before me, the undersigned notary public, personally appeared NANCY BUSNACH, proved to me through satisfactory identification, which were [~~driver's license~~] or [based on the undersigned's personal knowledge of the identity of the principal], to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Chair of a redevelopment authority.

Nancy D. Ayward  
(Official Signature and Seal of Notary)  
My Commission Expires:





Page 4 of 4

**Exhibit A**  
**Legal Description**

The land shown as "Yard 21" on a plan entitled, "Massachusetts Bay Transportation Authority, Plan of Land Acquisition of 'Yard 21' in Somerville, Mass., Prepared by ASEC Corporation, Boston, Mass., Owner: Boston & Maine Corporation, Date: Sept. 27, 1990, Scale: 1" = 80'" - The "Yard 21" parcel is all or part of the lands conveyed to the Boston & Maine Corporation from Lyman R. Osborne by deeds recorded with the Middlesex Registry of Deeds in Book 2063, Page 460, dated August 28, 1891 and in Book 2071, Page 550, dated October 1, 1891.

The "Yard 21" parcel begins at a point on the easterly line of land previously acquired by the Massachusetts Bay Transportation Authority by an Indenture dated the 24th of December 1976 and recorded with the Middlesex Registry of Deeds in Book 13117, Page 113.

The beginning point is further described as being about two hundred sixty-two (262+/-) feet northerly of the north portal of the bridge carrying Mystic Avenue over the railroad tracks;

Thence running northerly by said Authority land about five hundred seventy (570 +/-) feet to a corner;

Thence turning and running easterly by said Authority land about nine (9 +/-) feet to a corner, being on the northerly line of another parcel of land acquired by said Authority from the Boston & Maine Corporation by an Indenture dated the 25th of September 1973 and recorded with said Deeds in Book 12527, Page 299;

Thence turning and running northerly by the parcel acquired in 1973 on a curved line of six thousand five hundred forty and no hundredths (6,540.00') feet radius, two hundred one and one hundredths (201.01') feet to point "189";

Thence running N00°-16'-00"W, two hundred twenty-eight and fifty-six hundredths (228.56') feet to point "201";

Thence turning and running N69°-15'-28"W, thirteen and ninety-five hundredths (13.95') feet to point "199";

Thence turning and running N06°-57'-21"E, one hundred two and eighty-five hundredths (102.85') feet to point "200", said point being the beginning of a non-tangent curve;

Thence running northerly on a curved line of six thousand five hundred seventy-five and no hundredths (6,575.00) feet radius, four hundred fifty-one and sixty-two hundredths (451.62) feet to point "202";

Thence running N04°-30'-00"W, four hundred thirty-nine and one hundredths (439.01) feet to point "203";

Thence running northerly on a curved line of six thousand four hundred and no hundredths (6,400.00) feet radius, two hundred sixty-six and seventy-five hundredths (266.75) feet to point "204";

Thence turning and running N87°-56'-27"E, six and no hundredths (6.00) feet to point "205";

Thence turning and running N01°-03'-22"W, one and ninety-eight hundredths (1.98) feet to point "237", which point is the southeast corner of land now or formerly of the Metropolitan District Commission, and is also on the northerly line of a common drive shown as Driveway "A";

Thence turning and running westerly by said Metropolitan District Commission Land, and land now or formerly of 100 Foley Street, Inc., along said northerly line about four hundred eighty-four (484+/-) feet to a corner;

Thence turning and running by lands now or formerly of H.K. Porter, Inc. and MAR-ROK Realty for three courses being southerly about twenty and twenty-nine hundredths (20.29+/-) feet, southwesterly about one hundred fifty-three and fifty-four hundredths (153.54+/-) feet and westerly for about fifty-six and sixteen hundredths (56.16+/-) feet to a corner on the easterly end of Foley Street, a public way;

Thence turning perpendicular and running southerly along the easterly line of the public way, also being the westerly line of the common drive, fifty and no hundredths (50.00) feet;

Thence turning slightly and running southeasterly by land now or formerly of the Foley-Sturtevant Realty Trust about one hundred forty-seven and four tenths (147.4+/-) feet to a corner;

Thence turning and running by other land now or formerly of Mar-Ron Realty for two courses, northeasterly about sixteen and eight tenths (16.8+/-) feet to a corner and northerly on a non-tangent curved line at both ends of nine hundred and no hundredths (900.00) feet radius, one hundred thirty-five and seventy-nine hundredths (135.79) feet to a corner on the southerly line of common drive;

Thence turning and running on said southerly line of said Mar-Ron Realty and land now or formerly of G.R. Chaille for two courses, easterly for twenty-three and two hundredths (23.02) feet and northeasterly for one hundred thirty-four and eighty-six hundredths (134.86) feet to a corner;

Thence turning and continue running by land of said G.R. Chaille for five courses, all in a southerly direction and being eleven and forty-seven hundredths (11.47) feet, sixty-five and fifty-seven hundredths (65.57) feet, one hundred two and sixty hundredths (102.50) feet, forty-two and eighteen hundredths (42.18) feet and a curved line of four hundred seventy-two and twenty-three hundredths (472.23) feet radius for fifty-two and twenty-four hundredths (52.24) feet to a corner;

Thence turning slightly and running southwesterly by said other land of Mar-Ron Realty, twenty-two and two hundredths (22.02) feet to a corner;

Thence turning and running southwesterly by said Mar-Ron Realty land about twenty-four and five tenths (24.5+/-) feet to a corner on the land of Foley-Sturtevant Realty Trust;

Thence turning and running by said Foley-Sturtevant Realty Trust for two courses being southeasterly about six hundred sixty-nine and seventy-four hundredths (669.74+/-) feet to a corner and southwesterly ninety and fifty hundredths (90.50) feet to a corner;

Thence turning and running by land now or formerly of the Pennsylvania Oil Company, also known as the Pennsylvania Holding Company for two courses being southeasterly three hundred fifty-three and forty-three hundredths (353.43) feet to a corner and southerly one hundred eighty-five and forty-one hundredths (185.41) feet to a corner on the easterly line of Assembly Square Drive, said corner being the beginning of a non-tangent curve;

Thence running southeasterly and southerly by said Drive on a curved line of six hundred forty and no hundredths (640.00) feet radius, about three hundred sixty-three (363+/-) feet to a point of tangency at the end of the curve;

Thence running southerly by said Drive, two hundred eleven and forty hundredths (211.40) feet to a corner;

Thence turning and running southeasterly and southerly by land of the City of Somerville for six courses, having a total distance of about two hundred fourteen (214+/-) feet to the point of beginning;

Excluded from the said "Yard 21" parcel are three parcels which are included within the above-described

parcel. The three parcels are located in the northwest portion of the described parcel and are separately now or formerly owned by Pyrofax Gas Corporation, Clay Realty Corporation and Walter I. Lipsett Corporation, and are described in deeds on file with the Middlesex Registry of Deeds in Book 11501, Page 731; Book 12367, Page 305; Book 12367, Page 312 and Book 12678, Page 634, respectively, and are shown on the ASEC Corporation Plan.

The "Yard 21" parcel is intended and meant to be the parcel identified as "Yard 21" consisting of the approximately 9.3 acres as taken by the Massachusetts Bay Transportation Authority pursuant to the Order of Taking dated December 26, 1990 and recorded with the Middlesex South District Registry of Deeds in Book 20977, Page 501, and specifically does not include the "Yard 21 Access" parcel identified in said Order of Taking, nor the three parcels identified in the immediately preceding paragraphs hereto as excluded.

LESS AND EXCEPT the following parcel of land, conveyed by the Somerville Redevelopment Authority to the Trustees of Mar-Ron Realty Trust, by a Quitclaim Deed dated as of the date hereof and recorded with the Middlesex South District County Registry of Deeds on the date hereof:

**TRACT III (4,984 SQUARE FOOT PARCEL):**

A certain part or parcel of land situated in Somerville, County of Middlesex, Commonwealth of Massachusetts, lying on the southerly sideline of Foley Street and more particularly bounded and described as follows:

Beginning at a point on the southerly sideline of Foley Street at the intersecting point of the privately and publicly owned dividing line of said Foley Street;

Thence running N 78°-03'-50" E, 41.28 feet by the southerly line of Foley Street to a point;

Thence turning and running on a curve to the left having a radius of 900.00 feet a distance of 137.64 feet (chord distance 137.51 feet) to a point;

Thence turning and running S 59°-43'-39" W, a distance of 31.51 feet to a point;

Thence turning and running N 30°-16'-21" W, a distance of 149.82 feet to the point of beginning, be all said measurements, more or less, however bounded and described, said parcel of land containing an area of 4,984 Sq. Ft., more or less, and shown upon a plan entitled, "Land in Somerville, Ma., Boston & Maine Corp. to Mar-Ron Realty Trust, Scale: 1" = 20', Dated: Sept. 20, 1988," prepared by Fred W. Gould, Surveyor and recorded with the Middlesex South District County Registry of Deeds in Book 19514, Page 380.



# EXHIBIT

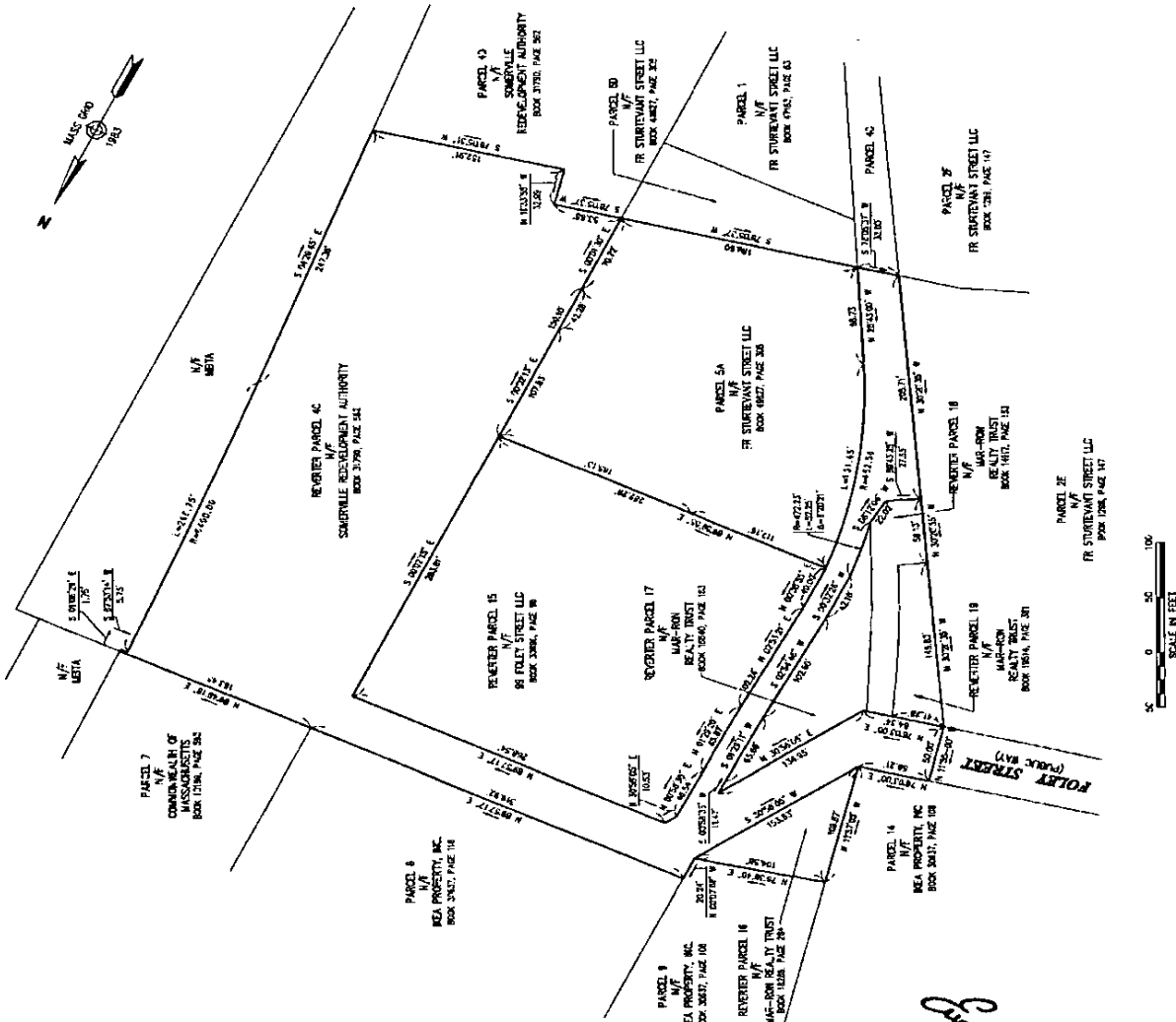
## PLAN OF LAND

### SOMERVILLE

#### MASSACHUSETTS

PREPARED FOR: FEDERAL REALTY INVESTMENT TRUST  
 PREPARED BY: Vanessa Hansen Brundin, Inc.  
 Transportation, Land Development &  
 Environmental Services  
 100 Washington Street, 10th Floor  
 Boston, MA 02111-1111  
 (617) 624-1770

SCALE: 1" = 50 FEET DATE: MAY 25, 2008



*Signa C. Brundin*  
 Attest Middlesex S. Register

**General Notes**  
 1) THE PROPERTY LINES SHOWN WERE DETERMINED BY ACTUAL FIELD SURVEY CONDUCTED BY VANESSA HANSEN BRUNDIN, INC. ON MAY 25, 2008.  
 2) THE PROPERTY LINES SHOWN WERE DETERMINED BY ACTUAL FIELD SURVEY CONDUCTED BY VANESSA HANSEN BRUNDIN, INC. ON MAY 25, 2008.



2008 00124051

Bk: 51493 Pg: 165 Doc: CONF  
Page: 1 of 9 07/28/2008 01:50 PM

9  
✓

After recording return to:

R. Jeffrey Lyman, Esq.  
Goodwin Procter LLP  
Exchange Place  
Boston MA 02109

### CONFIRMATORY RELEASE DEED

**SOMERVILLE REDEVELOPMENT AUTHORITY**, a redevelopment authority as defined in Massachusetts General Laws, Chapter 121B, (the "Grantor"), with an address of Somerville City Hall, 93 Highland Avenue, Somerville, Massachusetts 02143, for consideration of Four Million, One Hundred Thousand Dollars (\$4,100,000.00), grants to FR Sturtevant Street, LLC a Delaware limited liability company with an address of c/o Federal Realty Investment Trust, 1626 East Jefferson Street, Rockville, MD 20852 (the "Grantee"):

The land known and numbered as Yard 21, Somerville, Massachusetts 02145, more particularly described on Exhibit A attached hereto (the "Property"), together with any improvements thereon,

subject to taxes and assessments not yet due and all easements, covenants and restrictions of record as the same may be in force and applicable.

A portion of the Property labeled Reverter Parcel 4C (the "Reverter Parcel") shown on the plan recorded on or about the date hereof and labeled "Exhibit Plan of Land in Somerville Massachusetts" prepared by Vanasse Hangen Brustlin, Inc., dated May 25, 2008, is conveyed subject to the condition subsequent that title to the Reverter Parcel shall revert to Grantor upon and only upon recording by Grantor of a Notice of Reversion for the Reverter Parcel pursuant to the terms and conditions of that certain Amended and Restated Land Disposition Agreement dated as of June 26, 2008 between Grantor and Federal Realty Investment Trust, as it may be amended (as so amended, the "LDA"), a copy of which is (and as it may be amended shall be) on file with the Somerville Redevelopment Authority; provided that such condition subsequent and right of reverter shall expire and be of no force and effect and title to the Reverter Parcel shall be forever free and clear of the same upon recording of a Release of Reverter by the Grantor, its

ATTACHED  
HERETO  
AS  
EXHIBIT "B"

First American Title  
101 Huntington Ave  
13th Floor  
Boston MA 02199

Plan # 520 of 2008  
Property Address: Yard 21, Assembly Square Drive, Somerville, MA 02145

Page 2 of 4

successors and assigns, which Release of Reverter shall be provided and recorded upon completion of certain improvements as specified in the LDA.

Grantee covenants and agrees for the benefit of Grantor to provide to the Massachusetts Bay Transportation Authority ("MBTA") a permanent, non-exclusive easement over that portion of the Property as shown on the plan attached hereto as Exhibit X solely for the purposes of public access to a future MBTA orange line station as provided in the LDA, which easement shall not be effective until an instrument running from Grantee is recorded encumbering such portion of the property in favor of the MBTA (the "T Easement"). The Grantee's obligation to provide such easement shall be enforceable solely by the Grantor. Notwithstanding the foregoing, Grantee reserves the right from time to time to alter the location of said easement prior to and at any time until the MBTA orange line station is operational so long as the relocated easement provides non-exclusive public access as required under the LDA; any such relocation shall be evidenced of record in such manner as the Grantee may determine, including but not limited to recording of the T Easement or an amendment or termination thereof, or prior to the recording of any T Easement by recording a Declaration of Relocation by Grantee substituting a replacement Exhibit B for that attached hereto or previously replaced as provided herein, whereupon no portion of the Property shown on the plan attached hereto as Exhibit B or any other replaced Exhibit B that is not within the easement area as so relocated shall be subject to any obligation under this paragraph. "C"

No deed stamps are required hereunder pursuant to M.G.L. c. 161A, §18

For reference to Grantor's title see Deed recorded in the Middlesex South District Registry of Deeds in Book 31790, Page 562.

*This Confirmatory Release Deed is to correct and confirm the Exhibit B and add an Exhibit C from the original Release Deed recorded at Book 51364 page 370*

Page 3 of 4

EXECUTED under seal as of the 24<sup>th</sup> day of June, 2008.

