

Exhibit A

Easement Abandonment Plan

[see attached]

FOR REVISION USE ONLY

EASEMENT ABANDONMENT PLAN IN CAMBRIDGE MASSACHUSETTS (MIDDLESEX COUNTY)

CAMBRIDGE PARK DRIVE

DECEMBER 9, 2013

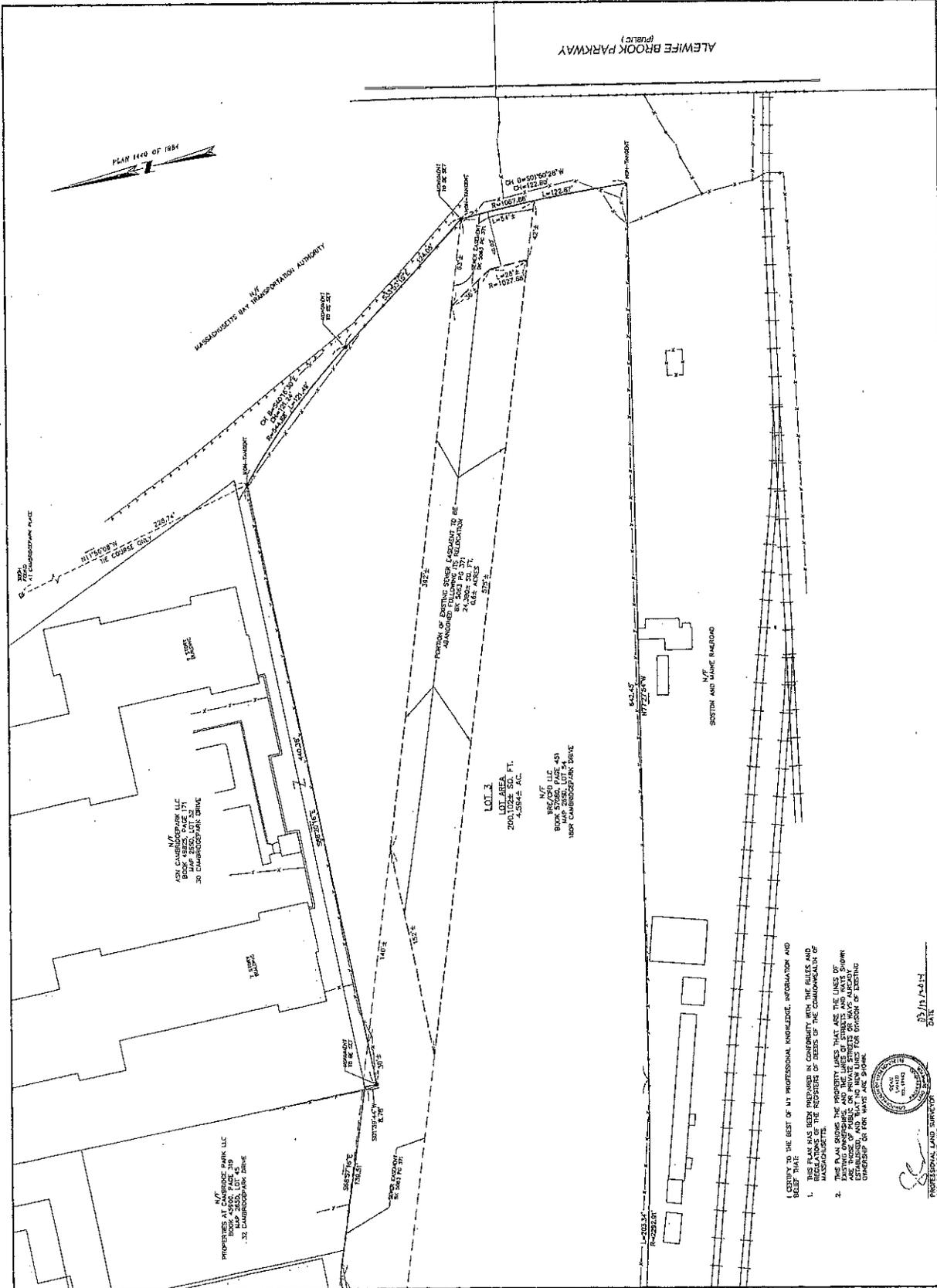
REV.	DATE	DESCRIPTION
1.	2/7/14	CITY SCAFFOLD CHANGES
2.	3/10/14	CITY SCAFFOLD CHANGES

