

**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)  Grand Union Boulevard	Zoning District(s) ASMD	Overlay District(s), if any PUD-A and WOD	Ward Ward 1	
Assessor's:		If there are multiple MBLs, enter the remainder in Section 7.		
Map 85	Block A	Lot 12		
Please indicate the name of the individual, individuals, corporation or trust that owns the property:				
Property Owner's Name SRI Assembly Row B5, LLC.	Complete Mailing Address 1626 East Jefferson Street Rockville, MD 20852	Phone Number(s) (301) 998-8100	Email dbriggs@federalrealty.com	
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 SRI Assembly Row B5, LLC.	Complete Mailing Address 1626 East Jefferson Street Rockville, MD 20852	Phone Number(s) (301) 998-8100	Email dbriggs@federalrealty.com	
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 Robert A. Fishman, Esq.	Complete Mailing Address 155 Seaport Boulevard Boston, MA 02210	Phone Number(s) (617) 439-2204	Email rfishman@nutter.com	
Architect's Name (if applicable) Jacobs	Complete Mailing Address One Broadway - 10th Floor Cambridge, MA 02142	Phone Number(s) (617) 491-6450	Email michael.giardina@jacobs.com	
Engineer's Name (if applicable) VHB Dale Horsman	Complete Mailing Address 101 Walnut Street PO Box 9151 Watertown, MA 02471	Phone Number(s) (617) 924-1770	Email dhorsman@vhb.com	

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 checked="" type="checkbox"/>	Special Permit with Site Plan Review (SPSR)
<input 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

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<b>3. Required Signatures</b>		
<b>NOTE: NO APPLICATION SHALL BE ACCEPTED AS COMPLETE WITHOUT THE REQUIRED SIGNATURES</b>		
<b>Owner Signature</b> (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:		
<ol style="list-style-type: none"> <li>1) I hereby certify that I am the owner of the property at 99 _ A 14</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>		
(sign here)		
<b>This property is owned by (check one):</b>		
<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 <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>
<b>Applicant Signature</b> (if the applicant is the owner, the owner should also sign below): As Applicant, I make the following representations:		
<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>		
(sign here)		
<b>Indicate applicants relationship to owner:</b>		
<b>This applicant is (check one):</b>		
<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 <u>the corporation</u></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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<b>4. Applicable Section(s) of Zoning Ordinance and Prior Zoning Approvals</b>
You may refer to the Inspectional Services Denial Letter for the section of the Zoning Ordinance cited.
Applicable sections of the SZO include portions of Articles 5, 6, 9, 12, 13, 15, and 16. Prior zoning approvals include PB#2006-59/R07-2010, PB#2012-14 and PB#2014-34.
<b>5. Met with Planning Department Staff to review application requirements.</b>
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, date 02/15/2017
<b>6. Met with Engineering Department Staff to review application requirements.</b>
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, date
<b>7. Existing Conditions Description</b>
Briefly describe existing structure(s) and/or use(s). Include number of employees, occupants and hours of operation, if applicable.
The existing lot is currently being used as a construction laydown area for the mixed-use building at Block 5A . There are four shipping containers comprising a retail/restaurant space in the northwest corner for the lot. The container will be loaded and the construction lay down areas will be cleared to a vacant lot prior to construction of Block 5B building.
<b>8. 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. In the CCD or TOD districts also include the square footage that will be allocated to each use cluster and associated parking.
The building on Block 5B is new construction consisting of approximately 29,731 SF of retail, 237,656 SF of office space, and 489 structured spaces. The offices would employ an estimated 1,487 staff. The retail/restaurant space would employ an estimated 213 people and could be open from 10am-2am depending on the specific retailer /restaurant.
<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 will, at a minimum, be LEED Certifiable. A LEED Checklist is included.
<b>C.</b> Is the proposal for a multi-family residence of three or more units, or for a place of public accommodation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, submit an Accessibility Narrative listed under Checklist of Required Information.
<b>D.</b> Are you demolishing a commercial structure or moving soil? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>E.</b> Identify and list any 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 the attached list for all existing 21E/MCP reports. Identified documents will be made available upon request.
<b>If you discover an underground storage tank you must call the Somerville Fire Department immediately.</b>