**SOMERVILLE REDEVELOPMENT  
AUTHORITY**

By:

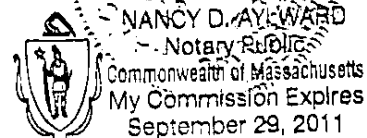
Nancy Busnach  
Nancy Busnach, Chair

**COMMONWEALTH OF MASSACHUSETTS**

County of Middlesex ss.

On this 24<sup>th</sup> day of June, 2008, before me, the undersigned notary public, personally appeared NANCY BUSNACH, proved to me through satisfactory identification, which were [~~driver's license~~] or [based on the undersigned's personal knowledge of the identity of the principal], to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Chair of a redevelopment authority.

Nancy D. Aylward  
(Official Signature and Seal of Notary)  
My Commission Expires:





Page 4 of 4

**Exhibit A**  
**Legal Description**

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Thence turning and running easterly by said Authority land about nine (9 +/-) feet to a corner, being on the northerly line of another parcel of land acquired by said Authority from the Boston & Maine Corporation by an Indenture dated the 25th of September 1973 and recorded with said Deeds in Book 12527, Page 299;

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Thence turning slightly and running southeasterly by land now or formerly of the Foley-Sturtevant Realty Trust about one hundred forty-seven and four tenths (147.4+/-) feet to a corner;

Thence turning and running by other land now or formerly of Mar-Ron Realty for two courses, northeasterly about sixteen and eight tenths (16.8+/-) feet to a corner and northerly on a non-tangent curved line at both ends of nine hundred and no hundredths (900.00) feet radius, one hundred thirty-five and seventy-nine hundredths (135.79) feet to a corner on the southerly line of common drive;

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Thence turning and running southwesterly by said Mar-Ron Realty land about twenty-four and five tenths (24.5+/-) feet to a corner on the land of Foley-Sturtevant Realty Trust;

Thence turning and running by said Foley-Sturtevant Realty Trust for two courses being southeasterly about six hundred sixty-nine and seventy-four hundredths (669.74+/-) feet to a corner and southwesterly ninety and fifty hundredths (90.50) feet to a corner;

Thence turning and running by land now or formerly of the Pennsylvania Oil Company, also known as the Pennsylvania Holding Company for two courses being southeasterly three hundred fifty-three and forty-three hundredths (353.43) feet to a corner and southerly one hundred eighty-five and forty-one hundredths (185.41) feet to a corner on the easterly line of Assembly Square Drive, said corner being the beginning of a non-tangent curve;

Thence running southeasterly and southerly by said Drive on a curved line of six hundred forty and no hundredths (640.00) feet radius, about three hundred sixty-three (363+/-) feet to a point of tangency at the end of the curve;

Thence running southerly by said Drive, two hundred eleven and forty hundredths (211.40) feet to a corner;

Thence turning and running southeasterly and southerly by land of the City of Somerville for six courses, having a total distance of about two hundred fourteen (214+/-) feet to the point of beginning;

Excluded from the said "Yard 21" parcel are three parcels which are included within the above-described

parcel. The three parcels are located in the northwest portion of the described parcel and are separately now or formerly owned by Pyrofax Gas Corporation, Clay Realty Corporation and Walter I. Lipsett Corporation, and are described in deeds on file with the Middlesex Registry of Deeds in Book 11501, Page 731; Book 12367, Page 305; Book 12367, Page 312 and Book 12678, Page 634, respectively, and are shown on the ASEC Corporation Plan.

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LESS AND EXCEPT the following parcel of land, conveyed by the Somerville Redevelopment Authority to the Trustees of Mar-Ron Realty Trust, by a Quitclaim Deed dated as of the date hereof and recorded with the Middlesex South District County Registry of Deeds on the date hereof:

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A certain part or parcel of land situated in Somerville, County of Middlesex, Commonwealth of Massachusetts, lying on the southerly sideline of Foley Street and more particularly bounded and described as follows:

Beginning at a point on the southerly sideline of Foley Street at the intersecting point of the privately and publicly owned dividing line of said Foley Street;

Thence running N 78°-03'-50" E, 41.28 feet by the southerly line of Foley Street to a point;

Thence turning and running on a curve to the left having a radius of 900.00 feet a distance of 137.64 feet (chord distance 137.51 feet) to a point;

Thence turning and running S 59°-43'-39" W, a distance of 31.51 feet to a point;

Thence turning and running N 30°-16'-21" W, a distance of 149.82 feet to the point of beginning, be all said measurements, more or less, however bounded and described, said parcel of land containing an area of 4,984 Sq. Ft., more or less, and shown upon a plan entitled, "Land in Somerville, Ma., Boston & Maine Corp. to Mar-Ron Realty Trust, Scale: 1" = 20', Dated: Sept. 20, 1988," prepared by Fred W. Gould, Surveyor and recorded with the Middlesex South District County Registry of Deeds in Book 19514, Page 380.



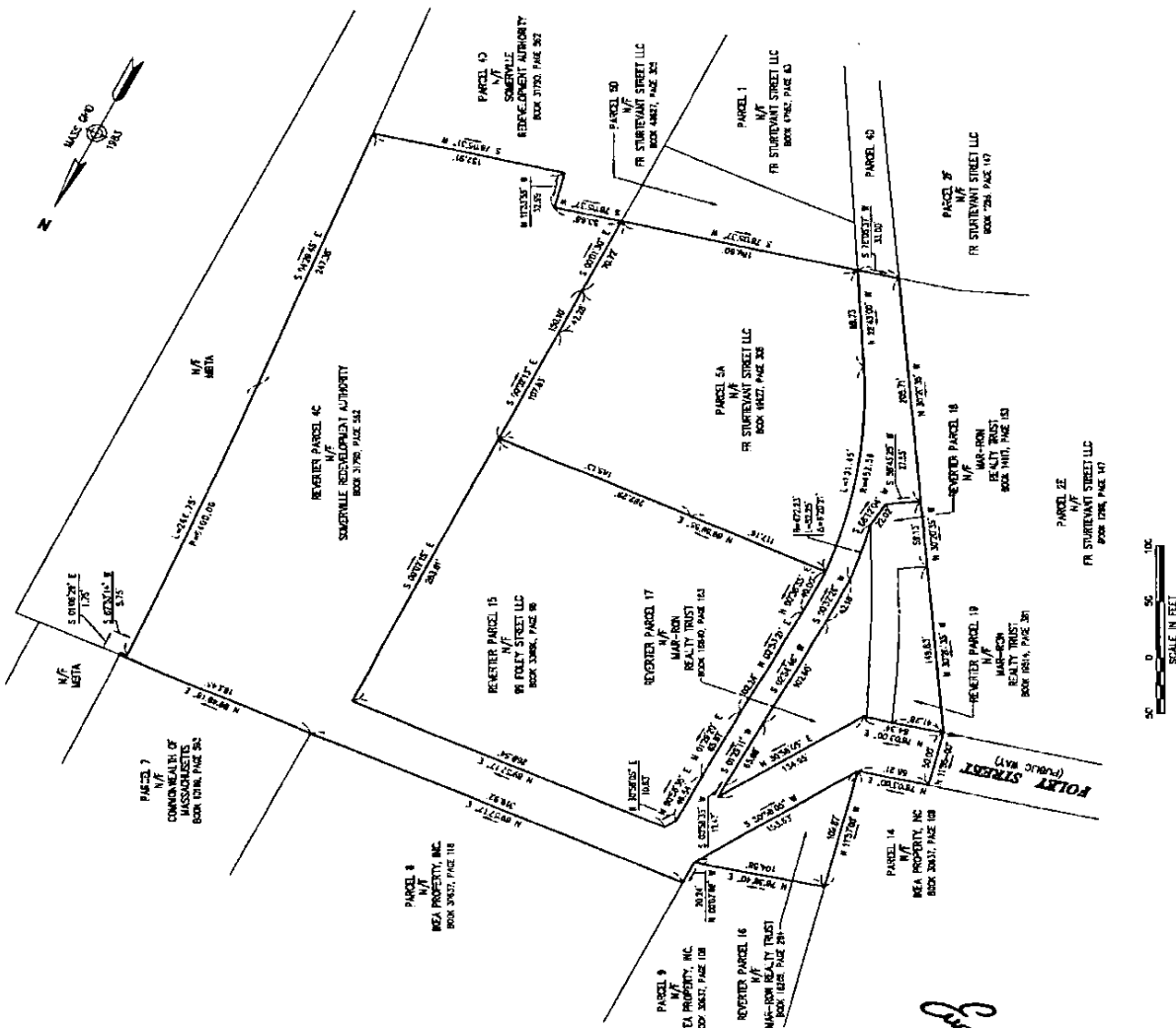
**EXHIBIT**  
PLAN OF LAND  
IN  
**SOMERVILLE**  
MASSACHUSETTS

PREPARED FOR: FEDERAL REALTY INVESTMENT TRUST

PREPARED BY: Vantage Hanger Brustin, Inc.  
Transportation, Land Development &  
Professional Services  
121 Market Street, P.O. Box 915  
Wilmington, MA 02471-9151  
(617) 924-1770

SCALE: 1 INCH = 50 FEET DATE: MAY 25, 2008

Reviewed by: [David J. Reardon](#) (david.j.reardon@usda.gov) on 2019-07-22



## General Notes

- 1) THE PROPERTY LINES SHOWN WERE DETERMINED BY ACTUAL FIELD SURVEY CONDUCTED IN APRIL 2004 AND NOVEMBER 2006 AND FROM PLANS AND DEEDS OF RECORD.
- 2) THE PROPERTY LINES SHOWN ARE FROM A SURVEYOR'S PLAN OF LAND BY ME TO BE RECORDED ONCE PROPERTY COMPANISH HAS BEEN TRANSFERRED TO FEDERAL REALTY INVESTMENT TRUST.

*Eugene C. Byrne*  
Attest Middlesex S. Register

EXHIBIT "C"

MBTA EASEMENT  
PLAN OF LAND

**SOMERVILLE**  
MASSACHUSETTS

PREPARED FOR: FEDERAL REALTY INVESTMENT TRUST  
PREPARED BY: Vanasse Hangen Brustlin, Inc.  
Transportation, Land Development &  
Environmental Services  
101 Walnut Street, P.O. Box 9151  
Waltham, MA 02471-9151  
(617) 894-1370

**Classification**

HERBERT CUNY THAT THE PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE RECORDS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

WHEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING CONVEYANCES, AND THE LINES OF STRIPS AND MAPS SHOWN ARE MAPS OF PUBLIC OR PRIVATE STRIPS OR MAPS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING CONVEYANCE OR FOR NEW MAPS ARE SHOWN.

(MASS. GEN. LAWS CHAPTER 41, SEC. 81-1)

NO NEW LINKS FOR DIVISION OF LIVING ORGANOGRAPH ON HOW NEW LINKS ARE  
(MASS. GEN. LANS QUARTER 41, SEC. 81-1)

June 26, 2008 *Russell J. [Signature]*  
PROFESSIONAL LIVING ORGANOGRAPH

**General Notes**

- 1) THE PROPERTY LINES SHOWN WERE DETERMINED BY ACTUAL FIELD SURVEY CONDUCTED IN APRIL 2004 AND NOVEMBER 2008 AND FROM PLANS AND RECORDS OF RECORD.
- 2) THE PURPOSE OF THIS PLAN IS TO DEFINE A PROPOSED ACCESS EASEMENT FOR

520

PL # 520 6-26-2008 3:30 P.M.

123 Foley Street

## QUITCLAIM DEED



Bk: 49627 Pg: 305 Doc: DEED  
Page: 1 of 5 08/18/2007 01:55 PM

**CLAY REALTY CORP.**, a Massachusetts Corporation with a business address c/o James J. Fox & Co., 87 Terrace Hall Avenue, Burlington, MA 01803 (the "Grantor"), for consideration of Three Million Twenty-Six Thousand Dollars (\$3,026,000.00) paid,

grants to

**FR Sturtevant Street, LLC**, a Delaware limited liability company having a business address at 1626 East Jefferson Street, Rockville, MD 20852,

with QUITCLAIM COVENANTS

the land and buildings or other improvements located thereon situated in Somerville, Middlesex County, Massachusetts more particularly described on **Exhibit A** attached hereto and made a part hereof.

Said premises are conveyed subject to real estate taxes assessed against said property which are not yet due and payable. Said premises are hereby conveyed subject to and together with all easements, covenants, restrictions, and agreements of record, if any, insofar as they may be in force and applicable. Said premises are hereby conveyed further subject to the following restriction which shall be deemed to encumber and run with the land:

The premises shall not be used for the operation of liquefied petroleum gas sales, storage and/or distribution on the premises.

Meaning and intending to convey all of the the same premises conveyed to the Grantor and described in a Deed from James W. Quinn, Jr. to the Grantor dated January 22, 1973 and filed with the Middlesex South Registry of Deeds in Book 12367, Page 305, and in a Deed from George H. Moncrief to the Grantor dated January 22, 1973 and recorded with the Middlesex South Registry of Deeds in Book 12367, Page 312.

The said premises do not constitute all or substantially all of the Grantor's assets in the Commonwealth of Massachusetts.

[SIGNATURE PAGE ATTACHED HERETO]

Jay M. Melkonian  
First American Title Insurance Company  
101 Huntington Avenue  
13th Floor  
Boston MA 02199

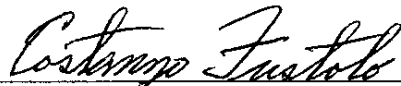
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 08/18/2007 01:55 PM  
City# 093639 07431 Doc# 00111485  
Fee: \$13,798.56 Cons: \$3,026,000.00

123 Foley Street aka S Foley Street, Somerville MA



IN WITNESS WHEREOF, the Grantor has caused these presents to be signed, acknowledged and delivered in its name and behalf this 14<sup>th</sup> day of June, 2007.


CLAY REALTY CORP.

  
By: Costanzo Fustolo,  
Title: President

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk: ss

On this 14<sup>th</sup> day of June, 2007, before me, the undersigned notary public, personally appeared Costanzo Fustolo, proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as President of Clay Realty Corp.

  
(official signature and seal of notary)  
My commission expires:



MARIE E. WOLF  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
May 15, 2009

**EXHIBIT A****Parcel I:**

A certain parcel of land in Somerville, Middlesex County, Massachusetts, being shown as Lot B on a Plan of Land in Somerville, Massachusetts, for Thomas DiSilva by Somerville Engineering Services, Inc., recorded in Middlesex South District Registry of Deeds, Book 11501, Page 731, bounded and described as follows:

Easterly by thirty-five (35) foot driveway, as shown on said plan, one hundred forty-seven and 85/100 (147.85) feet;

Southerly by Lot A, as shown on said plan, one hundred sixty-four and 68/100 (164.68) feet;

Westerly in two (2) courses by land of the Boston and Maine Railroad, one hundred thirty-two and 16/100 (132.16) feet and one hundred ninety-one and 45/100 (191.45) feet;

Northerly by land of Zurbach Steel Company, one hundred seventeen and 19/100 (117.19) feet;

Easterly by land of George H. Moncrief et al, in two (2) courses, seventy-four and 02/100 (74.02) feet and seventy-eight and 38/100 (78.38) feet and

Northerly by land of George H. Moncrief et al, one hundred thirty-eight and 91/100 (138.91) feet.

**Parcel II Comprised of Lot #1 and Lot #2 as follows:**

**Lot #1:** A certain parcel of land, with the sidetrack and sidetrack materials and the buildings thereon, situated in said Somerville, bounded and described as follows:

Beginning on the land formerly of the Boston and Maine Railroad and on the Westerly side line of a driveway, so-called, at a point South 0 10' 40" West, two hundred sixty-three and 82/100(263.82) feet from the Northeast corner of land of Zurbach Steel Co.;

thence running South 0 10' 40" West on and along said Westerly side line one hundred ten (110) feet to land formerly of said Railroad;

thence turning and running on and along said land formerly of said railroad on four (4) courses, as follows:

North 89 47' 10" West, one hundred forty-six and 80/100 (146.80) feet;

North 10 56' 30" West, thirty-seven and 61/100 (37.61) feet;

Northerly on a curve to the right having a radius of five hundred sixty-two and 12/100 (562.12) feet, seventy four and 02/100 (74.02) feet; and

South 89 47' 10" East, one hundred sixty-five and 10/100 (165.10) feet to the point of beginning.

Being shown on plan marked "Land in Somerville, Mass. Boston and Maine Railroad to George H. Moncrief et als, J. P. Cronin, Engr. of Design, August 1952" and recorded with Middlesex South District Deeds Book 8005, Page 425.

Containing 17,277 square feet of land more or less according to said plan or however otherwise said premises may be bounded, measured or described.

**Lot #2:** A certain parcel of land, with sidetrack and sidetrack materials and the buildings thereon, situated in said Somerville, bounded and described as follows:

Beginning at land now or formerly of Boston and Maine Railroad and on the Westerly side line of a driveway situated on land formerly of said Railroad at a point three hundred seventy-three and 82/100 (373.82) feet from the Northeast corner of land of Zurbach Steel Company;

thence running South 0 40' 10" West on and by said Westerly side line of said driveway, forty (40) feet to a point at other land formerly of said Railroad;

thence turning and running on and said last mentioned land on two courses, as follows:

North 89 47' 10" West, one hundred thirty-eight and 91/100 (138.91) feet and North 10 56' 30" West, forty and 77/100 (40.77) feet to point at land of George H. Moncrief et als;

thence turning and running South 89 47' 10" East by said last mentioned land, one hundred forty-six and 80/100 (146.80) feet to the point of beginning.

Being shown on a plan in Somerville, Mass., marked "Boston and Maine Railroad to George H. Moncrief et als, J. F. Kerwin, Engr., August, 1956" and recorded with Middlesex South District Deed Book 8910, Page 348.

Containing 5,744 square feet of land more or less according to said plan or however otherwise said premises may be bounded, measured or described.