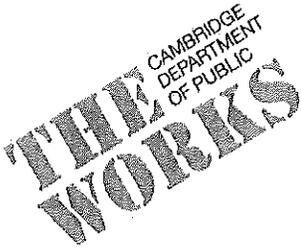
PROPOSED BY:
BRC/C/O, LLC
C/O EQUUS STREET
120 17TH FLOOR
BOSTON, MA 02110

BSC GROUP
15 Elders Street
Boston, Massachusetts
02117

© 2013 BSC Group, Inc.
SCALE: 1" = 30'
DATE: 12/9/13

PROJ. NO.: 13-0000
SHEET NO.: 1 OF 1
DATE: 12/9/13
DRAWN BY: J. THOMPSON
CHECKED BY: J. THOMPSON
DATE: 12/9/13
FILE NO.: 231750424
JOB NO.: 23175-04





City of Cambridge
Department of Public Works

147 Hampshire Street
Cambridge, MA 02139
theworks@cambridgema.gov

Owen O'Riordan, Acting Commissioner

voice: 617 349 4800
tdd: 617 499 9924

March 11, 2014

Mr. Rich Rossi
City Manager
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Sewer Easement - 180R CambridgePark Drive

Dear Mr. Rossi:

The Department of Public Works supports the abandonment and relocation of a portion of the existing sewer easement located on 180R CambridgePark Drive requested by BRE / CPD LLC. The relocated easement will provide a slightly larger easement area, and maintain the City's infrastructure and ability to our ability to maintain it.

BRE / CPD will construct a new combined sewer line in the relocated easement and will incur all costs associated with the design and construction of this infrastructure. The proposed new combined sewer line has been evaluated for hydraulic capacity and will maintain the existing level of service in the upstream community.

The Department of Public Works supports the abandonment and relocation of this portion of the existing sewer easement. Please contact me with any questions kwatkins@cambridgema.gov / 617-349-4751.

Sincerely,

Katherine F. Watkins
Acting City Engineer





CITY OF CAMBRIDGE

City Hall, 795 Massachusetts Ave., Cambridge, MA 02139
Tel.: 617-349-4343 Fax: 617-349-4357

Assessing Department

Robert P. Reardon
Director of Assessment

MEMORANDUM

TO: Richard C. Rossi, City Manager

FROM: Robert P. Reardon 

RE: Easement located at 180R Cambridgepark Drive.

SUBJECT: Portion of Map 267D, Lot 54, drain easement.

DATE: February 18, 2014

Property Description:

The subject parcel is a subsurface drain easement and part of the lots known as Assessors Map 267D, Lot 354. The area for the easement is located along the easterly side of Lot 54 off of Cambridgepark Drive, approximately fifty feet wide and contains an approximate area of 24,380 +/- square feet. The existing easement is described as follows:

Beginning at a point at the northeast corner of the sewer easement abandonment parcel, said point being located westerly sixty-three (63) feet, more or less, from a point on the westerly line of land now or formerly of Massachusetts Bay Transportation Authority; thence

SOUTHEASTERLY a distance of thirty-eight (38) feet, more or less, to a point; thence
SOUTHERLY along a curve to the right having a radius of one thousand twenty-seven and 88/100 (1027.88) feet an arc distance of twenty-eight (28) feet, more or less, to a point on the southerly line of said existing sewer easement; thence

WESTERLY along said existing sewer easement a distance of five hundred seventy-five (575) feet, more or less, to a point; thence

NORTHEASTERLY a distance of one hundred fifty-two (152) feet, more or less, to a point on the northerly line of said existing sewer easement; thence

EASTERLY along said existing sewer easement a distance of three hundred ninety-two (392) feet, more or less, to the point of beginning, all courses being over and across land now or formerly of BRE/CPD LLC.

The above described easement abandonment parcel contains an area of 24,380 square feet of land, more or less, and is more particularly shown on a plan prepared by BSC Group, Inc. entitled "Easement Abandonment Plan, CambridgePark Drive in Cambridge, Massachusetts" dated December 9, 2013.

ZONING:

The subject property is located in a Alewife Overlay District zoning area. Listed below are the requirements for this zone:

FAR	Residential - 2.0 to 1.0 Commercial - 1.75 to 1.0
Minimum Yard in Feet	
Front	10 ft.
Side	Height + Length + 5
Rear	Height + length + 4
Minimum lot Area per DU	600 sq. ft.
Maximum height	85 ft.
Minimum open space	15%

History:

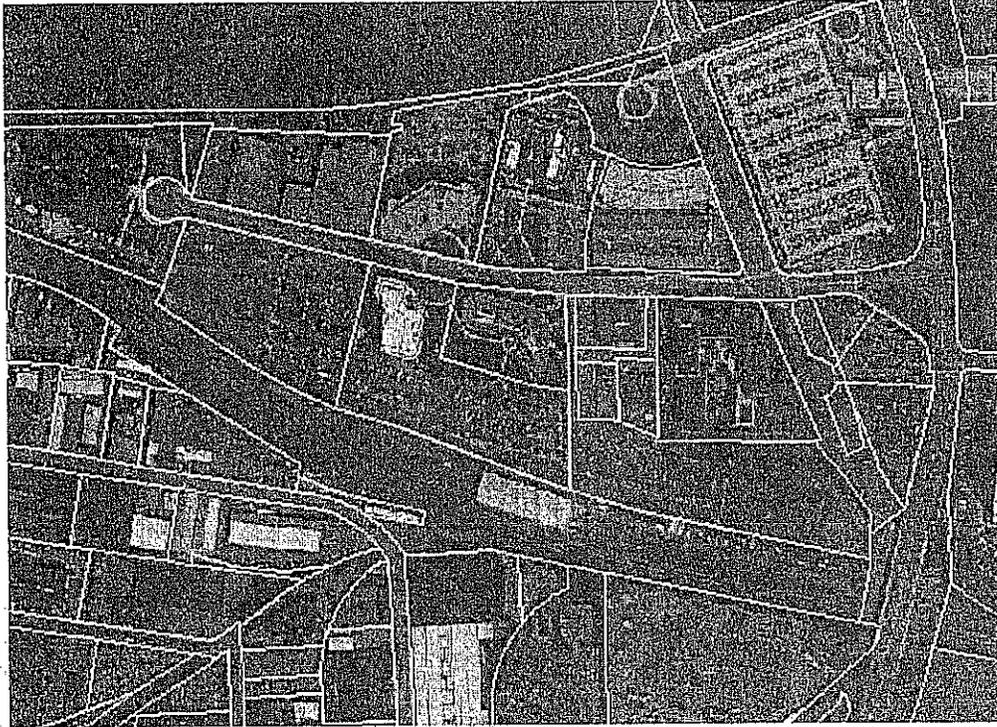
The easement is taking by the City of Cambridge on February 8, 1927 as a sewer line from the New England Brick Company. The proposed discontinuance will be done in conjunction with a memorandum of understanding to construct and grant a new easement of similar utility to the City of Cambridge specifications. The new easement will be as follows:

A certain easement parcel of land situated in Cambridge, Middlesex County, Massachusetts bounded and described as follows:

Beginning at a point located S 25° 41' 37" W a distance of one and 09/100 (1.09) feet from a point on the westerly line of land now or formerly of Massachusetts Bay Transportation Authority at the southeasterly corner of land now of formerly of ASN Cambridgepark LLC; thence
S 40° 16' 30" E a distance of one hundred twenty and 70/100 (120.70) feet to a point; thence
S 29° 35' 07" E a distance of one hundred eleven (111) feet, more or less, to a point on the northerly line of an existing sewer easement; thence
WESTERLY along said existing sewer easement a distance of forty-seven (47) feet, more or less, to a point; thence
N 29° 35' 07" W a distance of seventy-three (73) feet, more or less, to a point; thence
N 40° 16' 30" W a distance of nine and 32/100 (9.32) feet to a point; thence
N 77° 03' 23" W a distance of twenty-three and 38/100 (23.38) feet to a point; thence
N 40° 16' 30" W a distance of twenty-one and 39/100 (21.39) feet to a point; thence
N 76° 44' 29" W a distance of one hundred eighty and 71/100 (180.71) feet to a point; thence
N 88° 20' 16" W a distance of one hundred thirteen (113) feet, more or less, to a point on the northerly line of said existing sewer easement; thence
WESTERLY along said existing sewer easement a distance of one hundred thirty-seven (137) feet, more or less, to a point; thence
S 88° 20' 16" E a distance of four hundred six (406) feet, more or less, to the point of beginning, all courses being over and across land now or formerly of BRE/CPD LLC.

The above described easement parcel contains an area of 24,515 square feet of land, more or less, and is more particularly shown on a plan prepared by BSC Group, Inc. entitled "Easement Plan, CambridgePark Drive in Cambridge, Massachusetts" dated December 9, 2013.

The lot is located in a Alewife Overlay District zoning district. The total land area involved is approximately 24,515 +/- square feet and would be considered unbuildable because of existing improvements and zoning setback requirements.



Property Valuation:

I have been asked to estimate the market value of the above-mentioned property. Given the fact that per the memorandum of understanding the City of Cambridge would be swapping one easement for another of similar size and utility and the lack of alternative uses of the existing easement, it has been determined that the easement would have little to no value other than for its original purpose, therefore a nominal value of \$10.00 has been estimated for the site.