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9. Zoning Data						
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>	Temporary Lot	Office, Retail and Restaurant				
<b>B. # of Dwelling Units*</b>	0 units	0 units				
<b>C. Lot Area</b>	71,952 square feet	71,952 square feet				
<b>D. Lot Area ÷ # of Dwelling Units</b>	0 sf per du	0 sf per du				
<b>E. Gross Floor Area of Footprints of All Buildings</b>	0 square feet	61,905 square feet				
<b>F. Ground Coverage (E. ÷ C.)</b>	0 %	86.0 %				
<b>G. Landscaped Area (landscaped area ÷ C.)</b>	0.3 %	0.0 %				
<b>H. Pervious Area (pervious area ÷ C.)</b>	0.3 %	0.0 %				
<b>I. Net Floor Area** / *** (sum of all usable square feet)</b>	n/a square feet	267,387 square feet				
<b>J. Floor Area Ratio (FAR) (I. ÷ C.)</b>	n/a	3.72				
<b>K. Building Height</b>	n/a feet	190'-10" feet				
<b>L. Front Yard Setback</b>	0 feet	0.28 feet				
<b>M. Rear Yard Setback</b>	0 feet	0.06 feet				
<b>N. Side Yard Setback (left when you face property)</b>	0 feet	1.25 feet				
<b>O. Side Yard Setback (right when you face property)</b>	0 feet	0.01 feet				
<b>P. Street Frontage</b>	0 feet	270.59 feet				
<b>Q. # of Parking Spaces</b>	0	489				
<b>R. # of Bicycle Parking Spaces</b>	0	36				
<b>S. # of Loading Spaces</b>	0	2				
* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies ** In CCD and TOD use GROSS floor area *** 30,000+ square feet - determine if Linkage, Article 15, applies						