Said land also described as follows in Plan of Land made by Vanasse Hangen Brustin, Inc., dated March 19, 2007, Project No. 08518:

A certain parcel of land located 263.82' South of a 40' wide way known as Foley Street Extension in the City of Somerville, in the County of Middlesex and the Commonwealth of Massachusetts bounded and described as follows:

BEGINNING at a point on the Westerly sideline of a 35' wide way owned now or formerly of Somerville Redevelopment Authority; Thence S 00°01'13" E a distance of one hundred fifty and ten hundredths feet (150.10') to a railroad spike; thence S 00°01'30" E a distance of one hundred forty seven and eighty five hundredths feet (147.85') to a point; thence S 89°58'35" W a distance of one hundred sixty four and sixty nine hundredths feet (164.69') to a point; thence N 28°43'00" W a distance of one hundred thirty two and sixteen hundredths feet (132.16") to a point; thence NORTHWESTERLY and curving to the right along the arc of a curve having a radius of four hundred fifty two and fifty six hundredths feet (452.56'), a length of one hundred ninety one and forty five hundredths feet (191.45') to a point, thence N 89°59'55" E a distance of two hundred eighty two and twenty nine hundredths feet (282.29') to Point of Beginning.

**Parcel III (Easement):**

Together with the right to use the 35' wide and 40' driveways set forth in a deed from Boston and Maine Railroad to Middlesex Northern Investment Corporation, recorded with the Suffolk County Registry of Deeds in Book 9911, Page 432, also shown as Driveway A and Driveway B in Book 8005, page 425 and shown on plan attached thereto; and further shown on plan recorded in Book 11501, page 731.

  
Attest. Middlesex S. Register



# Exhibit P

## QUITCLAIM DEED

I, WALTER I. LIPSETT, of Newton, Middlesex County, Massachusetts, for consideration paid of \$1.00 hereby grants to the 99 FOLEY STREET LLC, a Massachusetts limited liability company with a principal place of business at 99 Foley Street, Somerville, Middlesex County, Massachusetts with QUITCLAIM COVENANTS;

the land with the buildings thereon situated in Somerville, Middlesex County, Massachusetts bounded and described as follows:

Beginning at a point on the Southerly line of a driveway forty (40) feet wide on land now or formerly of the Boston and Maine Railroad, seventy-six and 22/100 (76.22) feet North 0° 11' 10" East from a point on the extension of the Northerly line of Foley Street, said last described point being 1,122.68 feet North 78° 16' 16" East from the intersection of the Easterly Line of Middlesex Avenue and the Northerly line of Foley Street as said point is shown on a plan of land entitled, "Land in Somerville, Mass., Boston and Maine Railroad - to - L.E. Zurbach Steel Company" by J. P. Cronin, Engr. Of Design, recorded in the Middlesex Southern District Registry of Deeds at Book 6694, Page 176, thence running:

South 89° 50' 10" East	by said driveway, two hundred sixty-eight and 07/100 (268.07) feet to the Westerly line of another driveway of said Railroad; thence turning and running;
South 0° 10' 14" West	by said last described driveway, two hundred sixty-three and 82/100 (263.82) feet to other land now or formerly of said Railroad; thence turning and running by said last named land;
North 89° 47' 10" West	two hundred eighty-two and 29/100 (282.29) feet; thence turning and running by said land now or formerly of said Railroad on six courses as follows:
North 0° 51' 50" East,	forty (40) feet;
North 3° 07' 50" East,	one hundred two and 39/100 (102.39) feet;
North 2° 02' 50" East,	sixty-five and 87/100 (65.87) feet;
North 1° 25' 50" East,	forty-six and 54/100 (46.54) feet;
North 31° 13' 11" East,	ten and 35/100 (10.35) feet; and
South 89° 50' 10" East,	fifty-five and 16/100 (55.16) feet to the point of the beginning, be all of said measurements more or less.

Said parcel contains about 73,166 square feet.

The above-described premises are conveyed subject to and with the benefit of the covenants, agreements, easements, restrictions and rights of way contained in an indenture from the Boston and Maine Railroad to L.E. Zurbach Steel Company dated July 19, 1943, and recorded in said Deeds at Book 6694, Page 176, in an indenture from the Boston and Maine

MSD 05/24/99 11:03:01 351 25.02  
 Property Address: 99 Foley Street, Somerville, Massachusetts

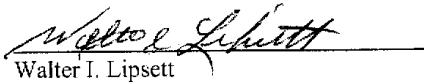
Railroad to L.E. Zurbach Steel Company dated June 10, 1948, recorded in said Deeds at Book 7297, Page 256 and in deed of Boston and Maine Railroad to L.E. Zurbach Steel Company dated March 13, 1953, recorded in said Deeds at Book 8044, Page 275.

Excepted from this conveyance are the sections of sidetrack and sidetrack material situated upon said premises and not owned by this grantor and the gasoline pumps and underground storage tanks attached or connected to said pumps owned by the Penn Oil Company.

For grantor's title, see deed dated August 11, 1964 recorded in said Deeds at Book 10606, Page 308.

The consideration for this conveyance is such that no deed stamps are required.

Witness my hand and seal this 7th day of September, 1999.

  
Walter I. Lipsett

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

September 7, 1999

Then personally appeared the above-named Walter I. Lipsett and acknowledged the foregoing instrument to be his free act and deed, before me

  
Notary Public  
My commission expires:

March 22, 2002

# Exhibit N





SOMERVILLE REDEVELOPMENT AUTHORITY

Nancy Busnach, Chair

James F. McCarthy, Treasurer  
Iwona Bonney

Joseph Thompson, Clerk  
Jeff Levine, AICP

October 30, 2006

Mr. Michael Gleba, Director  
Planning Department  
Mayor's Office of Strategic Planning  
and Community Development  
Somerville City Hall  
93 Highland Avenue  
Somerville, MA 02143

RE: Application for Preliminary Master Plan Approval  
Applicant: Federal Assembly Square, LLC

Dear Mr. Gleba:

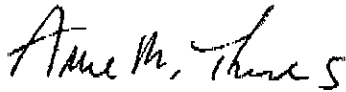
This is to confirm that the Somerville Redevelopment Authority (SRA) consents to the application for preliminary master plan approval submitted by Federal Assembly Square, LLC. The SRA has designated the following parcels as acquisition parcels in the 2002 Major Plan Change to the Assembly Square Revitalization Plan.

Owner/Current Use	S.F. Lot Area	Address	Assessor's Map/Lot/Block
99 Foley Street, LLC <i>Steel Supplier/Distributor</i>	73,166	99 Foley Street	Map 99-A-10
Clay Realty <i>Brickyard</i>	70,555	123 Foley Street	Map 99-A-2 Map 99-A-3 Map 99-A-4

Marron Realty Trust	24,885	85 Foley Street	Map 99-A-9
Gas station			Map 99-A-9A
Taxicab storage			Map 99-A-11
Parking			Map 99-A-2A

If private negotiations do not result in the sale of the acquisition parcels to the applicant, the SRA will take the parcels by eminent domain and convey them to an entity related to the applicant, which has already been named by the SRA as the designated redeveloper of these parcels.

Yours very truly,



Anne M. Thomas, Special Counsel  
Somerville Redevelopment Authority

# Exhibit K

**REDEVELOPER DESIGNATION UNDER THE  
2002 ASSEMBLY SQUARE REVITALIZATION PLAN  
MAJOR PLAN CHANGE**

WHEREAS, in 1980, the Somerville Redevelopment Authority, the City of Somerville and the Commonwealth of Massachusetts approved an urban renewal plan, called the Assembly Square Revitalization Plan (the "1980 Plan"), for a 144 acre area including but not limited to the properties defined below as Yard 21 and the Disposition Parcels; and, in 2002, approved a major plan change to the 1980 Plan, called the 2002 Major Plan Change (the "2002 Major Plan Change"); and

WHEREAS, the SRA entered into a Land Disposition Agreement dated as of June 5, 2002, and amended eleven (11) times, most recently on February 7, 2005 (as amended, the "LDA") with The Sturtevant Partnership Limited Partnership, a Massachusetts limited partnership ("Sturtevant") for the sale to Sturtevant of urban renewal Disposition Parcel B-9, consisting of approximately 9.3 acres and commonly known as Yard 21 ("Yard 21"); and

WHEREAS, the SRA also designated Sturtevant as the redeveloper of Disposition Parcels D-1, D-2-1, D-2-2, D-2-3, D-3, D-4-1, D-4-2, D-4-3, and D-5 under Section 12.02(10) of the 2002 Major Plan Change, which states that the SRA will select another redeveloper if the known redeveloper is unable or unwilling to conform to the 2002 Major Plan Change; and

WHEREAS, the SRA has been advised by Sturtevant that, on or about March 1, 2005, Sturtevant intends to sell to Federal Realty Investment Trust, a Maryland real estate investment trust, with usual offices at 1626 East Jefferson Street, Rockville, Maryland 20852, or its wholly owned subsidiary ("Federal") any and all of its rights to, and interest in, Yard 21 and the "Neighboring Parcels" as defined on page one of the LDA (collectively these sales are hereby referred to as the "Closing", and, collectively, Yard 21 and the Neighboring Parcels are defined on page one of the LDA as the "Sturtevant Project"); and

WHEREAS, Federal has represented to the SRA that the entity buying Sturtevant's rights to and interests in Yard 21 and the Neighboring Parcels (a) is its wholly owned subsidiary; and (b) has the expertise and the financial capacity to develop the "Sturtevant Project", as defined on page one of the LDA, being the same project, as amended by the LDA amendments referred to above, that is described in Section 12.02(3)(a) of the 2002 Plan as "Assembly Square Commons"; and

WHEREAS, the SRA finds that the designation of a Federal rather than Sturtevant as the redeveloper is not a change to the 1980 Plan or the 2002 Plan; and

WHEREAS, any change in redeveloper designation from Sturtevant to Federal is contingent on the Closing and shall have no effect if the Closing does not occur before March 31, 2005.

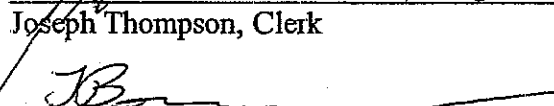


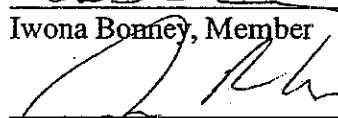
NOW THEREFORE, at a duly called meeting at which a quorum of members is present and voting,

IT IS HEREBY VOTED this 23<sup>rd</sup> day of February, 2005, pursuant to Section 12.02(10)(b) of the 2002 Plan, to designate Federal as the designated redeveloper of Disposition Parcels D-1, D-2-1, D-2-2, D-2-3, D-3, D-4-1, D-4-2, D-4-3, and D-5, contingent upon the Closing.

  
James F. McCarthy, Treasurer and Acting Chair

  
Joseph Thompson, Clerk

  
Iwona Bonney, Member

  
Jeffrey R. Levine, Member

85 Foley Street



Bk: 54016 Pg: 337 Doc: DEED  
Page: 1 of 6 12/18/2009 11:58 AM

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 12/18/2009 11:58 AM  
Crl# 133653 15983 Doc# 00242155  
Fee: \$5,244.00 Cons: \$1,150,000.00

### QUIT CLAIM DEED

**SUMNER DARMAN, TRUSTEE OF MARRON REALTY TRUST A/K/A MARRON REALTY TRUST**, u/t/d dated February 16, 1983 and recorded at Middlesex South District Registry of Deeds at Book 14917, Page 146 with a business address at 85 Foley Street, Somerville, Massachusetts (the "Grantor"), consideration of One Million One Hundred Fifty Thousand Dollars (\$1,150,000.00) paid grants to FR Sturtevant Street, LLC, a Delaware limited liability company having a business address at 1626 East Jefferson Street, Rockville, MD 20852, with QUITCLAIM COVENANTS the land and buildings or other improvements located thereon situated in Somerville, Middlesex County, Massachusetts more particularly described on **Exhibit A** attached hereto and made a part hereof.

Said premises are conveyed subject to real estate taxes assessed against said property which are not yet due and payable. Said premises are hereby conveyed subject to and together with all easements, covenants, restrictions, and agreements of record, if any, insofar as they may be in force and applicable.

Meaning and intending to convey the same premises conveyed to the Grantor and described in the following Deeds to the Grantor:

1. Deed from Gerald R. Chaille, dated February 16, 1983 and recorded in the South Middlesex Registry of Deeds in Book 14917, Page 153. (Tract I)
2. Deed from the Boston and Maine Corporation, dated December 12, 1985 and recorded in the South Middlesex Registry of Deeds in Book 16640, Page 163. (Tract I)
3. Deed from the Boston and Maine Corporation, dated May 16, 1991 and recorded in the South Middlesex Registry of Deeds in Book 21201, Page 302. (Tract I)

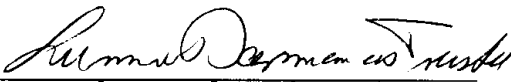
85 Foley Street Somerville  
Foley Street,

4. Deed from the Boston and Maine Corporation, dated May 18, 1987 and recorded in the South Middlesex Registry of Deeds in Book 18286, Page 284. (Tract II)
5. Deed from the Boston and Maine Corporation, dated November 4, 1988 and recorded in the South Middlesex Registry of Deeds in Book 19514, Page 381; see also Confirmatory Deed from the Somerville Redevelopment Authority to Sumner Darman, Trustee of Mar-Ron Realty Trust, dated June 26, 2008 and recorded in the South Middlesex Registry of Deed in Book 51364, Page 366. (Tract III)

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

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed, acknowledged and delivered in its name and behalf this 16<sup>th</sup> day of November, 2009.

SUMNER DARMAN, TRUSTEE OF MARRON REALTY TRUST A/K/A MAR-RON REALTY TRUST, u/t/d dated February 16, 1983 and recorded at Middlesex South District Registry of Deeds at Book 14917, Page 146

By:   
Name: SUMNER DARMAN  
Title: TRUSTEE



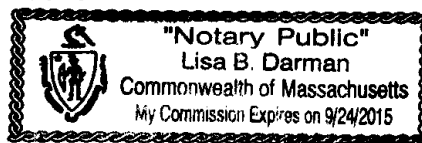
State of Massachusetts: ss.

County of Middlesex :

On this 16 day of November, 2009, before me, the undersigned notary public, personally appeared Sumner Darman, Trustee of Marron Realty Trust a/k/a Mar-Ron Realty Trust, u/t/d dated February 16, 1983 and recorded at Middlesex South District Registry of Deeds at Book 14917, Page 146, proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Sumner Darman, Trustee of Marron Realty Trust a/k/a Mar-Ron Realty Trust, u/t/d dated February 16, 1983 and recorded at Middlesex South District Registry of Deeds at Book 14917, Page 146.

Lisa B Darman

Notary Public



My Commission Expires:

**EXHIBIT A**

**[Property Description]**

Real property in the City of Somerville, County of Middlesex, Commonwealth of Massachusetts, described as follows:

TRACT I (85 FOLEY STREET):

PARCEL I:

The land in Somerville, Middlesex County, Massachusetts, being shown as Parcel I on a plan entitled, "Land in Somerville, Mass., Boston and Maine Railroad to Thomas M. DiSilva", dated March, 1961, recorded with the Middlesex South District Registry of Deeds in Book 9911, Page 432, bounded and described as follows:

Beginning at a point on the southerly side line of a private street, which point is South 78°03'50" West, sixty-one and eight hundredths (61.08) feet from the division line between the private and public (Foley Street),

thence turning and running on the southerly line of said private street on two (2) courses as follows: North 78°03'50" East three and twenty-two hundredths (3.22) feet and North 30°58'50" East one hundred thirty-four and eighty-four hundredths (134.84) feet to an iron pipe,

thence turning and running on land of Boston and Maine Railroad on the following seven (7) courses:

South 1°13' West eleven and forty-seven hundredths (11.47) feet to an iron pipe;

thence South 1°50'00" West sixty-five and fifty-seven hundredths (65.57) feet to an iron pipe;

thence South 2°55' West one hundred two and sixty hundredths (102.60) feet to an iron pipe;

thence South 0°32'40" West forty-two and eighteen hundredths (42.18) feet to an iron pipe;

thence curving to the left having a radius of four hundred seventy-two and twenty-three hundredths (472.23) feet, fifty-two and twenty-four (52.24) feet to an iron pipe;

thence turning and running North 26°23'30" West sventy-four and eighty hundredths (74.80) feet to an iron pipe;

thence North 23°01' West ninety-seven and ninety-one hundredths (97.91) feet to the point of beginning.

Containing 8,950 square feet of land, more or less, according to said Plan.

Together with the right to use in common with others, now or hereafter having rights therein for all purposes for which streets or ways may now or hereafter be used in said Somerville, including the right to use for any and all public services and utilities the land shown as marked "Driveway" on said above-mentioned Plan, such use as will not impede the free flow of traffic therein.

PARCEL II:

A certain piece or parcel of land situated in Somerville, Middlesex County, Massachusetts, and bounded and described as follows:

Beginning at a point located South 59°-43'-39" West 10 feet from the center line of a railroad track; thence running

South 59°-43'-39" West 31.51 feet to a point; thence turning and running

North 30°-16'-21" West 61.25 feet to a point; thence turning and running

North 59°-15'-18" East 23.69 feet to a point; thence turning and running on a curve to the right having a radius of 900.00 feet, and a chord distance of 137.51 feet, a distance of 137.64 feet to a point on the southerly line of Foley Street; thence turning and running

North 78°-03'-50" East 19.80 feet along said Southerly line of Foley Street to a point; thence turning and running

South 23°-01'-00" East 97.91 feet to a point; thence turning and running

South 26°-23'-30" East 74.80 feet to a point; thence turning and running

South 06°-12'-18" West 22.02 feet to the point of beginning, be all said measurements more or less, however otherwise bounded and described said Parcel A containing an area of 5,208.6 square feet, more or less, and shown upon a plan marked, "Land in SOMERVILLE, MASSACHUSETTS Boston and Maine Corporation to Marron Realty Trust" Otte & Dwyer, Inc., Surveyors, February 22, 1985; said Plan recorded in Book 16640, Page 175.