5068
The First & Newton Street Co., Boston
Book Discharge, B. 5122 P. 107

the land in that part of said NEWTON, called Newtonville, situated on the southeasterly corner of Linwood Avenue and Broadway, and shown as Lot numbered Six (6) on a "Plan of Land in Newtonville, belonging to the Heirs of Winfield J. Towne", by E. S. Smilie, Surveyor, and recorded with Middlesex South District Deeds in Book of Plans 149 plan #9, said lot 6 being bounded and described as follows: Northwest by Linwood Avenue, ninety-one and 22/100 feet; Northeast by Lot numbered 7 as shown on said plan, eighty-six and 18/100 feet; Southeast by land now or formerly of Carleton, one hundred and one and 8/100 feet; Southwest by Broadway, seventy-one and 42/100 feet; and West by the curve forming the junction of said Broadway and Linwood Avenue, sixteen feet. Containing 8450 square feet, according to said plan. Being the same premises conveyed to said Velma S. Milligan by Jennie N. Alexander by deed dated September 27, 1923, and recorded with said Deeds in Book 4660 Page 514. Said premises are conveyed subject to the restrictions of record, so far as the same are now in force and applicable. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. And for the consideration aforesaid, said mortgagee releases to the mortgagee all rights of CURTESY, DOWER AND HOMESTEAD and other interests in the mortgaged premises. WITNESS our hands and seals the first day of February, 1927. Velma S. Milligan (seal) William N. Milligan (seal) COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. February 3, 1927. Then personally appeared the above named William N. Milligan and Velma S. Milligan and acknowledged the foregoing instrument to be their free act and deed, before me, John C. Madden, Notary Public. My commission expires March 6, 1929. Middlesex ss. Feb. 3, 1927. 4h. 20m. P.M. Rec'd & Recorded.

180R Cambridge Dr, easement taking

CITY OF CAMBRIDGE In City Council, January 25, 1927.

WHEREAS:- It is adjudged by this City Council to be necessary for the public convenience and public health that a common sewer be laid in the Sherman Street Sewer District Outlet from Sherman Street to Alawife Brook, and that land should be taken for such purpose, and WHEREAS:- Due notice has been given of the intention of this City Council to take such land, and hearing had thereon, according to law, it is therefore hereby ORDERED:- That a strip of land be and hereby is taken for the purpose of laying, making and maintaining a common sewer therein, bounded and described as follows:- Parcel No. 1. Beginning at a point in the westerly line of Sherman Street at its intersection with the northerly location line of the

CITY OF CAMBRIDGE TAKING

See plan, Filed No. 299

Boston and Maine Railroad, Fitchburg Division, thence westerly along said northerly location line for 474 feet more or less to the division line between the land of the Boston and Maine Railroad Company and land of New England Brick Company, thence northerly along said division line 31 feet more or less to a corner, thence easterly parallel to and 30 feet distant northerly from the said northerly location line of the Boston and Maine Railroad, Fitchburg Division, and described as 474 feet long, 474 feet more or less to its intersection with the westerly line of Sherman Street thence southerly along said westerly line of Sherman Street 31 feet more or less to the said northerly location line of the Boston and Maine Railroad, Fitchburg Division, at the point of beginning. Containing 14,220 square feet more or less. Parcel No. 2. Beginning at a point in the northerly location line of the Boston and Maine Railroad, Fitchburg Division, at the division line between land of the Boston and Maine Railroad Company and land of the New England Brick Company, thence westerly along said northerly location line 1183 feet more or less to a point in the said northerly location line, thence northerly at right angles to said location line 5.25 feet to a point in the northeasterly location line of Boston and Maine Railroad formerly called Lexington and Arlington Branch of the Fitchburg Railroad, thence westerly and northwesterly by a curved line along the northeasterly location line of the Boston and Maine Railroad, formerly called Lexington and Arlington Branch of the Fitchburg Railroad 520 feet more or less to a corner at land of the Commonwealth of Massachusetts said point being 135 feet more or less northerly from the northerly location line of the Boston and Maine Railroad, Fitchburg Division, thence northerly along the division line between line of the Commonwealth of Massachusetts and land of the New England Brick Company 42 feet more or less to a corner, thence southeasterly 155 feet more or less to an angle, said angle point being 30 feet distant northeasterly from the said location line of the Boston and Maine Railroad, thence again southeasterly 186 feet more or less to an angle, said angle point being 30 feet northeasterly from the said location line of the Boston & Maine Railroad, thence again southeasterly 185 feet more or less to an angle, said angle point being 30 feet northerly from the northerly location line of the Boston and Maine Railroad, Fitchburg Division, thence easterly parallel to and 30 feet northerly from the northerly line of the Fitchburg Division of Boston and Maine Railroad and described as 1183 feet long, 1180 feet more or less to the division line between land of the New England Brick Company and land of the Boston and Maine Railroad Company, thence southerly along