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<b>10. Checklist of Required Information</b>									
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 and "Y" indicates include one copy. 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. <b>Please submit plans and other documentation electronically on a CD, flash drive or via email in addition to hard copies noted below.</b>									
Checklist key: # = # of copies Y = include 1 copy I/A = if applicable include 1 copy N/A = not applicable SPSR-A = SPSR in Assembly Sq. Mixed-Use District TOD = Transit Oriented District CCD = Corridor Commercial District †† = within 500 feet of property	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested	
<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 – if you received one	I/A	I/A	I/A	N/A	N/A	N/A	N/A	<input type="checkbox"/>	
<b>Recorded Deed(s)</b> to all properties involved in the project	1	1	1	N/A	1	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Fees for Filing, Advertising &amp; Abutter List.</b> See fee schedule on application information sheet. Submit 3 separate checks or money orders payable to the City of Somerville or cash.	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Abutter List from neighboring municipality if your property is less than 300' from the Somerville boundary.</b> 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>Site Plans</b> ➤ See appropriate Site Plan Review Checklists: (located in forms library under Planning and Zoning and Engineering): • alterations with no change in footprint & no site work • alterations with no change in footprint & site work • residential additions or structures with <250 sf footprint • residential additions or structures with >250 sf footprint and all commercial additions or structures ➤ If substantially altering a nonconforming structure, indicate the location of where the existing nonconformity will be maintained.	3	3	3	3	3	3			
	3 hard copies at initial filing, 8-10 copies at final filing								
<b>Elevations</b> front, side and rear of building(s) and signage 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. Include proposed mechanical and electrical system components, exhaust / ventilation systems, transformers, and satellite dishes and method of screening	3	3	3	N/A	N/A	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3 hard copies at initial filing, 8-10 copies at final filing								
<b>Conceptual Floor Plans</b> with square footage and # of units	Y	Y	Y	N/A	N/A	Y	<input checked="" type="checkbox"/>	<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>Photographs</b> showing the development site and surrounding parcels	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Traffic/Parking 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, Y in TOD	I/A	I/A	N/A	N/A	<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, Y in TOD	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 & TOD only	I/A	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Parking Optimization Plan</b>	N/A	N/A	TOD only	I/A	I/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
Checklist key: # = # of copies Y = include 1 copy I/A = if applicable include 1 copy N/A = not applicable SPSR-A = SPSR in Assembly Sq. Mixed-Use District TOD = Transit Oriented District CCD = Corridor Commercial District †† = within 500 feet of property								
<b>Building Shadow Analysis</b>	I/A, Y in CCD/ TOD	I/A, Y in CCD/ TOD	Y	Y	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Accessibility Narrative</b> For multi-family residences of three or more units, and for places of public accommodation: describe the major accessibility requirements, if any, for the proposed project under federal or state law(s), as well as the applicant's strategies for meeting those requirements. If your project is exempt from any accessibility requirements due to scoping parameters in the applicable standard(s), be sure to explain how and why. Please consult the Americans with Disabilities Act (ADA), the Fair Housing Act (FHA), the regulations of the Massachusetts Architectural Access Board (MAAB), and other accessibility standards as necessary. This narrative may take the form of a brief memo, prepared by a licensed architect or code consultant.	I/A	I/A	I/A	I/A	I/A	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Housing Projects including 4 or more Units</b> Explain measures taken to provide for, protect, or increase the affordability of housing units within the proposed structure; the degree of such affordability to households of low or moderate income, as defined by HUD; and the duration of legal assurances of such affordability.	I/A	I/A	I/A	I/A	I/A	I/A	N/A	<input type="checkbox"/>
<b>LEED Worksheet</b> (if greater than 10,000 square feet)	N/A	N/A	SPS R-A & TOD only	N/A	N/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Conceptual 3-D Model</b> of the Master Plan at 20 scale or alternate scale acceptable to the SPGA. In CCD and TOD include abutting properties.	I/A	I/A	SPS R-A, CCD & TOD only	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>11-17. 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>14. 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>
As a part of a mixed-use development that includes retail opportunities and office uses to attract visitors and create a lively pedestrian-friendly destination, the Project is compatible with the propose plans for the Assembly Square District and the approved PUD-PMP.
<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 will not create adverse impacts and will be consistent with the construction of a typical mixed-use building. Any impacts will be minimized to the maximum extent practicable.
<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 will incorporate reasonable and feasible emission reduction mitigation measures (physical and/or operational).
<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. See Attached Utility & Management 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 public systems. Improvements to the public systems are discussed in the attached Utility & Management section. The proposed improvements to the stormwater system are discussed in the attached Stormwater Management Supplemental Memo.
<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 planset on the Existing Conditions Plans of Land and the Layout and Materials plans. Required private utility easements will be coordinated with the corresponding private utility company when final alignments are confirmed and are not shown on the plan at this time. Required access and other easements will be granted under a recorded declaration of covenants, conditions and restrictions.
<b>G. See SZO §16.7 PUD Design Guidelines. Explain any discrepancies between your proposal and the Design Guidelines.</b>
The Project is consistent with the SZO Section 16.7 PUD Design Guidelines.

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<b>H.</b> 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.
No material transmission of signals are proposed for the Project and no adverse impacts will be made.
<b>I.</b> Explain any changes to the vehicular and pedestrian circulation patterns.
All vehicular and pedestrian circulation patterns have been improved and/or coordinated within the Project. No new traffic impacts are anticipated from the Project. Traffic patterns will remain consistent with the approved PUD Preliminary Master Plan (PUD PMP). See attached Transportation Narrative.
<b>J.</b> 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.
The subject property does not contain any wetlands resources subject to the Wetlands Protection Act.
<b>K.</b> 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> ).
The subject property does not contain any wetlands resources subject to the Wetlands Protection Act.
<b>L.</b> 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.
Solid waste disposal will be handled by private contractors. The disposal facilities (dumpsters and /or compactors) will be located entirely within the building.
<b>M.</b> 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.
Based on Historical Survey conducted by VHB in 2005 for the Yard 21 parcel, no properties included in the State of 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 (MHC) "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. Both structures have since been demolished.