TRACT II (FOLEY STREET PARCEL - TAX LOT 85/A/2A/A):

Beginning at a stone bound located on the westerly line of Driveway A (a forty foot wide private driveway owned by the Boston and Maine Corporation), said stone bound also being located on the southeasterly corner of land now or formerly of H.K. Porter;

Thence turning and running S 31° 13' 11" W, 153.53 feet along the westerly line of said Driveway A to a point;

Thence turning and running N 11° 41' 50" W, 109.87 feet to a point on the southwesterly corner of land now or formerly of H.K. Porter;

Thence turning and running N 76° 53' 50" E, 104.58 feet along the southerly line of land now or formerly of H.K. Porter to the point of beginning, be all said measurements, more or less, however bounded and described, said parcel containing an area of 5,744 square feet, more or less, and shown on a plan entitled, "Land in Somerville, MA Boston & Maine Corporation To Mar-Ron Realty Trust Scale 1 In. = 40 Ft. Dec 20, 1986" recorded with the Middlesex County Registry of Deeds as Plan No. 898 of 1987 in Plan Book 18286, Page 284.

TRACT III (4,984 SQUARE FOOT PARCEL):

A certain part or parcel of land situated in Somerville, County of Middlesex, Commonwealth of Massachusetts, lying on the southerly sideline of Foley Street and more particularly bounded and described as follows:

Beginning at a point on the southerly sideline of Foley Street at the intersecting point of the privately and publicly owned dividing line of said Foley Street;

Thence running N 78°-03'-50" E, 41.28 feet by the southerly line of Foley Street to a point;

Thence turning and running on a curve to the left having a radius of 900.00 feet a distance of 137.64 feet (chord distance 137.51 feet) to a point;

Thence turning and running S 59°-43'-39" W, a distance of 31.51 feet to a point;

Thence turning and running N 30°-16'-21" W, a distance of 149.82 feet to the point of beginning, be all said measurements, more or less, however bounded and described, said parcel of land containing an area of 4,984 Sq. Ft., more or less, and shown upon a plan entitled, "Land in Somerville, Ma., Boston & Maine Corp. to Mar-Ron Realty Trust, Scale: 1" = 20', Dated: Sept. 20, 1988," prepared by Fred W. Gould, Surveyor and recorded with the Middlesex South District County Registry of Deeds in Book 19514, Page 380.

[Tax parcels: 1) 85-A-2A, 2) 99-A-9, 3) 99-A-9A, 4) 99-A-11]





100 Sturtevant  
Street



2009 00201902

Bk: 53688 Pg: 391 Doc: DEED

Page: 1 of 13 10/16/2009 03:53 PM

MASSACHUSETTS EXCISE TAX  
 Southern Middlesex District ROD # 001  
 Date: 10/16/2009 03:53 PM  
 Ctrl# 130753 13332 Doc# 00201902  
 Fee: \$79,861.56 Cons: \$17,513,367.34

After recording return to:

Lawyers Title Insurance Corporation  
 265 Franklin Street, 8<sup>th</sup> Floor  
 Boston, MA 02110-3133  
 Attn: Patricia Carlson

## QUITCLAIM DEED

**FR STURTEVANT STREET, LLC**, a Delaware limited liability company (the "**Grantor**"), with an address of c/o Federal Realty Investment Trust, Legal Department, 1626 East Jefferson Street, Rockville, MD 20852, for good and valuable consideration estimated to have a value of \$17,513,367.34 and other valuable consideration, grants to **IKEA PROPERTY, INC.**, a Delaware corporation, (the "**Grantee**") with an address of 420 Alan Wood Road, Conshohocken, PA 19428,

with **quitclaim covenants**,

The land, together with any improvements therein, described as Parcel 11 on the plan entitled "Subdivision Plan of Land, in Somerville, Massachusetts," prepared by Vanasse Hangen Brustlin, Inc., dated January 27, 2009, and recorded in the Middlesex South District Registry of Deeds ("**Registry**") in Plan 670 of 2009, and Parcels 2B, 3B, 4B, and 6B on the plan entitled "Subdivision Plan of Land, in Somerville, Massachusetts," prepared by Vanasse Hangen Brustlin, Inc., dated October 22, 2007, and recorded in the Registry in Plan 447 of 2009, Sheet 5, as more particularly described on Exhibit A attached hereto (the "**Property**").

Subject to real estate taxes and assessments not yet due and payable, any existing easements, rights of way and other encumbrances and restrictions of record that lawfully apply to the property hereby conveyed, including without limitation that certain Notice of Activity and Use Limitation recorded with said Registry in Book 53648, Page 514, to the extent the same may be in force and/or applicable.

For reference to Grantor's title see the following instruments:

First American Title  
 101 Huntington Avenue  
 13th Floor  
 Boston, MA 02199

Page 2 of 11

1. Deed from Amerigas Propane, L.P., dated March 22, 2006 and recorded with said Registry in Book 47163, Page 63.
2. Deed from Taurus-34 Sturtevant Street Limited Partnership, dated February 28, 2005, and recorded with said Registry in Book 44743, Page 217.
3. Deed from Sturtevant Street Partnership Limited Partnership, filed on April 15, 2005 with the Middlesex South Registry District of the Land Court ("Registry District") as Document No. 1370915, Certificate of Title No. 233601. Property has been withdrawn from MGL c185. See Notice of Voluntary Withdrawal filed with said Registry District as Document No. 1442565.
4. Release Deed from Somerville Redevelopment Authority, dated June 24, 2008 and recorded with said Registry in Book 51364, Page 370, as affected by a Confirmatory Release Deed dated June 24, 2008 and recorded with said Deeds in Book 51493, Page 165.
5. Deed from Clay Realty Corp., dated June 14, 2007 and recorded with said Registry in Book 49627, Page 305.
6. Deed from The City of Somerville, dated June 7, 2007 recorded with said Registry in Book 49578, Page 283.

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

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

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



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

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

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

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

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

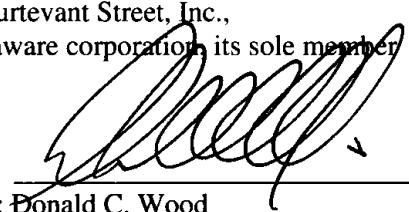
This conveyance is not the sale of all or substantially all of the assets of the Grantor located in the Commonwealth.

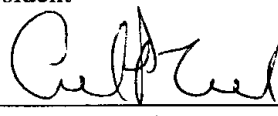
*[Signatures appear on following pages]*

EXECUTED under seal as of the 16<sup>TH</sup> day of October, 2009.

FR STURTEVANT STREET, LLC,  
a Delaware limited liability company

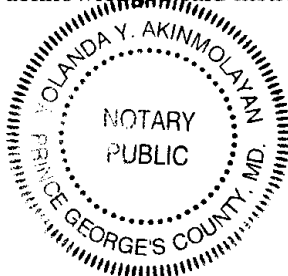
By: FR Sturtevant Street, Inc.,  
a Delaware corporation its sole member

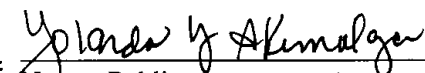
By:   
Name: Donald C. Wood  
Title: President

By:   
Name: Andrew P. Blocher  
Title: Vice President – Finance and  
Treasurer

STATE OF Maryland )  
COUNTY OF Montgomery ) ss

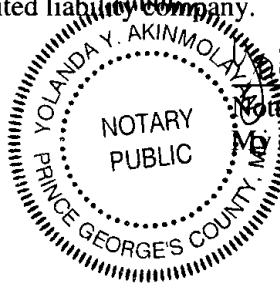
On this 8 day of October, 2009, before me appeared Donald C. Wood, to me personally known or proved to me through satisfactory form of identification which was driver's license who, being by me duly sworn, did say that he is the President of FR Sturtevant Street, Inc., and it is the sole member of FR Sturtevant Street, LLC and that by authority duly given by its board of directors, said instrument was signed and sealed on behalf of said limited liability company, and said Donald C. Wood acknowledged said instrument to be the free act and deed of said limited liability company.



  
Notary Public  
My commission expires: May 12, 2012  
YOLANDA Y. AKINMOLAYAN  
NOTARY PUBLIC STATE OF MARYLAND  
COUNTY OF PRINCE GEORGE'S  
My Commission Expires May 12, 2012

STATE OF Maryland )  
 ) ss  
COUNTY OF Montgomery )

On this 8 day of October, 2009, before me appeared Andrew P. Blocher, to me personally known or proved to me through satisfactory form of identification which was drivers license who, being by me duly sworn, did say that he is the Vice President – Finance and Treasurer of FR Sturtevant Street, Inc., and it is the sole member of FR Sturtevant Street, LLC and that by authority duly given, said instrument was signed and sealed on behalf of said limited liability company, and said Andrew P. Blocher acknowledged said instrument to be the free act and deed of said limited liability company.



Yolanda Y. Akinmolayan  
Notary Public

My Commission expires:

YOLANDA Y. AKINMOLAYAN  
NOTARY PUBLIC STATE OF MARYLAND  
COUNTY OF PRINCE GEORGE'S  
My Commission Expires May 12, 2012

EXHIBIT "A"

6/16/2009

## Legal Description - Proposed IKEA Parcel 11

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

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ASSEMBLY SQUARE DRIVE, A DISTANCE OF SEVEN HUNDRED FORTY FOUR FEET, MORE OR LESS (740'±) FROM THE INTERSECTION OF FOLEY STREET AND ASSEMBLY SQUARE DRIVE AND BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREAFTER DESCRIBED; THENCE

NORTHEASTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE BEING NON-TANGENT, HAVING A RADIUS OF TWENTY EIGHT AND FIFTY HUNDREDTHS FEET (28.50'), A LENGTH OF TWENTY EIGHT AND NINETY NINE HUNDREDTHS FEET (28.99') A CHORD BEARING OF N 00°51'07"W WITH A CORD DISTANCE OF (27.76) TO A POINT; THENCE
N 29°15'09" E	A DISTANCE OF SEVENTEEN AND SIXTY ONE HUNDREDTHS FEET (17.61') TO A POINT; THENCE
N 59°47'01" W	A DISTANCE OF FIVE AND FIFTY HUNDREDTHS FEET (5.50') TO A POINT; THENCE
NORTHEASTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE BEING NON-TANGENT, HAVING A RADIUS OF FIVE HUNDRED TWENTY NINE AND NO HUNDREDTHS FEET (529.00'), A LENGTH OF NINETY AND FIFTY THREE HUNDREDTHS FEET (90.53') A CHORD BEARING OF N 35°07'08"E WITH A CHORD LENGTH OF (90.42') TO A POINT; THENCE
N 44°36'12" W	A DISTANCE OF SEVENTY FOUR AND FIFTY SIX HUNDREDTHS FEET (74.56) TO A POINT; THENCE
N 57°59'12" E	A DISTANCE OF FORTY FOUR AND ELEVEN HUNDREDTHS FEET (44.11') TO A POINT; THENCE
N 44°51'41" E	A DISTANCE OF ONE HUNDRED FOUR AND THIRTY FIVE HUNDREDTHS FEET (104.35') TO A POINT; THENCE
N 68°47'57" E	A DISTANCE OF EIGHTY NINE AND TWENTY ONE HUNDREDTHS FEET (89.21') TO A POINT; THENCE
N 78°05'37"E	A DISTANCE OF THREE HUNDRED TWENTY FOUR AND FIFTY NINE HUNDREDTHS FEET (324.59') TO A POINT; THENCE
S 11°33'55"E	A DISTANCE OF THIRTY TWO AND NINETY NINE HUNDREDTHS FEET (32.99') TO A POINT; THENCE
N 78°05'31"E	A DISTANCE OF ONE HUNDRED FORTY FIVE AND NINETEEN HUNDREDTHS FEET (145.19') TO A POINT; THENCE
S 04°27'59" E	A DISTANCE OF FIVE HUNDRED THIRTEEN AND THIRTY TWO HUNDREDTHS FEET (513.32') TO A POINT; THENCE



6/16/2009

SOUTHWESTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE BEING NON-TANGENT, HAVING A RADIUS OF SIX THOUSAND FIVE HUNDRED SEVENTY FIVE AND NO HUNDREDTHS FEET (6575.00'), A LENGTH OF ONE HUNDRED TWENTY EIGHT AND EIGHTY FOUR HUNDREDTHS FEET (128.84') A CHORD BEARING OF N 01°07'18"E WITH A CHORD LENGTH OF (128.82') TO A POINT; THENCE

S 06°57'37" W A DISTANCE OF ONE HUNDRED TWO AND EIGHTY FIVE HUNDREDTHS FEET (102.85') TO A POINT; THENCE

S 69°15'13" E A DISTANCE OF THIRTEEN AND NINETY FIVE HUNDREDTHS FEET (13.95') TO A POINT; THENCE

S 00°15'45" E A DISTANCE OF TWO HUNDRED TWENTY EIGHT AND FIFTY SIX HUNDREDTHS FEET (228.56') TO A POINT; THENCE

S 01°08'35" E A DISTANCE OF TWO HUNDRED ONE AND NO HUNDREDTHS FEET (201.00') TO A POINT; THENCE

S 87°58'35" W A DISTANCE OF NINE AND NO HUNDREDTHS FEET (9.00') TO A POINT; THENCE

S 00°44'32" E A DISTANCE OF FIVE HUNDRED SEVENTY FIVE AND SEVENTY TWO HUNDREDTHS FEET (575.72') TO A POINT; THENCE

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

N 02°37'54" W A DISTANCE OF THIRTY ONE AND NO HUNDREDTHS FEET (31.00') TO A POINT; THENCE

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

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

N 36°06'18" W A DISTANCE OF NINE AND FIFTY TWO HUNDREDTHS FEET (9.52') TO A POINT APPROXIMATELY EIGHT FEET (8.0') PARALLEL TO THE EASTERLY SIDE OF ASSEMBLY SQUARE DRIVE; THENCE

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

NORTHWESTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF SIX HUNDRED FORTY SEVEN AND FIFTY FIVE HUNDREDTHS FEET (647.55'), A LENGTH OF FOUR HUNDRED THIRTY AND FIFTY FIVE HUNDREDTHS FEET (430.55') TO A POINT; THENCE

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

N 41°58'46" W A DISTANCE OF TWO HUNDRED SIXTY AND NINETEEN HUNDREDTHS FEET (260.19') TO A POINT; THENCE

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

6/16/2009

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

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

N 39°06'59" W      A DISTANCE OF THIRTY FOUR AND NINTY SEVEN HUNDREDTHS FEET  
(34.97') TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS 516,587 SQ. FT OR 11.859 ACRES OF LAND IN THE  
CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS LOT 11 ON A PLAN ENTITLED  
"SUBDIVISION PLAN OF LAND IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FR  
STURTAVENT STREET LLC, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED JANUARY  
27, 2009 AT A SCALE OF 1"=80'.

6/16/2009

## Legal Description - Parcel 2B

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

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

N 41°58'46" W	A DISTANCE OF ONE HUNDRED EIGHTY TWO AND EIGHTY EIGHT HUNDREDTHS FEET (182.88') TO A POINT; THENCE
NORTHWESTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF NINE HUNDRED SEVENTY AND NO HUNDREDTHS FEET (970.00'), A LENGTH OF ONE HUNDRED SEVENTEEN AND NINETY NINE HUNDREDTHS FEET (117.99') TO A POINT; THENCE
N 35°18'16" W	A DISTANCE OF SIXTY THREE AND FORTY HUNDREDTHS FEET (63.40') TO A POINT; THENCE
N 41°57'06" E	A DISTANCE OF ONE HUNDRED TWENTY TWO AND FORTY FOUR HUNDREDTHS FEET (122.44') TO A POINT; THENCE
S 44°36'12" E	A DISTANCE OF SEVENTY FOUR AND FIFTY SIX HUNDREDTHS FEET (74.56') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FIVE HUNDRED TWENTY NINE AND NO HUNDREDTHS FEET (529.00'), A LENGTH OF NINETY AND FIFTY THREE HUNDREDTHS FEET (90.53') TO A POINT; THENCE
S 59°47'01" E	A DISTANCE OF FIVE AND FIFTY HUNDREDTHS FEET (5.50') TO A POINT; THENCE.
S 29°15'09" W	A DISTANCE OF SEVENTEEN AND SIXTY ONE HUNDREDTHS FEET (17.61') TO A POINT; THENCE
SOUTHWESTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY EIGHT AND FIFTY HUNDREDTHS FEET (28.50'), A LENGTH OF TWENTY EIGHT AND NINETY NINE HUNDREDTHS FEET (28.99') TO A POINT; THENCE
S 39°06'59" E	A DISTANCE OF THIRTY FOUR AND NINETY SEVEN HUNDREDTHS FEET (34.97') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FIVE HUNDRED FOURTY THREE AND NO HUNDREDTHS FEET (543.00'), A LENGTH OF TWENTY NINE AND SEVENTY HUNDREDTHS FEET (29.70') TO A POINT; THENCE.
S 40°04'13" E	A DISTANCE OF THIRTY THREE AND SIXTY FOUR HUNDREDTHS FEET (33.64') TO A POINT; THENCE
S 03°12'01" E	A DISTANCE OF EIGHT AND SEVENTY TWO HUNDREDTHS FEET (8.72') TO A POINT; THENCE

6/16/2009

S 41°58'46" E	A DISTANCE OF ONE HUNDRED FORTY EIGHT AND FORTY SEVEN HUNDREDTHS FEET (148.47) TO A POINT; THENCE
S 71°12'51" W	A DISTANCE OF EIGHT AND SEVENTY HUNDREDTHS FEET (8.70') TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS 13,964 SQ. FT OR 0.320 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS.