the said division line 31 feet more or less to its intersection with the northerly location line of the Boston and Maine Railroad, Fitchburg Division, at the point of beginning. Containing 51,670 square feet more or less. Parcel No. 3. Beginning at a point of the northeasterly location of the Boston and Maine Railroad, formerly called Lexington Branch of Fitchburg Railroad, at its intersection with the easterly line of the land of the Commonwealth of Massachusetts, said point being 135 feet more or less northerly from the northerly location line of the Fitchburg Railroad, thence northwesterly along said northeasterly location line of the Boston and Maine Railroad, formerly the Lexington Branch of the Fitchburg Railroad, 68 feet more or less to a corner, thence northwesterly 190 feet more or less to its intersection with the westerly line of land of Commonwealth of Massachusetts, said corner being 198 feet northerly from the northerly location line of Fitchburg Railroad, thence northerly along said westerly line of land of Commonwealth of Massachusetts 32 feet more or less to a corner, thence southeasterly parallel to and 30 feet more or less distant northeasterly from the line above described as 190 feet long, 210 feet more or less to a corner, thence southeasterly 45 feet more or less to a corner in the easterly line of land of the Commonwealth of Massachusetts; thence southerly along said boundary line 42 feet more or less to the northerly location line of the Boston and Maine Railroad, Lexington Branch, at the point of beginning. Containing 7,800 square feet more or less. Parcel No. 4. Beginning at a point in the division line between land of the Commonwealth of Massachusetts and land of the Boston and Maine Railroad Company, said point being 193 feet more or less northerly from the northerly location line of the Fitchburg Division of the Boston and Maine Railroad, thence northwesterly 864 feet more or less to the centre line of the Alewife Brook, said point being 331 feet more or less northerly from the northerly location line of the Fitchburg Division of the Boston and Maine Railroad as measured along the centre line of Alewife Brook, thence northerly along the centre of Alewife Brook 55 feet more or less to a corner, thence southeasterly parallel to and 50 feet distant northwesterly to the line above described as being 864 feet long, 868 feet more or less to its intersection with the division line between land of the Commonwealth of Massachusetts and land of the Boston and Maine Railroad Company, thence southerly along the said division line 55 feet more or less to the point of beginning in the westerly line of the land of the Commonwealth of Massachusetts. Containing 43,300 square feet more or less.

The above described parcels of land are shown on a plan entitled: "Plan

of Sherman Street District Sewer Outlet from Bolton Street to Alewife Brook" drawn by L. M. Hastings, City Engineer and dated September 27, 1926 and on file in the Office of the City Engineer of Cambridge, Mass. ORDERED That no compensation be allowed for land so taken as aforesaid. In City Council, January 25, 1927. Adopted by the affirmative vote of 14 members. Frederick H. Burke, City Clerk. Executive Department, January 28, 1927. Approved, Edward W. Quinn, Mayor. A true copy, Attest:- Frederick H. Burke, City Clerk.

Middlesex ss. Feb. 3, 1927. 4h. 21m. P.M. Rec'd & Recorded.

One word interlined

MITCHELL
DISC. MORT.

I, Lennity B. Mitchell, mortgagee and present holder of a mortgage from Sarah E. McCullough to me dated July 19, 1926 recorded with Middlesex So. Dist. Deeds, Book 4996, Page 169, acknowledge satisfaction of the same. WITNESS my hand and seal this third day of February, 1927. Lennity B. Mitchell (seal) COMMONWEALTH OF MASSACHUSETTS. Norfolk ss. February 3, 1927. Then personally appeared the above-named Lennity B. Mitchell and acknowledged the foregoing instrument to be her free act and deed, before me, Gordon M. Keating, Notary Public. (Notarial seal) My Commission Expires Feb. 4, 1932.

Middlesex ss. Feb. 3, 1927. 4h. 23m. P.M. Rec'd & Recorded.

MCCULLOUGH
to
FRENCH et al

I, Sarah E. McCullough, of Scituate, Plymouth County, Massachusetts, being unmarried, for consideration paid, grant to Clarence F. French and Alexander R. Smith, Jr., as joint tenants, both of Waltham, Middlesex County, Massachusetts with WARRANTY COVENANTS the land in said WALTHAM with the buildings thereon, bounded: Northeasterly by Dale Street, one hundred seventy-four and 66/100 (174.66) feet; Northerly by a curved line with a radius of ten (10) feet at junction of Dale Street and Bacon Street sixteen and 4/100 (16.04) feet; Northwesterly by Bacon Street, one hundred sixty-six and 66/100 (166.66) feet; Southwesterly by land of Eaton, one hundred eighty-five (185) feet; and Southeasterly by land of Isabel Sanderson, one hundred seventy-seven (177) feet; all as shown upon a Plan of land in Waltham, Mass., owned by Albert M. Eaton, dated September, 1918, made by Henry F. Beal, C.E., duly recorded with Middlesex South District Deeds, Plan Book 262, Plan 4. Being the same premises conveyed to me by deed of Mary E. Chaffee, dated May 23, 1918, recorded with said Deeds, Book 4200, Page 468. Subject to a building line established by the City of Waltham by order recorded with said Deeds, Book 4531 Page 350, so in as the same may be in force and applicable. Subject also to a mortgage

**Legal Description of "Portion of Existing Sewer Easement to be Abandoned
Following Its Relocation"**

A certain easement abandonment parcel of land situated in Cambridge, Middlesex County, Massachusetts bounded and described as follows:

Beginning at a point at the northeast corner of the sewer easement abandonment parcel, said point being located westerly sixty-three (63) feet, more or less, from a point on the westerly line of land now or formerly of Massachusetts Bay Transportation Authority; thence

SOUTHEASTERLY a distance of thirty-eight (38) feet, more or less, to a point; thence

SOUTHERLY along a curve to the right having a radius of one thousand twenty-seven and 88/100 (1027.88) feet an arc distance of twenty-eight (28) feet, more or less, to a point on the southerly line of said existing sewer easement; thence

WESTERLY along said existing sewer easement a distance of five hundred seventy-five (575) feet, more or less, to a point; thence

NORTHEASTERLY a distance of one hundred fifty-two (152) feet, more or less, to a point on the northerly line of said existing sewer easement; thence

EASTERLY along said existing sewer easement a distance of three hundred ninety-two (392) feet, more or less, to the point of beginning, all courses being over and across land now or formerly of BRE/CPD LLC.

The above described easement abandonment parcel contains an area of 24,380 square feet of land, more or less, and is more particularly shown on a plan prepared by BSC Group, Inc. entitled "Easement Abandonment Plan, CambridgePark Drive in Cambridge, Massachusetts" dated December 9, 2013.

Legal Description of "Utility Easement"

A certain easement parcel of land situated in Cambridge, Middlesex County, Massachusetts bounded and described as follows:

Beginning at a point located S 25° 41' 37" W a distance of one and 09/100 (1.09) feet from a point on the westerly line of land now or formerly of Massachusetts Bay Transportation Authority at the southeasterly corner of land now of formerly of ASN Cambridgepark LLC; thence

S 40° 16' 30" E a distance of one hundred twenty and 70/100 (120.70) feet to a point; thence

S 29° 35' 07" E a distance of one hundred eleven (111) feet, more or less, to a point on the northerly line of an existing sewer easement; thence

WESTERLY along said existing sewer easement a distance of forty-seven (47) feet, more or less, to a point; thence

N 29° 35' 07" W a distance of seventy-three (73) feet, more or less, to a point; thence

N 40° 16' 30" W a distance of nine and 32/100 (9.32) feet to a point; thence

N 77° 03' 23" W a distance of twenty-three and 38/100 (23.38) feet to a point; thence

N 40° 16' 30" W a distance of twenty-one and 39/100 (21.39) feet to a point; thence

N 76° 44' 29" W a distance of one hundred eighty and 71/100 (180.71) feet to a point; thence

N 88° 20' 16" W a distance of one hundred thirteen (113) feet, more or less, to a point on the northerly line of said existing sewer easement; thence

WESTERLY along said existing sewer easement a distance of one hundred thirty-seven (137) feet, more or less, to a point; thence

S 88° 20' 16" E a distance of four hundred six (406) feet, more or less, to the point of beginning, all courses being over and across land now or formerly of BRE/CPD LLC.

The above described easement parcel contains an area of 24,515 square feet of land, more or less, and is more particularly shown on a plan prepared by BSC Group, Inc. entitled "Easement Plan, CambridgePark Drive in Cambridge, Massachusetts" dated December 9, 2013.

FOR REGISTRY USE ONLY

EASEMENT ABANDONMENT PLAN CAMBRIDGE PARK DRIVE IN CAMBRIDGE MASSACHUSETTS (MIDDLESEX COUNTY)

DECEMBER 9, 2013

NO.	DATE	DESCRIPTION
1.	3/1/11	CITY SELECTOR CHANGES
2.	3/1/07/14	CITY SELECTOR CHANGES

PROJANNO TOR
BSC/OPD, LLC
C/O EQUITY OFFICE
125 17TH FLOOR
BOSTON, MA 02110



15 BILKIN STREET
ROTONDA, MASSACHUSETTS
02127

517 896 4300

SCALE: 1" = 20'