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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>
<p>The Project is a phase (Block 5B) of the approved PUD Preliminary Master Plan (PUD PMP). The Project (proposed mixed-use) is consistent with previous local and state approvals.</p>
<b>B. Explain the landscaping and maintenance provisions for all open space and drainage areas.</b>
<p>Ownership and maintenance of useable open space within the Project area will be the responsibility of the Applicant.</p>
<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>
<p>The Project is not proposing to utilize any sewage disposal system structures. All sewage waste will be handled by private contractors. The proposed building water lines are proposed to connect to the existing water lines within the abutting roadways. Proposed domestic and fire services will be installed as indicated.</p>

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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.
The Project is a phase of the amended PUD Preliminary Master Plan (PUD PMP) submitted for approval in parallel with this SPSR-A application. Previously approved final phases of the PUD-PMP include Phase 1-AAA (granted on March 16, 2007), Phase 1-AA (granted on August 20, 2009), Block 10 (granted on June 30, 2011), Block 1 (granted on October 6, 2011), Block 3 (granted on October 20, 2011), Block 4 (granted on October 6, 2011), Blocks 2A&2B (granted on February 21, 2013), Block 6 (granted on October 2, 2014), Block 5 (granted on May 13, 2015), Parcel 11A (granted on July 10, 2014 and revised on February 18, 2016), Assembly Line Park (granted on September 22, 2016).
<b>B.</b> Explain the provisions for the ownership and maintenance of usable open space as appropriate.
Ownership and maintenance of usable open space within the Project area will be the responsibility of the Applicant.
<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.
The following are additional guidelines and covenants beyond the requirements as set forth in the SZO:  <ol style="list-style-type: none"><li>1. Conform to standards set in the Unifying Design Guidelines for the Public Realm</li><li>2. Open Space Covenant for public access to all areas designated as useable open space may be required by the City.</li></ol>

## REQUESTED WAIVERS

The following items are being sought for relief from the Somerville Zoning Ordinance by the Proponent:

1. **Section 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.**

Assembly Row is a unique architectural environment that has had the ability to develop a rich, consistent architectural vocabulary which appears at various scales of building. The proposed design of Block 5B has been carefully designed to fit within this context. Its corner location provides an opportunity to reinforce Grand Union Boulevard as a major thorough fare and to define the corner at Foley Street. The Grand Union façade is carefully layered breaking down the overall massing into three distinct forms. The decorative garage screen wall and retail storefront reinforce the existing street wall while the richly textured upper building façade which steps back from the street wall and compliments the diversity of window types in both scale and materials. The steel and glass façade sets back from the main façade, further reinforcing the corner. this gesture creates a distinct architectural form which turns up Foley Street. The Foley Street façade celebrates the diversity of both form and materials clearly articulating each one, reducing the height away from the corner. The design of Block 5B embodies the spirit of Assembly Row by including both similar architectural elements and massing strategies found throughout Assembly Row.

2. **Section 9.16. - Parking Space and Loading Area Requirements in the Assembly Square Mixed-Use District (ASMD) and the PUD-A District.**