6/16/2009

## Legal Description - Proposed IKEA Parcel 3B

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

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

N 48°01'35" E	A DISTANCE OF SEVEN AND NINETY NINE HUNDREDTHS FEET (7.99') TO A POINT; THENCE
S 41°58'46" E	A DISTANCE OF NINETY EIGHT AND ONE HUNDREDTHS FEET (98.01') TO A POINT; THENCE
S 42°03'50" E	A DISTANCE OF THREE HUNDRED NINETY SIX AND FORTY FIVE HUNDREDTHS FEET (396.45') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF SIX HUNDRED FORTY SEVEN AND FIFTY FIVE HUNDREDTHS FEET (647.55'), A LENGTH OF FIFTY FOUR AND SEVENTY NINE HUNDREDTHS FEET (54.79') TO A POINT; THENCE
S 00° 36'20" W	A DISTANCE OF NINE AND THIRTY EIGHT HUNDREDTHS FEET (9.38') TO A POINT; THENCE
N 41°58'46" W	A DISTANCE OF SIXTY ONE AND FIFTY EIGHT HUNDREDTHS FEET (61.58') TO A POINT; THENCE
N 41°58'46" W	A DISTANCE OF FOUR HUNDRED NINETY FOUR AND FIFTY TWO HUNDREDTHS FEET (494.52') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,523 SQ. FT OR 0.104 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS.

6/16/2009

## Legal Description - Proposed IKEA Parcel 4B

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

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

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

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

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

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

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

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

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

THE ABOVE DESCRIBED PARCEL CONTAINS 5,298 SQ. FT OR 0.122 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS.

6/16/2009

## Legal Description - Proposed IKEA Parcel 6B

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

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

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

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

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

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

THE ABOVE DESCRIBED PARCEL CONTAINS 123 SQ. FT OR 0.003 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS.

# Boat Storage Site – DCR



REC 26-52 PM 01:26 105RE \*\*\*8.00

1744

SEE PLAN IN RECORD BOOK 1189 PAGE 524

Tg-4

BK10189 PG593

ORDER OF TAKING  
COMMONWEALTH OF MASSACHUSETTS  
METROPOLITAN DISTRICT COMMISSION

Boston, December 20, 1962

ORDERED that the Metropolitan District Commission by virtue of the authority conferred upon it by Chapter 647 of the Acts of 1957 and acts in amendment or in addition thereto and every other power hereto enabling hereby takes in fee simple absolute, including trees and structures, under the provisions of Chapter 79 of the General Laws, in the name and for the benefit of the Commonwealth of Massachusetts for flood control purposes, the following described lands, situated in the City of Somerville in the County of Middlesex and Commonwealth of Massachusetts, shown on plan entitled, "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Mystic River Basin Elevation Control Project, Somerville, Plan of Takings and Easements, December 12, 1962, Benjamin W. Fink, Director of Park Engineering, Revised December 19, 1962", Plan Accession No. 40923, a copy of which shall be recorded with a copy of this order in the Middlesex South District Registry of Deeds and made a part of this order, namely:

Parcel 1: Beginning at the northerly corner of said parcel at the U.S. Pierhead and Bulkhead Line, thence South 62° 49' 20" East along said U. S. Pierhead and Bulkhead Line, ninety-six (96) feet more or less to a point, as shown on said plan;

Thence generally southeasterly along the U.S. Pierhead and Bulkhead Line, one thousand three hundred (1,300) feet more or less to a point;

Thence South 40° 37' 00" West, three hundred seventy (370) feet more or less to a point;

Thence by a line curving to the left having a radius of 548.686 feet, five hundred three and 69/100 (503.69) feet to a point;

Thence North 22° 21' 30" West, eight hundred seventy-two and 69/100 (872.69) feet to a point;

Thence by a line curving to the right having a radius of 546.671 feet, two hundred thirteen and 56/100 (213.56) feet to the point of beginning.

Reserving, however, to the owner, Boston & Maine Railroad, the right in the case of the foregoing parcel to operate and maintain its train service over the existing tracks for so long as and to the extent that such operation and maintenance may not be inconsistent with the purposes hereof and the requirements of Chapter 647 of the Acts of 1957.

Parcel 2: Beginning at the northernmost corner of said parcel at the U.S. Pierhead and Bulkhead Line as shown on said plan, thence South 62° 49' 20" East along said U.S. Pierhead and Bulkhead Line, two hundred sixty-four and 56/100 (264.56) feet to a point;

Thence by a line curving to the left having a radius of 546.671 feet, two hundred thirteen and 56/100 (213.56) feet to a point;

Thence South 22° 21' 30" East, three hundred sixty-four and 17/100 (364.17) feet to a point;

Thence South  $89^{\circ} 54' 10''$  West, one hundred seventy-four and 31/100 (174.31) feet to a point;  
 Thence South  $00^{\circ} 05' 50''$  East, one hundred eighty and 00/100 (180.00) feet to a point;  
 Thence by a line curving to the left having a radius of 30 feet, forty-seven and 12/100 (47.12) feet to a point;  
 Thence South  $89^{\circ} 54' 10''$  West, two hundred seventy and 00/100 (270.00) feet to a point;  
 Thence North  $00^{\circ} 03' 50''$  West, nine hundred nine and 32/100 (909.32) feet to the point of beginning.

Parcel 3: Beginning at the northernmost corner as shown on said plan, thence North  $89^{\circ} 54' 10''$  East, one hundred seventy-four and 31/100 (174.31) feet to a point;  
 Thence South  $22^{\circ} 21' 30''$  East, two hundred twenty-six and 91/100 (226.91) feet to a point;  
 Thence South  $89^{\circ} 54' 10''$  West, two hundred thirty and 27/100 (230.27) feet to a point;  
 Thence by a line curving to the right having a radius of 30 feet, forty-seven and 12/100 (47.12) feet to a point;  
 Thence North  $00^{\circ} 05' 50''$  West, one hundred eighty and 00/100 (180.00) feet to the point of beginning.

Parcel 4: Beginning at the northernmost corner of said parcel as shown on the aforesaid plan, thence North  $89^{\circ} 54' 10''$  East, two hundred six and 69/100 (206.69) feet to a point;  
 Thence South  $22^{\circ} 21' 30''$  East, two hundred eighty-one and 61/100 (281.61) feet to a point;  
 Thence by a line curving to the right having a radius of 548.686 feet, five hundred three and 69/100 (503.69) feet to a point;  
 Thence South  $89^{\circ} 53' 50''$  West, two hundred seventy-nine and 07/100 (279.07) feet to a point;  
 Thence North  $00^{\circ} 06' 10''$  West, seven hundred forty-five and 61/100 (745.61) feet to the point of beginning.

Being shown on the aforesaid plan and comprising land of the following owners:

Parcel No.	Owner	Area in Square feet
1	Boston & Maine Railroad	172,200
2	Middlesex Northern Corp.	more or less 239,900
3	Union Carbide Corp.	more or less 45,537
4	Middlesex Northern Corp.	more or less 230,028 more or less

Said Metropolitan District Commission does also order the taking of and does hereby take in the name and on behalf of the Commonwealth of Massachusetts for the purposes aforesaid and for the additional purpose of providing access to the facilities to be constructed in accordance with said Chapter 647 of the Acts of 1957, but without prejudice to the rights of other abutting owners to have access to their properties and without prejudice to or interference with existing water lines, sewage lines, and

electrical or other conduits, either on or under said parcels, the perpetual right and easement in the following parcels of land, situated in said City of Somerville, as shown on the aforesaid plan as parcels A and B, including such trees and structures as may be required for the purposes above set forth.

Parcel A: Beginning at the northwest corner of said parcel, as shown on said plan, thence North  $78^{\circ} 03' 50''$  East, fifty-six and  $16/100$  (56.16) feet to a point;  
 Thence North  $30^{\circ} 58' 50''$  East, one hundred fifty-three and  $54/100$  (153.54) feet to a point;  
 Thence North  $00^{\circ} 07' 30''$  West, twenty and  $24/100$  (20.24) feet to a point;  
 Thence North  $89^{\circ} 54' 10''$  East, five hundred seventy-three and  $42/100$  (573.42) feet to a point;  
 Thence South  $00^{\circ} 06' 10''$  East, forty (40) feet to a point;  
 Thence South  $89^{\circ} 54' 10''$  West, five hundred forty (540) feet more or less to a point;  
 Thence South  $30^{\circ} 58' 50''$  West, one hundred eighty-five and  $48/100$  (185.48) feet to a point;  
 Thence South  $78^{\circ} 03' 50''$  West, sixty-four and  $30/100$  (64.30) feet to a point;  
 Thence North  $11^{\circ} 56' 10''$  West, fifty (50) feet to the point of beginning.

Parcel B: Beginning at a point at the northwest corner as shown on said plan, thence North  $89^{\circ} 54' 10''$  East, forty (40) feet to a point;  
 Thence South  $00^{\circ} 06' 10''$  East, forty (40) feet to a point;  
 Thence South  $89^{\circ} 54' 10''$  West, forty (40) feet to a point;  
 Thence North  $00^{\circ} 06' 10''$  West, forty (40) feet to the point of beginning.

Being shown on the aforesaid plan and comprising land of the following owners:

Parcel No.	Owner	Area in Square feet
A	Boston & Maine Railroad	32,400
B	Middlesex Northern Corp.	more or less 1,600 more or less

Said rights and easements in the aforementioned parcels are taken without interference with or prejudice to the rights of the respective owners, except so far as is reasonably necessary in the exercise of the rights and easements hereby taken, and there are reserved to the respective owners and their heirs, successors and assigns all their respective rights in and to the use of their lands lying within said parcels for all lawful purposes not inconsistent with the use thereof for the purposes set forth herein. Provided, however, that unless the written consent of said Metropolitan District Commission or such other authority

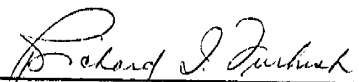
as shall for the time being have the control of said works and appurtenances on behalf of said Commonwealth shall have been obtained, no buildings or structures or foundations of buildings or structures shall hereafter be erected or maintained in or upon any part of said parcels.

Trees and structures on said lands are included in this taking to the extent necessary to the prosecution of the work authorized by the aforesaid Chapter 647 of the Acts of 1957.

The Commission awards the damages sustained by persons in their property by reason of said taking as follows:

Parcel No.	Owner	Award
1	Boston & Maine Railroad	\$1.00
2	Middlesex Northern Corp.	1.00
3	Union Carbide Corp.	1.00
4	Middlesex Northern Corp.	1.00
A	Boston & Maine Railroad	1.00
B	Middlesex Northern Corp.	1.00

A true copy. ATTEST:

  
 Secretary, Metropolitan District Commission



# Tenants-In-Common



Bk: 54960 Pg: 476 Doc: DEED  
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After recording return to:

Deborah S. Horwitz, Esq.  
Goulston & Storrs, P.C.  
400 Atlantic Avenue  
Boston, MA 02110

### QUITCLAIM DEED

FR STURTEVANT STREET LLC, a Delaware limited liability company, and STREET RETAIL, INC., a Maryland corporation (collectively, "Grantors"), both having an address of c/o Federal Realty Investment Trust, 1626 East Jefferson Street, Rockville, Maryland 20852, for nominal consideration, grant to FR STURTEVANT STREET LLC, a Delaware limited liability company, STREET RETAIL, INC., a Maryland corporation, SRI ASSEMBLY ROW B2, LLC, a Delaware limited liability company, SRI ASSEMBLY ROW B3, LLC, a Delaware limited liability company, SRI ASSEMBLY ROW B5, LLC, a Delaware limited liability company, SRI ASSEMBLY ROW B6, LLC, a Delaware limited liability company, SRI ASSEMBLY ROW B7, LLC, a Delaware limited liability company, SRI ASSEMBLY ROW B8, LLC, a Delaware limited liability company, and SRI ASSEMBLY ROW B9, LLC, a Delaware limited liability company (collectively, "Grantees"), each with an address of c/o Federal Realty Investment Trust, 1626 East Jefferson Street, Rockville, Maryland 20852, as TENANTS IN COMMON;

with **QUITCLAIM COVENANTS**, Grantors' interests in the premises known as and numbered 74 Foley Street and 100 Foley Street, and portions of the premises currently known and numbered 85 Foley Street, 123 Foley Street, Yard 21—Assembly Square Drive, and 34 Sturtevant Street, all in Somerville, Middlesex County, being more particularly described on Exhibit A attached hereto (collectively, the "Property").

Grantees accept and will hold their interests in the Property pursuant to a Tenant in Common Agreement dated of even date herewith.

Grantors hereby certify that neither of them is classified for the current taxable year as a corporation for federal income tax purposes.

Property Address: 74 and 100 Foley St., and portions of 85 and 123 Foley St., Yard 21—Assembly Square Drive, and 34 Sturtevant St., Somerville, Massachusetts

The Property is conveyed together with the benefit of, and subject to, all rights, easements and restrictions of record, if any, insofar as the same are in force and applicable.

Grantors' ownership interest in the Property is derived from the Quitclaim Deed of FR Sturtevant Street, LLC dated July 5, 2010 and recorded with the Middlesex County (South) Registry of Deeds in Book 54960, Page 460.

54960

[Signatures next page]



2010 00112069  
Bk: 54960 Pg: 460 Doc: DEED  
Page: 1 of 16 07/08/2010 12:30 PM

After recording return to:

Deborah S. Horwitz, Esq.  
Goulston & Storrs, P.C.  
400 Atlantic Avenue  
Boston, MA 02110

### QUITCLAIM DEED

FR STURTEVANT STREET LLC, a Delaware limited liability company ("Grantor"), with an address of c/o Federal Realty Investment Trust, 1626 East Jefferson Street, Rockville, Maryland 20852, for nominal consideration, grants to STREET RETAIL, INC., a Maryland corporation ("SRI"), and FR STURTEVANT STREET LLC, a Delaware limited liability company ("FRS"), each with an address of c/o Federal Realty Investment Trust, 1626 East Jefferson Street, Rockville, Maryland 20852, as Tenants in Common ("Grantees"),

with **QUITCLAIM COVENANTS**, the premises known as and numbered 74 Foley Street and 100 Foley Street, and portions of the premises currently known and numbered as 85 Foley Street, 123 Foley Street, Yard 21—Assembly Square Drive, and 34 Sturtevant Street, all in Somerville, Middlesex County, being more particularly described on Exhibit A attached hereto (collectively, the "Property").

Grantees accept and will hold their interests in the Property pursuant to a Tenant in Common Agreement dated of even date herewith.

Grantor hereby certifies that it is not classified for the current taxable year as a corporation for federal income tax purposes.

The Property is conveyed together with the benefit of, and subject to, all rights, easements and restrictions of record, if any, insofar as the same are in force and applicable.

Property Address: 74 and 100 Foley Street, and portions of 85 and 123 Foley St., Yard 21—Assembly Square Drive, and 34 Sturtevant St., Somerville, Massachusetts



Grantor's ownership interests in the Property are derived from the following instruments:

- (i) Quitclaim Deed of IKEA Property, Inc. dated October 16, 2009 and recorded with the Middlesex County (South) Registry of Deeds (the "Registry") in Book 53688, Page 404;
- (ii) Quitclaim Deed of Sumner Darman, Trustee of Marron Realty Trust a/k/a Marron Realty Trust, dated November 16, 2009 and recorded with the Registry in Book 54016, Page 337;
- (iii) Quitclaim Deed of Clay Realty Corp., dated June 14, 2007 and recorded with the Registry in Book 49627, Page 305;
- (iv) Confirmatory Release Deed of Somerville Redevelopment Authority dated as of June 24, 2008 and recorded with the Registry in Book 51493, Page 165, correcting and confirming the Release Deed of Somerville Redevelopment Authority recorded with the Registry in Book 51364, Page 370; and
- (v) Quitclaim Deed of Taurus-34 Sturtevant Street Limited Partnership dated February 28, 2005 and recorded with Registry in Book 44743, Page 217.

[Signature next page]



**EXHIBIT A**  
to  
Quitclaim Deed



**Exhibit A**  
**Legal Description**

Lots 85-A-1, 85-A-2, 85-A-3, 85-A-6 and 85-A-7:

Those certain parcels of land situated in Somerville, Massachusetts, being shown as Lots 85-A-1, 85-A-2, 85-A-3, 85-A-6 and 85-A-7 as shown on a plan entitled "ALTA/ACSM LAND TITLE SURVEY OF LAND LOCATED AT 74 FOLEY STREET, SOMERVILLE, MASS." Dated May 25, 1993, revised November 18, 1997, prepared by Benchmark Survey, recorded with the Middlesex County South District Registry of Deeds as Plan No. 1238 of 1997. Said lots are conveyed together with any and all appurtenant rights and easements of record.

Lot 85-A-4:

That certain parcel of land situated in Somerville, Massachusetts, being shown as "Lot A Area = 242,057 Sq. Ft. = 5.557 Acres" on a plan entitled, "Plan of Land of 100 Foley Street Somerville, Mass." Drawn by Benchmark Survey, dated August 18, 1999 and recorded with the Middlesex County South District Registry of Deeds as Plan No. 968 of 1999 in Book 30614, page 85. Said lots are conveyed together with any and all appurtenant rights and easements of record.

The above described Lots 85-A-1, 85-A-2, 85-A-3, 85-A-4, 85-A-6 and 85-A-7 are further described and shown on a plan entitled "ALTA/ACSM Land Title Survey, Existing Conditions Plan of Land, 74 & 100 Foley Street" dated October 9, 2009 and prepared by Vanasse Hangen Brustlin, Inc.