DATE: FEBRUARY 11, 2014

PROJECT: 15 BILKIN STREET, ROTONDA, MA

DATE: FEBRUARY 11, 2014

PROJECT: 15 BILKIN STREET, ROTONDA, MA

DATE: FEBRUARY 11, 2014

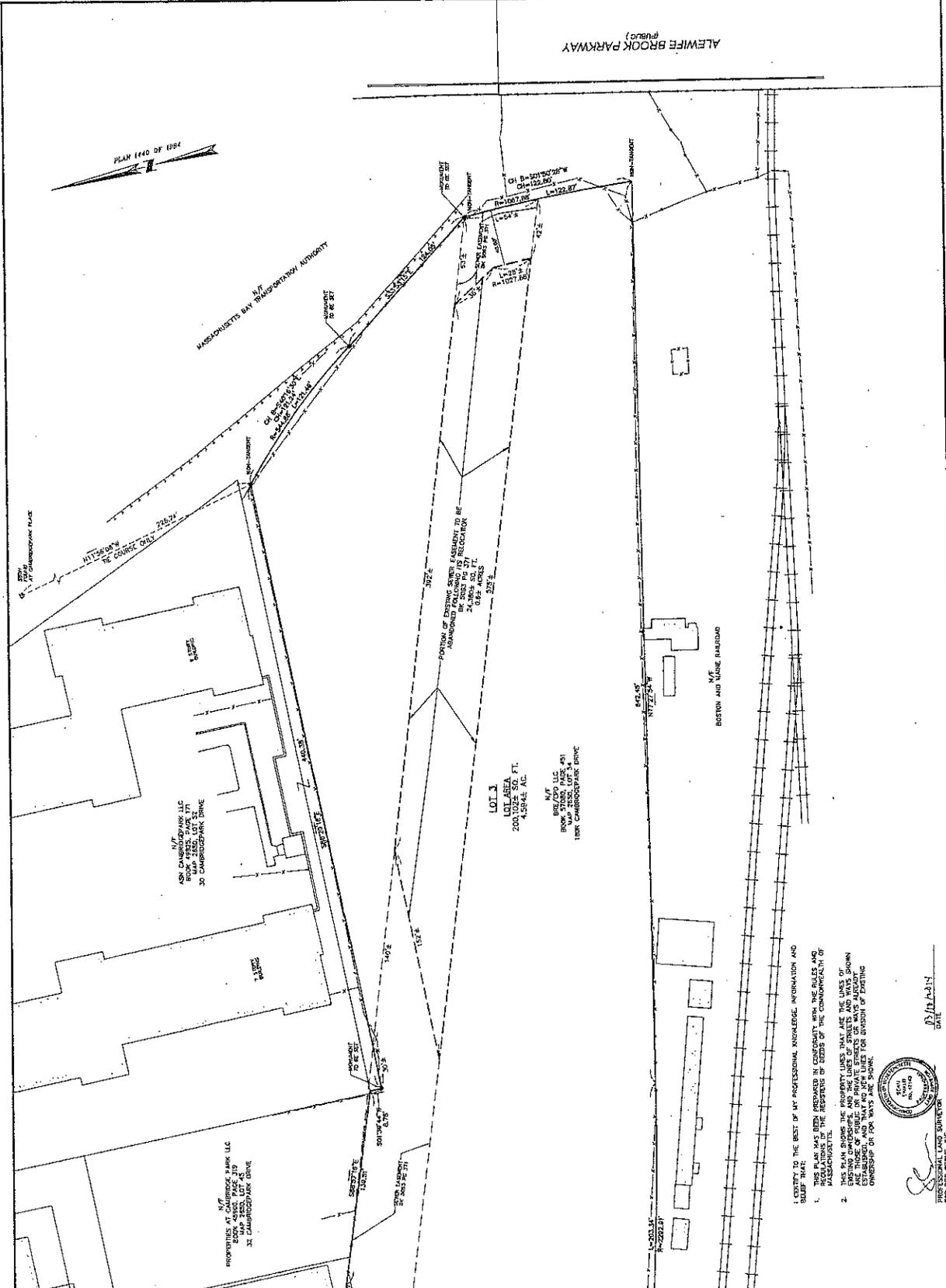
PROJECT: 15 BILKIN STREET, ROTONDA, MA

DATE: FEBRUARY 11, 2014

PROJECT: 15 BILKIN STREET, ROTONDA, MA

DATE: FEBRUARY 11, 2014

PROJECT: 15 BILKIN STREET, ROTONDA, MA



- I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT:
1. THIS PLAN SHOWS THE PROPERTY LINES OF THE SUBJECT PROPERTY AND THE LOTS AND BLOCKS OF THE SUBDIVISION AS THEY EXIST IN THE RECORDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 2. THIS PLAN SHOWS THE PROPERTY LINES OF THE SUBJECT PROPERTY AND THE LOTS AND BLOCKS OF THE SUBDIVISION AS THEY EXIST IN THE RECORDS OF THE COMMONWEALTH OF MASSACHUSETTS.
- ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY OPEN TO THE PUBLIC OR WAYS ALREADY OPEN TO THE PUBLIC FOR WHICH A DESIGN OR DESIGN OF THE WAYS ARE SHOWN.



SEAN J. O'NEIL
REGISTERED PROFESSIONAL ENGINEER
FOR BSC GROUP, INC.