The Applicant is seeking a waiver from the loading bay requirement stated in Section 9.16 and Section 9.7, and described in Section 16.5.5. As encouraged in Section 9.16.3, the Applicant is proposing a shared loading approach for the retail, restaurant, office, and Block 5A hotel uses. The Project design includes incorporating two existing loading bay spaces to be located in the interior of the building, appropriately screened from the public right of way, each of which complies with the minimum dimensional requirements of 12-feet wide and 30-feet long. The total number of loading bays required for Block 5B varies depending on the mix of retail, restaurant and office space within the building. VHB has calculated that the maximum loading need for the Block 5B building would be 4 loading spaces through a combination of retail and restaurant uses. The two loading bays will be constructed prior to Block 5B as part of the previously permitted Block 5A building. Both buildings on Block 5 will utilize the loading bays. From a functional perspective, this amount of loading spaces in a shared approach to loading is practical based on several factors. Individual tenant use of the loading bays by the primary uses will be for supply deliveries and may be from smaller trucks rather than longer trailer trucks. Accordingly, some shorter-term deliveries will be able to occur with two small vans simultaneously utilizing a loading area only allocated for one larger truck per the zoning standards. Most deliveries will likely occur in the weekday morning hours. As part of the overall site management, deliveries being made to Block 5B will be scheduled to help minimize any shared loading conflicts.

### **3. Section 16.10.2 – Effect of Zoning Changes on Approved PUD**

Except for the two specific waivers from the current Somerville zoning ordinance listed above, the Applicant is requesting a waiver under Section 16.10.2 for the proposed project to be processed and governed by the provisions of the current Somerville zoning ordinance in effect prior to the publication of any legal notice for the proposed recodification of, or amendments to, the Somerville zoning ordinance.

## **Curnet 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

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

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

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

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

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

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

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, 74 & 100 Foley Street, dated April 2007, 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



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

Immediate Response Action Plan, 133 Middlesex Avenue (RTN 3-28904), prepared by Woodard & Curran dated December 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

Release Abatement Measure Plan, 133 Middlesex Avenue (RTN 3-28753), 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

Release Abatement Measure Completion Report, 133 Middlesex Avenue – RTN 3-14763, prepared by Woodard & Curran dated July 2010

Release Abatement Measure Completion Report, 133 Middlesex Avenue – RTN 3-28753, prepared by Woodard & Curran dated July 2010

Phase I Environmental Site Assessment with Subsurface Investigations, 99 Foley Street, prepared by Sanborn Head & Associates dated September 2010.

IRA Plan Modification and Status Report, RTN 3-28993 [Yard 21 Spur], prepared by Sanborn Head & associates dated November 2010

Phase I Initial Site Investigation and Tier Classification, 133 Middlesex Avenue, Somerville, Massachusetts (RTN 3-28753), prepared by Sanborn Head & Associates dated September 20, 2010

Phase I Initial Site Investigation and Tier Classification, 133 Middlesex Avenue, Somerville, Massachusetts (RTN 3-28904), prepared by Sanborn Head & Associates dated November 2010

Phase I Initial Site Investigation and Tier Classification, Somerville, Massachusetts, RTN 3-28993, prepared by Sanborn, Head & Associates, Inc., dated January 5, 2011.

Release Abatement Measure Plan, 74 Foley Street (Area B), Somerville, Massachusetts (RTN 3-649), prepared by Sanborn Head & Associates dated March 15, 2011

Final Method 3 Human Health Risk Characterization, Future Massachusetts Department of Conservation and Recreation (DCR) Property, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, prepared by The Science Collaborative – North Shore for Sanborn, Head & Associates, Inc., dated April 2011.

Interim Status Report, Phase IA Release Abatement Measure, Assembly Row, Somerville, Massachusetts, RTNs 3-649, 3-28993, 3-434, 3-29665, 3-4082, 3-11886, and 3-14763, prepared by Sanborn, Head & Associates, Inc., dated April 12, 2011.

Immediate Response Action Status Report, RTN 28993 (Yard 21 Spur), Somerville, Massachusetts, prepared by Sanborn Head & Associates dated May 3, 2011

Release Abatement Measure Completion Report, 74 Foley Street, Somerville, Massachusetts (RTN 3-0649), prepared by Sanborn Head & Associates dated May 20, 2011.

Soil Management Plan, Assembly Row, Somerville, Massachusetts, prepared by Sanborn Head & Associates dated May 23, 2011

Notice of Intent for the Remediation General Permit, Site Remediation at 100 and 130 Foley Street, Assembly Square, Massachusetts, prepared by Sanborn, Head & Associates, Inc., May 23, 2011.