**Parcels: Mar-Ron Realty Trust****Parcels: 99-A-9,9A & 11**

A CERTAIN PARCEL OF LAND SITUATED ON THE SOUTH EASTERLY END OF FOLEY STREET A PUBLIC WAY, IN THE CITY OF SOMERVILLE, IN THE COUNTY OF MIDDLESEX IN THE COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE END OF FOLEY STREET ON THE SOUTHEAST CORNER THENCE;

N 78°03'00" E	A DISTANCE OF SIXTY-FOUR AND THIRTY-FIVE HUNDREDTHS FEET (64.35') TO A POINT; THENCE
N 30°58'05" E	A DISTANCE OF ONE HUNDRED THIRTY-FOUR AND NINETY-FIVE HUNDREDTHS FEET (134.95') TO A POINT; THENCE
S 00°58'35" W	A DISTANCE OF ELEVEN AND FORTY-SEVEN HUNDREDTHS FEET (11.47') TO A POINT; THENCE
S 01°29'11" W	A DISTANCE OF SIXTY-FIVE AND SIXTY-NINE HUNDREDTHS FEET (65.69') TO A POINT; THENCE
S 02°54'46" W	A DISTANCE OF ONE HUNDRED TWO AND SIXTY HUNDREDTHS FEET (102.60') TO A POINT; THENCE
S 00°32'26" W	A DISTANCE OF FORTY-TWO AND EIGHTEEN HUNDREDTHS FEET (42.18') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FOUR HUNDRED SEVENTY-TWO AND TWENTY-THREE HUNDREDTHS FEET (472.23'), A LENGTH OF FIFTY-TWO AND TWENTY-FIVE HUNDREDTHS FEET (52.25'), WITH A CHORD BEARING OF S 07°38'06" E AND A CHORD DISTANCE OF FIFTY-TWO AND TWENTY-TWO HUNDREDTHS FEET (52.22') TO A PIPE (FOUND), THENCE;
S 06°12'04" W	A DISTANCE OF TWENTY-TWO AND TWO HUNDREDTHS FEET (22.02') TO A POINT; THENCE
S 59°43'25" W	A DISTANCE OF TWENTY-SEVEN AND SIXTY-FIVE HUNDREDTHS FEET (27.65') TO A POINT; THENCE

N 30°20'40" W      A DISTANCE OF TWO HUNDRED EIGHT AND NINETY-SIX  
HUNDREDTHS FEET (208.96') TO THE POINT OF  
BEGINNING.

THE ABOVE DESCRIBED PARCEL IN SOMERVILLE, MASSACHUSETTS  
CONTAINS 18,400 S.F. OR 0.422 ACRES MORE OR LESS.

**Parcels: 85-A-2A**

A CERTAIN PARCEL OF LAND SITUATED ON THE NORTH EASTERLY END OF  
FOLEY STREET A PUBLIC WAY, IN THE CITY OF SOMERVILLE, IN THE  
COUNTY OF MIDDLESEX IN THE COMMONWEALTH OF MASSACHUSETTS,  
BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A RR SPIKE FIFTY SIX AND TWENTY ONE HUNDREDTHS  
(56.21') NORTHEAST FROM THE END OF FOLEY STREET ON THE NORTHEAST  
CORNER THENCE;

N 11°57'00" W      A DISTANCE OF ONE HUNDRED NINE AND EIGHTY-  
SEVEN HUNDREDTHS FEET (109.87') TO AN IRON ROD  
(FOUND); THENCE

N 76°38'40" E      A DISTANCE OF ONE HUNDRED FOUR AND FIFTY-EIGHT  
HUNDREDTHS FEET (104.58') TO AN IRON ROD (FOUND);  
THENCE

S 30°58'05" W      A DISTANCE OF ONE HUNDRED FIFTY-THREE AND  
FIFTY-THREE HUNDREDTHS FEET (153.53') TO THE POINT  
OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IN SOMERVILLE, MASSACHUSETTS  
CONTAINS 5,743 S.F. OR 0.132 ACRES MORE OR LESS.

**Legal Description - Parcel 5A**

A CERTAIN PARCEL OF LAND LOCATED SOUTHEASTERLY APPROXIMATELY (175') OF THE EASTERLY END OF FOLEY STREET AND APPROXIMATELY 1,030' EAST OF MIDDLESEX AVENUE, IN THE CITY OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF PARCEL 5A AT THE SOUTHWESTERLY CORNER OF PARCEL 5A AND ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL 4C; THENCE

N 28° 43' 00" W      A DISTANCE OF EIGHTY EIGHT AND SEVENTY THREE HUNDREDTHS FEET (88.73') TO A POINT; THENCE

NORTHWESTERLY    AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FOUR HUNDRED FIFTY TWO AND FIFTY SIX HUNDREDTHS FEET (452.56'), A LENGTH OF ONE HUNDRED NINETY ONE AND FORTY FIVE HUNDREDTHS FEET (191.45') TO A POINT THENCE

N 89° 59' 55" E      A DISTANCE OF TWO HUNDRED EIGHTY TWO AND TWENTY NINE HUNDREDTHS FEET (282.29') TO A POINT; THENCE

S 00° 02' 13" E      A DISTANCE OF ONE HUNDRED FIFTY AND TEN HUNDREDTHS FEET (150.10') TO A POINT; THENCE

S 00° 01' 30" E      A DISTANCE OF SEVENTY AND SEVENTY TWO HUNDREDTHS FEET (70.72') TO A POINT; THENCE

S 78° 05' 37" W      A DISTANCE OF ONE HUNDRED EIGHTY NINE AND SIXTY HUNDREDTHS FEET (189.60') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 60,255 SQ. FT OR 0.138 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS. AND IS SHOWN AS PARCEL 5A ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND, IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FR STURTEVANT STREET LLC, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED OCTOBER 23, 2007 AT A SCALE OF 1"=80', RECORDED IN MIDDLESEX REGISTRY OF DEEDS AS PLAN 468 OF 2009..

**LEGAL DESCRIPTION - PARCEL 4C**

A CERTAIN PARCEL OF LAND LOCATED AT THE EASTERLY END OF FOLEY STREET, APPROXIMATELY 900' EAST OF MIDDLESEX AVENUE, IN THE CITY OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF FOLEY STREET A PUBLIC ROADWAY, THENCE

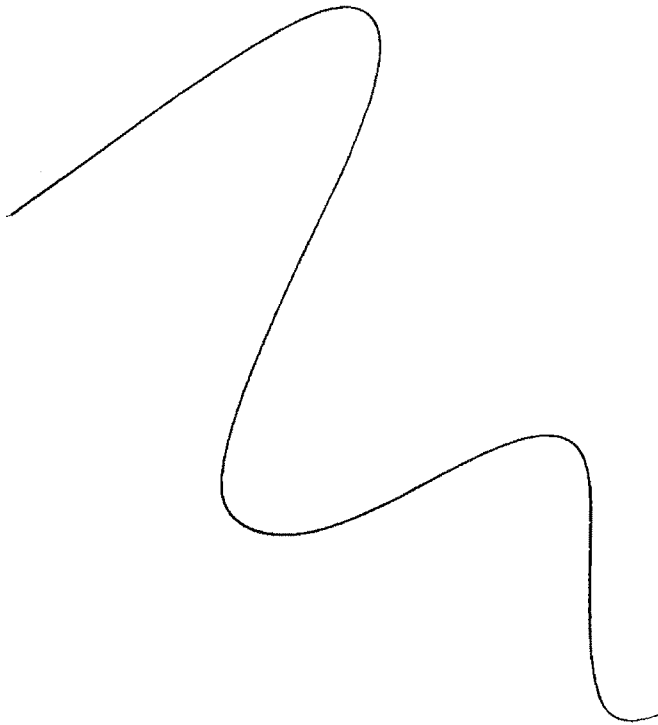
N 78° 03' 00" E	A DISTANCE OF FIFTY SIX AND TWENTY ONE HUNDREDTHS FEET (56.21') TO A POINT; THENCE
N 30° 58' 05" E	A DISTANCE OF ONE HUNDRED FIFTY THREE AND FIFTY THREE HUNDREDTHS FEET (153.53') TO A POINT; THENCE
N 00° 07' 08" W	A DISTANCE OF TWENTY AND TWENTY FOUR HUNDREDTHS FEET (20.24') TO A POINT; THENCE
N 89° 57' 17" E	A DISTANCE OF THREE HUNDRED NINETEEN AND NINETY TWO HUNDREDTHS FEET (319.92') TO A POINT; THENCE
N 89° 49' 18" E	A DISTANCE OF ONE HUNDRED SIXTY THREE AND FORTY FIVE HUNDREDTHS FEET (163.45') TO A POINT; THENCE
S 01° 06' 29" E	A DISTANCE OF ONE AND SEVENTY FIVE HUNDREDTHS FEET (1.75') TO A POINT; THENCE
S 87° 53' 32" W	A DISTANCE OF FIVE AND SEVENTY FIVE HUNDREDTHS FEET (5.75') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE BEING NON-TANGENT, HAVING A RADIUS OF SIX THOUSAND FOUR HUNDRED AND NO HUNDREDTHS FEET (6400.00'), A LENGTH OF TWO HUNDRED SIXTY SIX AND SEVENTY FIVE HUNDREDTHS FEET (266.75'), A CHORD BEARING OF S 03° 18' 07" E AND A CHORD DISTANCE OF TWO HUNDRED SIXTY SIX AND SEVENTY THREE HUNDREDTHS (266.73') TO A POINT; THENCE
S 04° 29' 45" E	A DISTANCE OF TWO HUNDRED FORTY SEVEN AND THIRTY SIX HUNDREDTHS FEET (247.36') TO A POINT; THENCE
S 78° 05' 31" W	A DISTANCE OF ONE HUNDRED FIFTY TWO AND NINETY ONE HUNDREDTHS FEET (152.91') TO A POINT; THENCE
N 11° 33' 55" W	A DISTANCE OF THIRTY TWO AND NINETY NINE HUNDREDTHS FEET (32.99') TO A POINT; THENCE
S 78° 05' 37" W	A DISTANCE OF FIFTY THREE AND SIXTY FIVE HUNDREDTHS FEET (53.65') TO A POINT; THENCE
N 00° 01' 30" W	A DISTANCE OF SEVENTY AND SEVENTY TWO HUNDREDTHS FEET (70.72') TO A POINT; THENCE
N 00° 02' 13" W	A DISTANCE OF ONE HUNDRED FIFTY AND TEN HUNDREDTHS FEET (150.10') TO A POINT; THENCE



N 00° 02' 15" W	A DISTANCE OF TWO HUNDRED SIXTY THREE AND EIGHTY ONE HUNDREDTHS FEET (263.81') TO A POINT; THENCE
S 89° 57' 17" W	A DISTANCE OF TWO HUNDRED SIXTY EIGHT AND FIFTY FOUR HUNDREDTHS FEET (268.54') TO A POINT; THENCE
S 30° 58' 05" W	A DISTANCE OF TEN AND SIXTY THREE HUNDREDTHS FEET (10.63') TO A POINT; THENCE
S 00° 58' 35" W	A DISTANCE OF FORTY SIX AND FIFTY FOUR HUNDREDTHS FEET (46.54') TO A POINT; THENCE
S 01° 29' 20" W	A DISTANCE OF SIXTY FIVE AND EIGHTY SEVEN HUNDREDTHS FEET (65.87') TO A POINT; THENCE
S 02° 53' 21" W	A DISTANCE OF ONE HUNDRED TWO AND TWENTY FOUR HUNDREDTHS FEET (102.24') TO A POINT; THENCE
S 00° 38' 55" W	A DISTANCE OF FORTY AND NO HUNDREDTHS FEET (40.00') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FOUR HUNDRED FIFTY TWO AND FIFTY SIX HUNDREDTHS FEET (452.56'), A LENGTH OF ONE HUNDRED NINETY ONE AND FORTY FIVE HUNDREDTHS FEET (191.45') TO A POINT; THENCE
S 28° 43' 00" E	A DISTANCE OF EIGHTY EIGHT AND SEVENTY THREE HUNDREDTHS FEET (88.73') TO A POINT; THENCE
S 78° 05' 37" W	A DISTANCE OF THIRTY THREE AND NO HUNDREDTHS FEET (33.00') TO A POINT; THENCE
N 30° 20' 35" W	A DISTANCE OF TWO HUNDRED FIVE AND SEVENTY ONE HUNDREDTHS FEET (205.71') TO A POINT; THENCE
N 59° 43' 25" E	A DISTANCE OF TWENTY SEVEN AND SIXTY SIX HUNDREDTHS FEET (27.66') TO A POINT; THENCE
N 06° 12' 04" E	A DISTANCE OF TWENTY TWO AND TWO HUNDREDTHS FEET (22.02') TO A POINT; THENCE
NORTHWESTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE BEING NON-TANGENT AND HAVING A RADIUS OF FOUR HUNDRED SEVENTY-TWO AND TWENTY-THREE HUNDREDTHS FEET (472.23'), A LENGTH OF FIFTY-TWO AND TWENTY- FOUR HUNDREDTHS FEET (52.24'), WITH A CHORD BEARING OF N 07° 38' 06" W AND A CHORD DISTANCE OF FIFTY-TWO AND TWENTY-TWO HUNDREDTHS FEET (52.22') TO A PIPE (FOUND), THENCE;
N 00° 32' 26" E	A DISTANCE OF FORTY TWO AND EIGHTEEN HUNDREDTHS FEET (42.18') TO A POINT; THENCE
N 02° 54' 46" E	A DISTANCE OF ONE HUNDRED TWO AND SIXTY HUNDREDTHS FEET (102.60') TO A POINT; THENCE

N 01° 29' 11" E	A DISTANCE OF SIXTY FIVE AND SIXTY NINE HUNDREDTHS FEET (65.69') TO A POINT; THENCE
N 00° 58' 35" E	A DISTANCE OF ELEVEN AND FORTY SEVEN HUNDREDTHS FEET (11.47') TO A POINT; THENCE
S 30° 58' 05" W	A DISTANCE OF ONE HUNDRED THIRTY FOUR AND NINETY FIVE HUNDREDTHS FEET (134.95') TO A POINT; THENCE
S 78° 03' 00" W	A DISTANCE OF SIXTY FOUR AND THIRTY FIVE HUNDREDTHS FEET (64.35') TO A POINT; THENCE
N 11° 55' 41" W	A DISTANCE OF FIFTY AND NO HUNDREDTHS FEET (50.00') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 136,095 SQ. FT., OR 3.124 ACRES MORE OR LESS OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS PARCEL 4C ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND, IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FR STURTEVANT STREET, LLC, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED OCTOBER 23, 2007 AT A SCALE OF 1"=80' AND RECORDED IN MIDDLESEX REGISTRY OF DEED AS PLAN 468 OF 2009.



**LEGAL DESCRIPTION - PARCEL 2C**

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

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF ASSEMBLY SQUARE DRIVE AND 400' SOUTH EAST OF FOLEY STREET AND BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE

N 35° 18' 16" W      A DISTANCE OF THREE HUNDRED EIGHTY FOUR AND EIGHTY FIVE HUNDREDTHS FEET (384.85') TO A POINT; THENCE

NORTHEASTERLY    AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF THIRTY FOUR AND NO HUNDREDTHS FEET (34.00'), A LENGTH OF FORTY SIX AND SEVENTY SIX HUNDREDTHS FEET (46.76') TO A POINT THENCE

N 78° 02' 50" E      A DISTANCE OF ONE HUNDRED TWENTY AND SEVENTY ONE HUNDREDTHS FEET (120.71') TO A POINT; THENCE

SOUTHEASTERLY    AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY AND NO HUNDREDTHS FEET (20.00'), A LENGTH OF THIRTY ONE AND FORTY TWO HUNDREDTHS FEET (31.42') TO A POINT, THENCE

S 11° 56' 24" E      A DISTANCE OF THREE HUNDRED SEVENTY FOUR AND EIGHTY HUNDREDTHS FEET (374.80') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 33,188 SQ. FT., OR 0.76 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS PARCEL 2C ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND, IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FR STURTEVANT STREET LLC, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED OCTOBER 22, 2007 AT A SCALE OF 1"=80' AND RECORDED IN MIDDLESEX REGISTRY AS PLAN 5 OF 5 447 OF 2009.