12/11/13

FOR REGISTRY USE ONLY

EASEMENT PLAN

CAMBRIDGEPARK DRIVE
IN
CAMBRIDGE
MASSACHUSETTS
(MIDDLESEX COUNTY)

DECEMBER 9, 2013

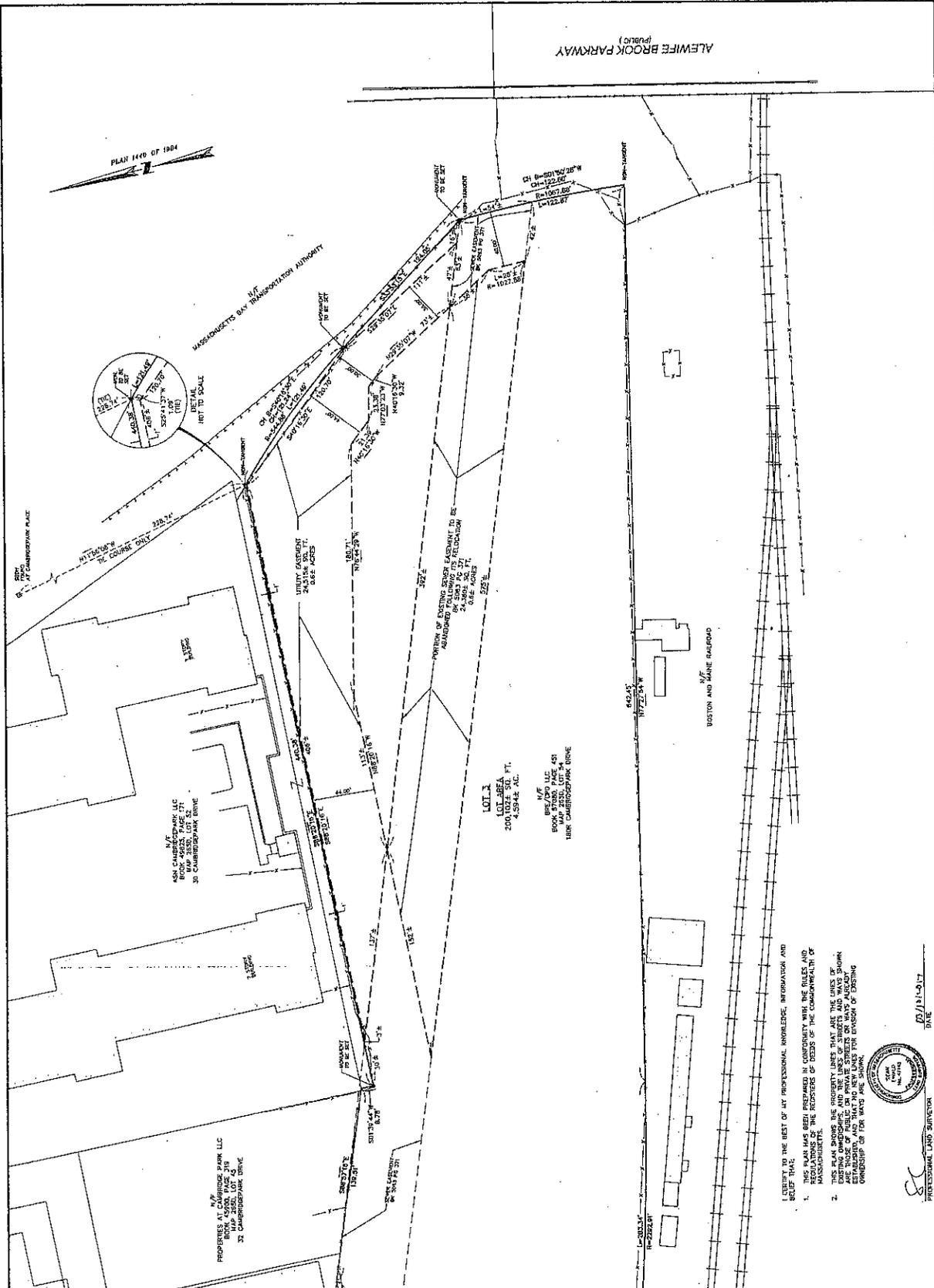
REVISIONS:			
NO.	DATE	BY	DESCRIPTION
1.	12/02/14	LEVY	SUBJECTIVE CHANGES
2.	12/19/14	LEVY	REVISIONS CHANGES

PROPOSED PLAN:
BRE/CPD, LLC
C/O EQUUS OFFICE
145 17TH FLOOR
BOSTON, MA 02110

BSC GROUP
15 Plains Street
Boston, Massachusetts
02127
617 891-6300

PROFESSIONAL LAND SURVEYOR
DATE: 12/11/13
SCALE: 1" = 30'
1" = 30'
1" = 30'

PROFESSIONAL LAND SURVEYOR
DATE: 12/11/13



I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT:

- THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
- THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, AND THE LINES OF SUBJECTS AND WAS DRAWN ACCORDING TO THE RECORDS OF THE REGISTER OF DEEDS, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR WAYS ARE SHOWN.



PROFESSIONAL LAND SURVEYOR
DATE: 12/11/13
FOR BSC GROUP, INC.