Release Abatement Measure (RAM) Plan, 100 & 130 Foley Street, Somerville, Massachusetts (RTNs 3-29665 & 3-434), prepared by Sanborn Head & Associates dated June 29, 2011

Release Abatement Measure (RAM) Plan Modification, 100 & 130 Foley Street, Somerville, Massachusetts (RTNs 3-29665 & 3-434), prepared by Sanborn Head & Associates dated July 25, 2011

Immediate Response Action Plan Modification, Yard 21 Property between 99 and 85 Foley Street, Somerville, Massachusetts, RTN 3-28993, prepared by Sanborn, Head & Associates, Inc., dated August 9, 2011.

Release Abatement Measure Plan, Assembly Row, Somerville, Massachusetts, RTNs 3-649, 3-28993, 3-434, 3-29665, 3-4082, 3-11886, and 3-14763, prepared by Sanborn, Head & Associates, Inc., dated August 9, 2011.

Notice of Termination for Remediation General Permit MAG910487, Assembly Row/100 and 130 Foley Street, Assembly Square, Somerville, Massachusetts, prepared by Sanborn, Head & Associates, Inc., dated October 27, 2011.

Release Abatement Measure Completion Report 130 & 100 Foley Street, Somerville, Massachusetts, RTNs 3-29665 & 3-434, prepared by Sanborn, Head & Associates, Inc., dated November 3, 2011.

Immediate Response Action Status Report, Yard 21 Property between 99 and 85 Foley Street, Somerville, Massachusetts, RTN 3-28993, prepared by Sanborn, Head & Associates, Inc., dated November 10, 2011.

Release Abatement Measure Status and Remedial Monitoring Report No. 1, Assembly Row, Somerville, Massachusetts, RTNs 3-649, 3-28993, 3-434, 3-29665, 3-4082, 3-11886, and 3-14763, prepared by Sanborn, Head & Associates, Inc., dated December 19, 2011.

Final Method 3 Human Health Risk Characterization, Blocks 1, 3, 5, 6, and Streets, Former portions of 74 and 100 Foley Street and 133 Middlesex Avenue, Somerville, Massachusetts, RTNs 3-0649, 3-0434, and 3-14763, prepared by The Science Collaborative – North Shore for Sanborn, Head & Associates, Inc., dated March 2012.

Interim Status Report, Phase IA Release Abatement Measure, Assembly Row, Somerville, Massachusetts, RTNs 3-649, 3-28993, 3-434, 3-29665, 3-4082, 3-11886, and 3-14763, prepared by Sanborn, Head & Associates, Inc., dated April 12, 2012.

Immediate Response Action Completion Report, Yard 21 Property between 99 and 85 Foley Street, Somerville, Massachusetts, RTN 3-28993, prepared by Sanborn, Head & Associates, Inc., dated May 9, 2012.

Activity and Land Use Limitation for Blocks 3, 5, 6 and Streets, Somerville, Massachusetts, RTNs 3-29665, 3-434, 3-649, and 3-14763, prepared by Sanborn, Head & Associates, Inc., recorded on May 17, 2012.

Partial Termination of Notice of Activity and Use Limitation (eight documents), for RTNs 3-434, 3-649, and 3-14763, prepared by Sanborn, Head & Associates, Inc., recorded on May 17, 2012.

Release Abatement Measure Status and Remedial Monitoring Report No. 2, Assembly Row, Somerville, Massachusetts, RTNs 3-649, 3-28993, 3-434, 3-29665, 3-4082, 3-11886, and 3-14763, prepared by Sanborn, Head & Associates, Inc., dated June 13, 2012.

Release Abatement Measure Status and Remedial Monitoring Report, Assembly Row, Somerville, Massachusetts, RTNs 3-434, 3-649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29665, prepared by Sanborn, Head & Associates, Inc., dated December 18, 2012.