### Legal Description - Parcel 2D

A CERTAIN PARCEL OF LAND LOCATED ON THE SOUTHERLY SIDE OF FOLEY STREET, APPROXIMATELY 800' EAST OF MIDDLESEX AVENUE, IN THE CITY OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF FOLEY STREET AND (124.71') FROM THE EASTERLY END OF SAID FOLEY STREET AND BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE

S 11° 57' 10" E      A DISTANCE OF TWENTY AND THREE HUNDREDTHS FEET (20.03') TO A POINT; THENCE

S 78° 03' 36" W      A DISTANCE OF SEVENTY THREE AND TWENTY TWO HUNDREDTHS FEET (73.22') TO A POINT; THENCE

S 11° 56' 24" E      A DISTANCE OF FOUR HUNDRED FORTY SIX AND TWENTY FIVE HUNDREDTHS FEET (446.25') TO A POINT; THENCE

SOUTHEASTERLY      AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY AND NO HUNDREDTHS FEET (20.00'), A LENGTH OF FOURTEEN AND EIGHTY FIVE HUNDREDTHS FEET (14.85') TO A POINT; THENCE

NORTHEASTERLY      AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF THIRTY NINE AND NO HUNDREDTHS FEET (39.00'), A LENGTH OF FIFTY SIX AND EIGHTY NINE HUNDREDTHS FEET (56.89') TO A POINT; THENCE

S 41° 57' 06" W      A DISTANCE OF ONE HUNDRED FOURTEEN AND TWELVE HUNDREDTHS FEET (114.12') TO A POINT; THENCE

N 35° 18' 16" W      A DISTANCE OF ONE HUNDRED FIFTY EIGHT AND THIRTY TWO HUNDREDTHS FEET (158.32') TO A POINT; THENCE

N 11° 56' 24" W      A DISTANCE OF THREE HUNDRED SEVENTY FOUR AND EIGHTY HUNDREDTHS FEET (374.80') TO A POINT; THENCE

NORTHWESTERLY      AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY AND NO HUNDREDTHS FEET (20.00'), A LENGTH OF THIRTY ONE AND FORTY TWO HUNDREDTHS FEET (31.42') TO A POINT; THENCE

S 78° 02' 50" W      A DISTANCE OF ONE HUNDRED TWENTY AND SEVENTY ONE HUNDREDTHS FEET (120.71') TO A POINT; THENCE

NORTHEASTERLY      AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE BEING NON-TANGENT AND HAVING A RADIUS OF THIRTY FOUR AND NO HUNDREDTHS FEET (34.00'), A LENGTH OF TWENTY AND FIFTY ONE HUNDREDTHS FEET (20.51') WITH A CHORD BEARING OF N 60° 46' 02" E AND A CHORD LENGTH OF (20.20') TO A POINT; THENCE

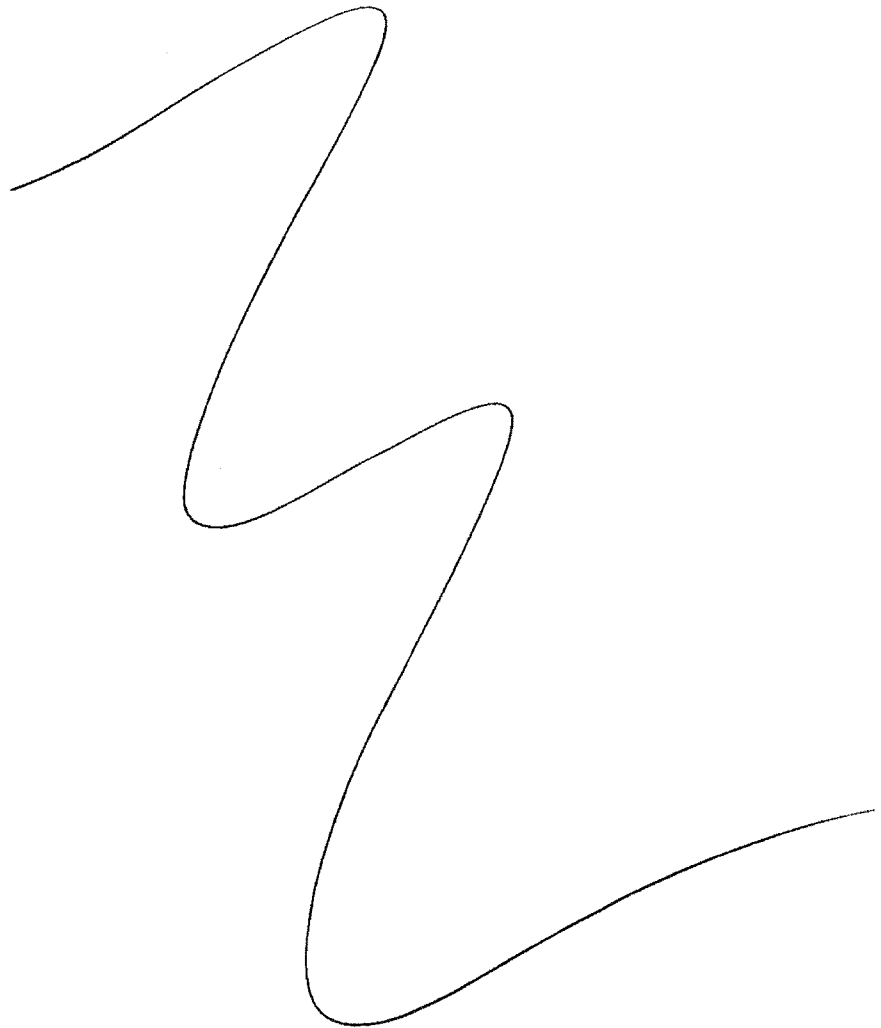
N 11° 57' 10" W      A DISTANCE OF SIX AND THREE HUNDREDTHS FEET (6.03') TO A POINT; THENCE



N 78° 03' 00" E

A DISTANCE OF TWO HUNDRED NINETY TWO AND SIXTY THREE  
HUNDREDTHS FEET (292.63') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 53,203 SQ. FT., OR 1.221 ACRES OF LAND IN  
THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS PARCEL 2D ON A  
PLAN ENTITLED "SUBDIVISION PLAN OF LAND, IN SOMERVILLE, MASSACHUSETTS"  
PREPARED FOR FR STURTEVANT STREET LLC, PREPARED BY VANASSE HANGEN  
BRUSTLIN, INC. DATED NOVEMBER 17, 2008 AT A SCALE OF 1"=80' AND RECORDED IN  
MIDDLESEX REGISTRY AS PLAN 447 OF 2009.



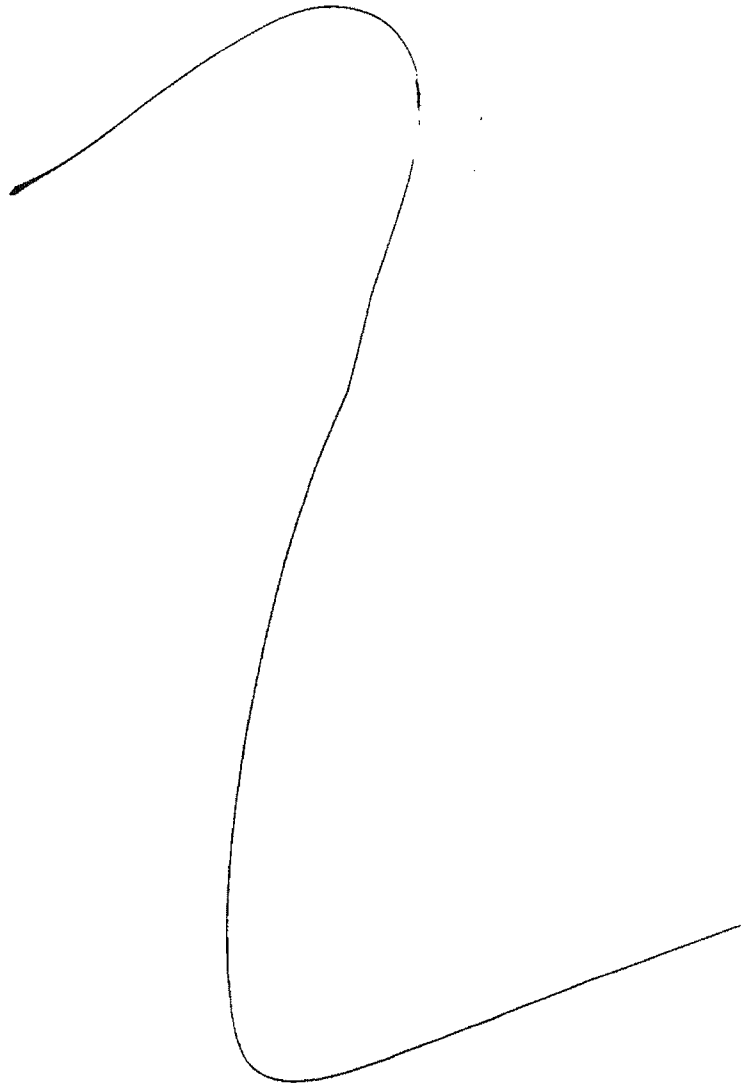
## Legal Description – Parcel 2E

A CERTAIN PARCEL OF LAND LOCATED ON THE SOUTHERLY SIDE OF FOLEY STREET, APPROXIMATELY 800' EAST OF MIDDLESEX AVENUE, IN THE CITY OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEASTERLY CORNER OF FOLEY STREET AT THE DIVISION OF A PUBLIC AND PRIVATE ROADWAY AND BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREAFTER DESCRIBED; THENCE

S 30°20'35" E	A DISTANCE OF FOUR HUNDRED FOURTEEN AND SIXTY SEVEN HUNDREDTHS FEET (414.67') TO A POINT; THENCE
S 78°05'37" W	A DISTANCE OF FORTY EIGHT AND THIRTY FIVE HUNDREDTHS FEET (48.35') TO A POINT; THENCE
S 68°47'57" W	A DISTANCE OF EIGHTY NINE AND TWENTY ONE HUNDREDTHS FEET (89.21') TO A POINT; THENCE
S 44°51'41" W	A DISTANCE OF ONE HUNDRED FOUR AND THIRTY FIVE HUNDREDTHS FEET (104.35') TO A POINT; THENCE
S 57°59'12" W	A DISTANCE OF FOURTY FOUR AND ELEVEN HUNDREDTHS FEET (44.11') TO A POINT; THENCE
S 41°57'06" W	A DISTANCE OF EIGHT AND THIRTY TWO HUNDREDTHS FEET (8.32') TO A POINT; THENCE
NORTHWESTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF THIRTY NINE AND NO HUNDREDTHS FEET (39.00'), A LENGTH OF FIFTY SIX AND EIGHTY NINE HUNDREDTHS FEET (56.89') TO A POINT; THENCE
NORTHWESTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY AND NO HUNDREDTHS FEET (20.00'), A LENGTH OF FOURTEEN AND EIGHTY FIVE HUNDREDTHS FEET (14.85') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF FOUR HUNDRED FOURTY SIX AND TWENTY FIVE HUNDREDTHS FEET (446.25) TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF SEVENTY THREE AND TWENTY TWO HUNDREDTHS FEET (73.22') TO A POINT; THENCE
N 11°57'10" W	A DISTANCE OF TWENTY AND THREE HUNDREDTHS FEET (20.03') TO A POINT; THENCE
N 78°03'00" E	A DISTANCE OF ONE HUNDRED TWENTY FOUR AND SEVENTY ONE HUNDREDTHS FEET (124.71') TO THE POINT OF BEGINNING.


THE ABOVE DESCRIBED PARCEL CONTAINS 115,791 SQ. FT., OR 2.658 ACRES MORE OR LESS OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS PARCEL 2E ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND, IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FR STURTEVANT STREET LLC, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED NOVEMBER 17, 2008 AT A SCALE OF 1"=80' AND RECORDED IN MIDDLESEX REGISTRY OF DEED AS PLAN 447 OF 2009, 1 OF 5.




EXECUTED as a sealed instrument as of the 6<sup>th</sup> day of <sup>July</sup>~~June~~, 2010.

FR STURTEVANT STREET LLC,  
a Delaware limited liability company

By: FR Sturtevant Street, Inc.,  
a Delaware corporation,  
its Sole Member/Manager

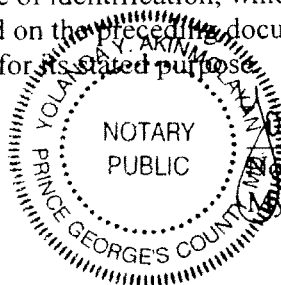
By:   
Name: Dawn M. Becker  
Title: Vice President-  
General Counsel and Secretary

STREET RETAIL, INC.,  
a Maryland corporation

By:   
Name: Dawn M. Becker  
Title: Vice President-  
General Counsel and Secretary

STATE OF MARYLAND )  
 ) ss.  
 County of Montgomery )

On this 6 day of <sup>July</sup>~~June~~, 2010, before me, the undersigned notary public, General Counsel  
 personally appeared Dawn M. Becker, the Vice President - of FR Sturtevant and Secretary  
 Street, Inc., the Sole Member/Manager of FR STURTEVANT STREET LLC, proved to  
 me through satisfactory evidence of identification, which was personal knowledge, to be  
 the person whose name is signed on the preceding document, and acknowledged to me  
 that he/she signed it voluntarily for its stated purpose.



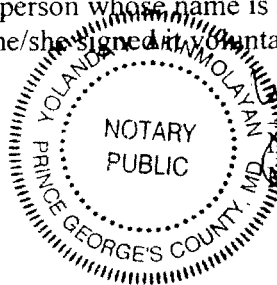
Yolanda Y. Akinmolayan  
 Notary Public

My Commission Expires:

YOLANDA Y. AKINMOLAYAN  
 NOTARY PUBLIC STATE OF MARYLAND  
 COUNTY OF PRINCE GEORGE'S  
 My Commission Expires May 12, 2012

STATE OF MARYLAND )  
 ) ss.  
 County of Montgomery )

On this 6 day of <sup>July</sup>~~June~~, 2010, before me, the undersigned notary public, General Counsel  
 personally appeared Dawn M. Becker, the Vice President - of STREET and Secretary  
 RETAIL, INC., proved to me through satisfactory evidence of identification, which was  
 personal knowledge, to be the person whose name is signed on the preceding document,  
 and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Yolanda Y. Akinmolayan  
 Notary Public

My Commission Expires:

YOLANDA Y. AKINMOLAYAN  
 NOTARY PUBLIC STATE OF MARYLAND  
 COUNTY OF PRINCE GEORGE'S  
 My Commission Expires May 12, 2012



**EXHIBIT A**  
to  
Quitclaim Deed



**Exhibit A**  
**Legal Description**

Lots 85-A-1, 85-A-2, 85-A-3, 85-A-6 and 85-A-7:

Those certain parcels of land situated in Somerville, Massachusetts, being shown as Lots 85-A-1, 85-A-2, 85-A-3, 85-A-6 and 85-A-7 as shown on a plan entitled "ALTA/ACSM LAND TITLE SURVEY OF LAND LOCATED AT 74 FOLEY STREET, SOMERVILLE, MASS." Dated May 25, 1993, revised November 18, 1997, prepared by Benchmark Survey, recorded with the Middlesex County South District Registry of Deeds as Plan No. 1238 of 1997. Said lots are conveyed together with any and all appurtenant rights and easements of record.

Lot 85-A-4:

That certain parcel of land situated in Somerville, Massachusetts, being shown as "Lot A Area = 242,057 Sq. Ft. = 5.557 Acres" on a plan entitled, "Plan of Land of 100 Foley Street Somerville, Mass." Drawn by Benchmark Survey, dated August 18, 1999 and recorded with the Middlesex County South District Registry of Deeds as Plan No. 968 of 1999 in Book 30614, page 85. Said lots are conveyed together with any and all appurtenant rights and easements of record.

The above described Lots 85-A-1, 85-A-2, 85-A-3, 85-A-4, 85-A-6 and 85-A-7 are further described and shown on a plan entitled "ALTA/ACSM Land Title Survey, Existing Conditions Plan of Land, 74 & 100 Foley Street" dated October 9, 2009 and prepared by Vanasse Hangen Brustlin, Inc.

**Parcels: Mar-Ron Realty Trust**

**Parcels: 99-A-9,9A & 11**

A CERTAIN PARCEL OF LAND SITUATED ON THE SOUTH EASTERLY END OF FOLEY STREET A PUBLIC WAY, IN THE CITY OF SOMERVILLE, IN THE COUNTY OF MIDDLESEX IN THE COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE END OF FOLEY STREET ON THE SOUTHEAST CORNER THENCE;

N 78°03'00" E	A DISTANCE OF SIXTY-FOUR AND THIRTY-FIVE HUNDREDTHS FEET (64.35') TO A POINT; THENCE
N 30°58'05" E	A DISTANCE OF ONE HUNDRED THIRTY-FOUR AND NINETY-FIVE HUNDREDTHS FEET (134.95') TO A POINT; THENCE
S 00°58'35" W	A DISTANCE OF ELEVEN AND FORTY-SEVEN HUNDREDTHS FEET (11.47') TO A POINT; THENCE
S 01°29'11" W	A DISTANCE OF SIXTY-FIVE AND SIXTY-NINE HUNDREDTHS FEET (65.69') TO A POINT; THENCE
S 02°54'46" W	A DISTANCE OF ONE HUNDRED TWO AND SIXTY HUNDREDTHS FEET (102.60') TO A POINT; THENCE
S 00°32'26" W	A DISTANCE OF FORTY-TWO AND EIGHTEEN HUNDREDTHS FEET (42.18') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FOUR HUNDRED SEVENTY-TWO AND TWENTY-THREE HUNDREDTHS FEET (472.23'), A LENGTH OF FIFTY-TWO AND TWENTY-FIVE HUNDREDTHS FEET (52.25'), WITH A CHORD BEARING OF S 07°38'06" E AND A CHORD DISTANCE OF FIFTY-TWO AND TWENTY-TWO HUNDREDTHS FEET (52.22') TO A PIPE (FOUND). THENCE;
S 06°12'04" W	A DISTANCE OF TWENTY-TWO AND TWO HUNDREDTHS FEET (22.02') TO A POINT; THENCE
S 59°43'25" W	A DISTANCE OF TWENTY-SEVEN AND SIXTY-FIVE HUNDREDTHS FEET (27.65') TO A POINT; THENCE

N 30°20'40" W      A DISTANCE OF TWO HUNDRED EIGHT AND NINETY-SIX  
HUNDREDTHS FEET (208.96') TO THE POINT OF  
BEGINNING.

THE ABOVE DESCRIBED PARCEL IN SOMERVILLE, MASSACHUSETTS  
CONTAINS 18,400 S.F. OR 0.422 ACRES MORE OR LESS.

**Parcels: 85-A-2A**

A CERTAIN PARCEL OF LAND SITUATED ON THE NORTH EASTERLY END OF  
FOLEY STREET A PUBLIC WAY, IN THE CITY OF SOMERVILLE, IN THE  
COUNTY OF MIDDLESEX IN THE COMMONWEALTH OF MASSACHUSETTS,  
BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A RR SPIKE FIFTY SIX AND TWENTY ONE HUNDREDTHS  
(56.21') NORTHEAST FROM THE END OF FOLEY STREET ON THE NORTHEAST  
CORNER THENCE;

N 11°57'00" W      A DISTANCE OF ONE HUNDRED NINE AND EIGHTY-  
SEVEN HUNDREDTHS FEET (109.87') TO AN IRON ROD  
(FOUND); THENCE

N 76°38'40" E      A DISTANCE OF ONE HUNDRED FOUR AND FIFTY-EIGHT  
HUNDREDTHS FEET (104.58') TO AN IRON ROD (FOUND);  
THENCE

S 30°58'05" W      A DISTANCE OF ONE HUNDRED FIFTY-THREE AND  
FIFTY-THREE HUNDREDTHS FEET (153.53') TO THE POINT  
OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IN SOMERVILLE, MASSACHUSETTS  
CONTAINS 5,743 S.F. OR 0.132 ACRES MORE OR LESS.