Phase II Comprehensive Site Assessment and Response Action Outcome Statement, Yard 21 Property Between 85 and 99 Foley Street, Somerville, Massachusetts, RTN 3-28993, prepared by Sanborn, Head & Associates, Inc., dated January 9, 2013.

Release Abatement Measure Status Report No. 2, Assembly Row, Somerville, Massachusetts, RTNs 3-0649, 3-14763 and 3-28753 prepared by Sanborn, Head & Associates, Inc., dated February 6, 2013.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated June 14, 2013.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated December 13, 2013.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated June 13, 2014.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated December 10, 2014.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated June 10, 2015.

Permanent Solution Statement, Block 5, Assembly Row, RTN 3-33147 prepared by Sanborn, Head and Associates dated September 8, 2015.

Contained-in Determination for Soil from Site RTN 3-0434, 100 Foley Street, Somerville, Massachusetts, prepared by Sanborn, Head and Associates dated September 9, 2015.

Contained-in Determination for Soil from Site RTN 3-0434, 100 Foley Street, Somerville, Massachusetts, prepared by Sanborn, Head and Associates dated November 18, 2015.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated December 17, 2015.

Release Abatement Measure Plan, Block 5, Assembly Row, Somerville, Massachusetts, RTNs 3-0434 and 3-0649, Prepared by Sanborn Head & Associates, Inc., dated February 10, 2016.

Release Abatement Measure Status Report, Block 5, Assembly Row, Somerville, Massachusetts, RTNs 3-0434 and 3-0649, prepared by Sanborn Head & Associates, Inc., dated June, 2016.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated June 11, 2016.

First Amendment to AUL, Assembly Row Multiblock, dated July 29, 2016.

Release Abatement Measure Completion Report, Block 5, Assembly Row, Somerville, Massachusetts, RTNs 3-0434 and 3-0649, prepared by Sanborn Head & Associates, Inc., dated December 14, 2016.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated December 14, 2016.

# Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 8/19/2014 4:25:37 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
116065	DEED		64037/548	08/06/2014	10.00
<b>Property-Street Address and/or Description</b>					
ASSEMBLY ROW					
<b>Grantors</b>					
FR STURTEVANT STREET LLC, STREET RETAIL INC, 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, SRI ASSEMBLY ROW B9 LLC					
<b>Grantees</b>					
SRI ASSMBLY ROW B5 LLC					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

5  
9



Bk: 64037 Pg: 548 Doc: DEED  
Page: 1 of 5 08/06/2014 11:28 AM

After recording return to:

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

**QUITCLAIM DEED**

Assembly Row Somerville

**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, the "Grantors"), each with an address of c/o Federal Realty Investment Trust, 1626 East Jefferson Street, Rockville, Maryland 20852, for nominal consideration of Ten Dollars (\$10.00) paid, grant to **SRI ASSEMBLY ROW B5, LLC**, a Delaware limited liability company, having an address of c/o Federal Realty Investment Trust, 1626 East Jefferson Street, Rockville, Maryland 20852 ("Grantee"),

With **QUITCLAIM COVENANTS**, Grantors' interests in the premises situated in Somerville, Middlesex County, Massachusetts, being more particularly described in Exhibit A attached hereto (the "Property").

Grantors hereby certify that none of them is 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.

A portion of the Property is subject to that certain Notice of Activity and Use Limitation made as of May 11, 2012 by Street Retail, Inc., recorded with the Middlesex South Registry of Deeds ("Registry") in Book 59076, Page 230 with respect to Release Tracking Numbers ("RTNs") 3-0434, 4-0649, 3-14763 and 3-29665, (together, the "AUL"). All use of the Property conveyed herein shall be in accordance with all of the terms, provisions, obligations and conditions set forth in the AUL and all applicable Laws, including without limitation the provisions of Chapter 21E of the Massachusetts General Laws, the Massachusetts Contingency Plan, 310 CMR 40.0000 *et seq.*

Please Return To: SSCAL  
First American Title Insurance Company  
National Commercial Services  
100 Boylston Street, Suite 2820  
Boston, MA 02199 AR



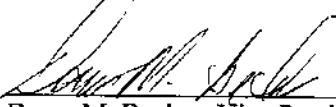
The Grantors hereby acknowledge and confirm that the Tenants in Common Agreement dated July 5, 2010, as amended to date, has been terminated and is no longer in force and effect as of the date hereof.