**Legal Description - Parcel 5A**

A CERTAIN PARCEL OF LAND LOCATED SOUTHEASTERLY APPROXIMATELY (175') OF THE EASTERLY END OF FOLLY STREET AND APPROXIMATELY 1,030' EAST OF MIDDLESEX AVENUE, IN THE CITY OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF PARCEL 5A AT THE SOUTHWESTERLY CORNER OF PARCEL 5A AND ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL 4C, THENCE

N 28<sup>0</sup> 43'00" W            A DISTANCE OF EIGHTY EIGHT AND SEVENTY THREE HUNDREDTHS FEET (88.73') TO A POINT; THENCE

NORTHWESTERLY        AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FOUR HUNDRED FIFTY TWO AND FIFTY SIX HUNDREDTHS FEET (452.56'), A LENGTH OF ONE HUNDRED NINETY ONE AND FORTY FIVE HUNDREDTHS FEET (191.45') TO A POINT THENCE

N 89<sup>0</sup> 59'55" E            A DISTANCE OF TWO HUNDRED EIGHTY TWO AND TWENTY NINE HUNDREDTHS FEET (282.29') TO A POINT; THENCE

S 00<sup>0</sup> 02'13" E            A DISTANCE OF ONE HUNDRED FIFTY AND TEN HUNDREDTHS FEET (150.10') TO A POINT; THENCE

S 00<sup>0</sup> 01'30" E            A DISTANCE OF SEVENTY AND SEVENTY TWO HUNDREDTHS FEET (70.72') TO A POINT; THENCE

S 78<sup>0</sup> 05'37" W            A DISTANCE OF ONE HUNDRED EIGHTY NINE AND SIXTY HUNDREDTHS FEET (189.60') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 60,255 SQ. FT OR 0.138 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS. AND IS SHOWN AS PARCEL 5A ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND, IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FR STURTEVANT STREET LLC, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED OCTOBER 23, 2007 AT A SCALE OF 1"=80', RECORDED IN MIDDLESEX REGISTRY OF DEEDS AS PLAN 468 OF 2009..



**LEGAL DESCRIPTION - PARCEL 4C**

A CERTAIN PARCEL OF LAND LOCATED AT THE EASTERLY END OF FOLEY STREET, APPROXIMATELY 900' EAST OF MIDDLESEX AVENUE, IN THE CITY OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF FOLEY STREET A PUBLIC ROADWAY, THENCE

N 78°03'00" E	A DISTANCE OF FIFTY SIX AND TWENTY ONE HUNDREDTHS FEET (56.21') TO A POINT; THENCE
N 30°58'05" E	A DISTANCE OF ONE HUNDRED FIFTY THREE AND FIFTY THREE HUNDREDTHS FEET (153.53') TO A POINT; THENCE
N 00°07'08" W	A DISTANCE OF TWENTY AND TWENTY FOUR HUNDREDTHS FEET (20.24') TO A POINT; THENCE
N 89°57'17" E	A DISTANCE OF THREE HUNDRED NINETEEN AND NINETY TWO HUNDREDTHS FEET (319.92') TO A POINT; THENCE
N 89°49'18" E	A DISTANCE OF ONE HUNDRED SIXTY THREE AND FORTY FIVE HUNDREDTHS FEET (163.45') TO A POINT; THENCE
S 01°06'29" E	A DISTANCE OF ONE AND SEVENTY FIVE HUNDREDTHS FEET (1.75') TO A POINT; THENCE
S 87°53'32" W	A DISTANCE OF FIVE AND SEVENTY FIVE HUNDREDTHS FEET (5.75') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE BEING NON-TANGENT, HAVING A RADIUS OF SIX THOUSAND FOUR HUNDRED AND NO HUNDREDTHS FEET (6400.00'), A LENGTH OF TWO HUNDRED SIXTY SIX AND SEVENTY FIVE HUNDREDTHS FEET (266.75'), A CHORD BEARING OF S 03°18'07" E AND A CHORD DISTANCE OF TWO HUNDRED SIXTY SIX AND SEVENTY THREE HUNDREDTHS (266.73') TO A POINT; THENCE
S 04°29'45" E	A DISTANCE OF TWO HUNDRED FORTY SEVEN AND THIRTY SIX HUNDREDTHS FEET (247.36') TO A POINT; THENCE
S 78°05'31" W	A DISTANCE OF ONE HUNDRED FIFTY TWO AND NINETY ONE HUNDREDTHS FEET (152.91') TO A POINT; THENCE
N 11°33'55" W	A DISTANCE OF THIRTY TWO AND NINETY NINE HUNDREDTHS FEET (32.99') TO A POINT; THENCE
S 78°05'37" W	A DISTANCE OF FIFTY THREE AND SIXTY FIVE HUNDREDTHS FEET (53.65') TO A POINT; THENCE
N 00°01'30" W	A DISTANCE OF SEVENTY AND SEVENTY TWO HUNDREDTHS FEET (70.72') TO A POINT; THENCE
N 00°02'13" W	A DISTANCE OF ONE HUNDRED FIFTY AND TEN HUNDREDTHS FEET (150.10') TO A POINT; THENCE

N 00° 02' 15" W	A DISTANCE OF TWO HUNDRED SIXTY THREE AND EIGHTY ONE HUNDREDTHS FEET (263.81') TO A POINT; THENCE
S 89° 57' 17" W	A DISTANCE OF TWO HUNDRED SIXTY EIGHT AND FIFTY FOUR HUNDREDTHS FEET (268.54') TO A POINT; THENCE
S 30° 58' 05" W	A DISTANCE OF TEN AND SIXTY THREE HUNDREDTHS FEET (10.63') TO A POINT; THENCE
S 00° 58' 35" W	A DISTANCE OF FORTY SIX AND FIFTY FOUR HUNDREDTHS FEET (46.54') TO A POINT; THENCE
S 01° 29' 20" W	A DISTANCE OF SIXTY FIVE AND EIGHTY SEVEN HUNDREDTHS FEET (65.87') TO A POINT; THENCE
S 02° 53' 21" W	A DISTANCE OF ONE HUNDRED TWO AND TWENTY FOUR HUNDREDTHS FEET (102.24') TO A POINT; THENCE
S 00° 38' 55" W	A DISTANCE OF FORTY AND NO HUNDREDTHS FEET (40.00') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FOUR HUNDRED FIFTY TWO AND FIFTY SIX HUNDREDTHS FEET (452.56'), A LENGTH OF ONE HUNDRED NINETY ONE AND FORTY FIVE HUNDREDTHS FEET (191.45') TO A POINT; THENCE
S 28° 43' 00" E	A DISTANCE OF EIGHTY EIGHT AND SEVENTY THREE HUNDREDTHS FEET (88.73') TO A POINT; THENCE
S 78° 05' 37" W	A DISTANCE OF THIRTY THREE AND NO HUNDREDTHS FEET (33.00') TO A POINT; THENCE
N 30° 20' 35" W	A DISTANCE OF TWO HUNDRED FIVE AND SEVENTY ONE HUNDREDTHS FEET (205.71') TO A POINT; THENCE
N 59° 43' 25" E	A DISTANCE OF TWENTY SEVEN AND SIXTY SIX HUNDREDTHS FEET (27.66') TO A POINT; THENCE
N 06° 12' 04" E	A DISTANCE OF TWENTY TWO AND TWO HUNDREDTHS FEET (22.02') TO A POINT; THENCE
NORTHWESTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE BEING NON-TANGENT AND HAVING A RADIUS OF FOUR HUNDRED SEVENTY-TWO AND TWENTY-THREE HUNDREDTHS FEET (472.23'), A LENGTH OF FIFTY-TWO AND TWENTY- FOUR HUNDREDTHS FEET (52.24'), WITH A CHORD BEARING OF N 07° 38' 06" W AND A CHORD DISTANCE OF FIFTY-TWO AND TWENTY-TWO HUNDREDTHS FEET (52.22') TO A PIPE (FOUND); THENCE;
N 00° 32' 26" E	A DISTANCE OF FORTY TWO AND EIGHTEEN HUNDREDTHS FEET (42.18') TO A POINT; THENCE
N 02° 54' 46" E	A DISTANCE OF ONE HUNDRED TWO AND SIXTY HUNDREDTHS FEET (102.60') TO A POINT; THENCE

N 01° 29' 11" E	A DISTANCE OF SIXTY FIVE AND SIXTY NINE HUNDREDTHS FEET (65.69') TO A POINT; THENCE
N 00° 58' 35" E	A DISTANCE OF ELEVEN AND FORTY SEVEN HUNDREDTHS FEET (11.47') TO A POINT; THENCE
S 30° 58' 05" W	A DISTANCE OF ONE HUNDRED THIRTY FOUR AND NINETY FIVE HUNDREDTHS FEET (134.95') TO A POINT; THENCE
S 78° 03' 00" W	A DISTANCE OF SIXTY FOUR AND THIRTY FIVE HUNDREDTHS FEET (64.35') TO A POINT; THENCE
N 11° 55' 41" W	A DISTANCE OF FIFTY AND NO HUNDREDTHS FEET (50.00') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 136.095 SQ. FT., OR 3.124 ACRES MORE OR LESS OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS PARCEL 4C ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND, IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FR STURTEVANT STREET, LLC, PREPARED BY VANASSE HANGEN BRUSTLIN, INC, DATED OCTOBER 23, 2007 AT A SCALE OF 1" = 80' AND RECORDED IN MIDDLESEX REGISTRY OF DEED AS PLAN 468 OF 2009.

**LEGAL DESCRIPTION - PARCEL 2C**

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

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF ASSEMBLY SQUARE DRIVE AND 400' SOUTH EAST OF FOLEY STREET AND BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE

N 35 <sup>0</sup> 18'16" W	A DISTANCE OF THREE HUNDRED EIGHTY FOUR AND EIGHTY FIVE HUNDREDTHS FEET (384.85') TO A POINT; THENCE
NORTHEASTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF THIRTY FOUR AND NO HUNDREDTHS FEET (34.00'), A LENGTH OF FORTY SIX AND SEVENTY SIX HUNDREDTHS FEET (46.76') TO A POINT THENCE
N 78 <sup>0</sup> 02'50" E	A DISTANCE OF ONE HUNDRED TWENTY AND SEVENTY ONE HUNDREDTHS FEET (120.71') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY AND NO HUNDREDTHS FEET (20.00'), A LENGTH OF THIRTY ONE AND FORTY TWO HUNDREDTHS FEET (31.42') TO A POINT; THENCE
S 11 <sup>0</sup> 56'24" E	A DISTANCE OF THREE HUNDRED SEVENTY FOUR AND EIGHTY HUNDREDTHS FEET (374.80') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 33,188 SQ. FT., OR 0.76 ACRES OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS PARCEL 2C ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND, IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FR STURTEVANT STREET LLC, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED OCTOBER 22, 2007 AT A SCALE OF 1"=80' AND RECORDED IN MIDDLESEX REGISTRY AS PLAN 5 OF 5 447 OF 2009.

## Legal Description - Parcel 2D

A CERTAIN PARCEL OF LAND LOCATED ON THE SOUTHERLY SIDE OF FOLEY STREET, APPROXIMATELY 800' EAST OF MIDDLESEX AVENUE, IN THE CITY OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF FOLEY STREET AND (124.71') FROM THE EASTERLY END OF SAID FOLEY STREET AND BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE

S 11° 57' 10" E	A DISTANCE OF TWENTY AND THREE HUNDREDTHS FEET (20.03') TO A POINT; THENCE
S 78° 03' 36" W	A DISTANCE OF SEVENTY THREE AND TWENTY TWO HUNDREDTHS FEET (73.22') TO A POINT; THENCE
S 11° 56' 24" E	A DISTANCE OF FOUR HUNDRED FORTY SIX AND TWENTY FIVE HUNDREDTHS FEET (446.25') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY AND NO HUNDREDTHS FEET (20.00'), A LENGTH OF FOURTEEN AND EIGHTY FIVE HUNDREDTHS FEET (14.85') TO A POINT; THENCE
NORTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF THIRTY NINE AND NO HUNDREDTHS FEET (39.00'), A LENGTH OF FIFTY SIX AND EIGHTY NINE HUNDREDTHS FEET (56.89') TO A POINT; THENCE
S 41° 57' 06" W	A DISTANCE OF ONE HUNDRED FOURTEEN AND TWELVE HUNDREDTHS FEET (114.12') TO A POINT; THENCE
N 35° 18' 16" W	A DISTANCE OF ONE HUNDRED FIFTY EIGHT AND THIRTY TWO HUNDREDTHS FEET (158.32') TO A POINT; THENCE
N 11° 56' 24" W	A DISTANCE OF THREE HUNDRED SEVENTY FOUR AND EIGHTY HUNDREDTHS FEET (374.80') TO A POINT; THENCE
NORTHWESTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY AND NO HUNDREDTHS FEET (20.00'), A LENGTH OF THIRTY ONE AND FORTY TWO HUNDREDTHS FEET (31.42') TO A POINT; THENCE
S 78° 02' 50" W	A DISTANCE OF ONE HUNDRED TWENTY AND SEVENTY ONE HUNDREDTHS FEET (120.71') TO A POINT; THENCE
NORTHEASTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE BEING NON-TANGENT AND HAVING A RADIUS OF THIRTY FOUR AND NO HUNDREDTHS FEET (34.00'), A LENGTH OF TWENTY AND FIFTY ONE HUNDREDTHS FEET (20.51') WITH A CHORD BEARING OF N 60° 46' 02" E AND A CHORD LENGTH OF (20.20') TO A POINT; THENCE
N 11° 57' 10" W	A DISTANCE OF SIX AND THREE HUNDREDTHS FEET (6.03') TO A POINT; THENCE



N 78° 03'00" E

A DISTANCE OF TWO HUNDRED NINETY TWO AND SIXTY THREE  
HUNDREDTHS FEET (292.63') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 53,203 SQ. FT., OR 1.221 ACRES OF LAND IN  
THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS PARCEL 2D ON A  
PLAN ENTITLED "SUBDIVISION PLAN OF LAND, IN SOMERVILLE, MASSACHUSETTS"  
PREPARED FOR FR STURTEVANT STREET LLC, PREPARED BY VANASSE HANGEN  
BRUSTLIN, INC. DATED NOVEMBER 17, 2008 AT A SCALE OF 1" = 80' AND RECORDED IN  
MIDDLESEX REGISTRY AS PLAN 447 OF 2009.

### Legal Description – Parcel 2E

A CERTAIN PARCEL OF LAND LOCATED ON THE SOUTHERLY SIDE OF FOLEY STREET, APPROXIMATELY 800' EAST OF MIDDLESEX AVENUE, IN THE CITY OF SOMERVILLE, MASSACHUSETTS IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEASTERLY CORNER OF FOLEY STREET AT THE DIVISION OF A PUBLIC AND PRIVATE ROADWAY AND BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREAFTER DESCRIBED; THENCE

S 30° 20' 35" E	A DISTANCE OF FOUR HUNDRED FOURTEEN AND SIXTY SEVEN HUNDREDTHS FEET (414.67') TO A POINT; THENCE
S 78° 05' 37" W	A DISTANCE OF FORTY EIGHT AND THIRTY FIVE HUNDREDTHS FEET (48.35') TO A POINT; THENCE
S 68° 47' 57" W	A DISTANCE OF EIGHTY NINE AND TWENTY ONE HUNDREDTHS FEET (89.21') TO A POINT; THENCE
S 44° 51' 41" W	A DISTANCE OF ONE HUNDRED FOUR AND THIRTY FIVE HUNDREDTHS FEET (104.35') TO A POINT; THENCE
S 57° 59' 12" W	A DISTANCE OF FOURTY FOUR AND ELEVEN HUNDREDTHS FEET (44.11') TO A POINT; THENCE
S 41° 57' 06" W	A DISTANCE OF EIGHT AND THIRTY TWO HUNDREDTHS FEET (8.32') TO A POINT; THENCE
NORTHWESTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF THIRTY NINE AND NO HUNDREDTHS FEET (39.00'), A LENGTH OF FIFTY SIX AND EIGHTY NINE HUNDREDTHS FEET (56.89') TO A POINT; THENCE
NORTHWESTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY AND NO HUNDREDTHS FEET (20.00'), A LENGTH OF FOURTEEN AND EIGHTY FIVE HUNDREDTHS FEET (14.85') TO A POINT; THENCE
N 11° 56' 24" W	A DISTANCE OF FOUR HUNDRED FOURTY SIX AND TWENTY FIVE HUNDREDTHS FEET (446.25') TO A POINT; THENCE
N 78° 03' 36" E	A DISTANCE OF SEVENTY THREE AND TWENTY TWO HUNDREDTHS FEET (73.22') TO A POINT; THENCE
N 11° 57' 10" W	A DISTANCE OF TWENTY AND THREE HUNDREDTHS FEET (20.03') TO A POINT; THENCE
N 78° 03' 00" E	A DISTANCE OF ONE HUNDRED TWENTY FOUR AND SEVENTY ONE HUNDREDTHS FEET (124.71') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 15,791 SQ. FT., OR 2.658 ACRES MORE OR LESS OF LAND IN THE CITY OF SOMERVILLE, MASSACHUSETTS AND IS SHOWN AS PARCEL 2E ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND, IN SOMERVILLE, MASSACHUSETTS" PREPARED FOR FR STURTEVANT STREET LLC, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED NOVEMBER 17, 2008 AT A SCALE OF 1" = 80' AND RECORDED IN MIDDLESEX REGISTRY OF DEED AS PLAN 447 OF 2009, 1 OF 5.

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