For Grantors' title see: (1) Deed from FR Sturtevant Street LLC and Street Retail, Inc. dated July 6, 2010, recorded with the Registry in Book 54960, Page 476 (See also Confirmatory Deed in Book 55630, Page 131), and (2) Deed from FR Sturtevant Street LLC dated July 5, 2010 recorded with the Registry in Book 54960, Page 460 (See also Confirmatory Deed in Book 55630, Page 116).

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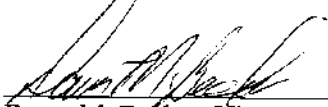
EXECUTED as a sealed instrument this 31<sup>st</sup> day of July, 2014.

**STREET RETAIL, INC.**, a Maryland corporation, in its individual capacity and as authorized signatory on behalf of 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, each a Delaware limited liability company

By:   
Dawn M. Becker, Vice President  
and Chief Operating Officer

**FR STURTEVANT STREET, LLC**, a Delaware limited liability company

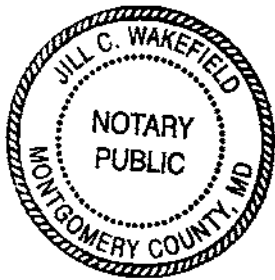
By: FR Sturtevant Street, Inc., a Delaware corporation, its sole member

By:   
Dawn M. Becker, Vice President  
and Chief Operating Officer

STATE OF MARYLAND

Montgomery County, ss

On this 3/1st day of July, 2014, before me, the undersigned notary public, personally appeared Dawn M. Becker, as Vice President and Chief Operating Officer of Street Retail, Inc., and as Vice President and Chief Operating Officer of FR Sturtevant Street, Inc., the sole member of FR Sturtevant Street, LLC, proved to me through satisfactory evidence of identification which was personally known to me to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily, in such capacity for its stated purpose on behalf of Street Retail, Inc., a Maryland corporation, in its individual capacity and as authorized signatory on behalf of 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, each a Delaware limited liability company and on behalf of FR Sturtevant Street, Inc., as sole member of FR Sturtevant Street, LLC.



Jill C. Wakefield  
Notary Public

My Commission Expires: JILL C WAKEFIELD  
NOTARY PUBLIC STATE OF MARYLAND  
COUNTY OF MONTGOMERY  
My Commission Expires April 14, 2018

**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL 31**

A certain parcel of land situated in Somerville, Middlesex County, Massachusetts, being shown as Parcel 31 on a plan of land entitled "Subdivision Plan of Land in Somerville, Massachusetts", Prepared For: Street Retail, Inc., prepared by Vanasse Hangen Brustlin, Inc., dated November 18, 2011, recorded with the Middlesex County Southern District Registry of Deeds as Plan No. 880 of 2011, and containing 115,382 square feet of land according to said plan. Said Parcel is conveyed together with any and all appurtenant rights and easements of record.

One Broadway  
Cambridge, Massachusetts 02142  
United States  
T +1.617.491.6450  
F +1.617.491.7104  
www.jacobs.com

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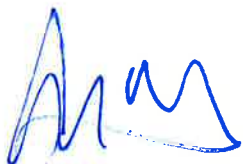
**Subject**            **Assembly Row Block 5B- Application for SPSR-A  
Accessibility Narrative**

**Date**                **January 27, 2017**

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To the best of our professional knowledge and belief, the Block 5B project will be designed to meet the applicable sections of Massachusetts Architectural Access Board (MAAB) Rules and Regulations.

Features include accessible routes, accessible toilet and shower facilities, accessible terrace spaces, parking including van spaces, and access to retail.



Chris Leary, AIA