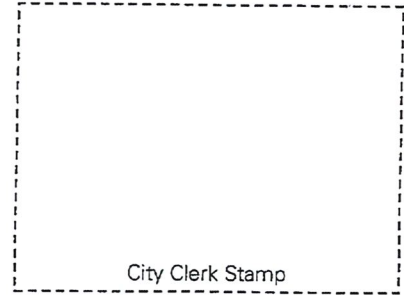




CITY OF SOMERVILLE

Office of Strategic Planning & Community Development



COMPREHENSIVE PERMIT (40B) APPLICATION • COVER SHEET

In accordance with M.G.L 40B and the Rules & Regulations of the City of Somerville Zoning Board of Appeals, the undersigned submits the following Comprehensive Permit Application for review.

Property Address: 299 Broadway and 15 Temple Street		
Zoning District: MR6, MR4, NR	Ward: 4	MBL: 70/D/ 5 and 27
Applicant: Mark Development LLC and Beacon Communities Services LLC and RISE Together, LLC		
Address: 275 Grove Street, Suite 2-150, Newton, MA 02466		
Phone: 617-614-9144	Email: rkorff@markdevllc.com and abenjamin@markdevllc.com	
Property Owner: Comar Real Estate Trust and Second Comar Real Estate Trust		
Address: 89 Winchester Street, Brookline, MA 02446		
Phone: 617-232-8850	Email: Jcohen@marcorealtycorp.com	
Agent: Adam Dash, Esq.		
Phone: 617-625-7373	Email: dash@adamdashlaw.com	

As the **Applicant**, I make the following representations:

1. I understand that a development review application is not complete until all necessary information has been submitted and all fees have been paid and that an incomplete application will not be reviewed, will not be publicly noticed, and will not be scheduled for a public hearing.
2. The information supplied on and with this application form is accurate to the best of my knowledge.
3. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to the development of this property.

Signature: 

As the **Owner**, I make the following representations:

1. I certify that I am the owner of the property identified on this application form.
2. I certify that the applicant named on this application form is authorized to apply for development review for the property identified and for the purposes indicated by the submitted documentation.
3. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to the development of this property.
4. I permit City staff to conduct site visits on my property.
5. If the ownership of this property changes before the review boards have acted on this application, I will provide updated information and new copies of this form.

Signature: 

CITY OF SOMERVILLE USE ONLY

	40B#:
	Full Fee:



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development



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Applicant:		
Address:		
Phone:	Email:	
Property Owner:		
Address:		
Phone:	Email:	
Agent:		
Phone:	Email:	

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Beacon Communities Services LLC

By: Beacon Communities Corp., its Manager

Signature: _____

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Signature: _____

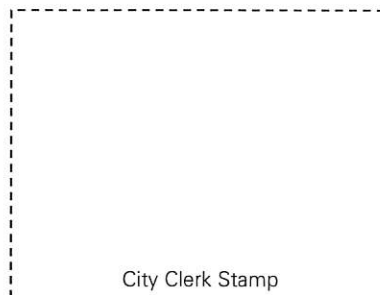
CITY OF SOMERVILLE USE ONLY

	40B#:
	Full Fee:



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development



COMPREHENSIVE PERMIT (40B) APPLICATION • COVER SHEET

In accordance with M.G.L 40B and the Rules & Regulations of the City of Somerville Zoning Board of Appeals, the undersigned submits the following Comprehensive Permit Application for review.

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Zoning District: MR6, MR4, NR	Ward: 4
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Address: 275 Grove Street, Suite 2-150, Newton, MA 02466	
Phone: 617-614-9144	Email: rkorff@markdevllc.com and abenjamin@markdevllc.com
Property Owner: Comar Real Estate Trust and Second Comar Real Estate Trust	
Address: 89 Winchester Street, Brookline, MA 02446	
Phone: 617-232-8850	Email: Jcohen@marcorealtycorp.com
Agent: Adam Dash, Esq.	
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As the **Applicant**, I make the following representations:

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4. I permit City staff to conduct site visits on my property.
5. If the ownership of this property changes before the review boards have acted on this application, I will provide updated information and new copies of this form.

Signature: _____

CITY OF SOMERVILLE USE ONLY

	40B#:
	Full Fee:

Broadway 299 - Comprehensive Permit Document List		
Document Number	Document Type & Title	File Name Per Submission
Package 01 - Site Wide Documents		
Individual PDFS		
a.	Cover Sheet	Broadway 299 - G000 Cover Sheet - 2022 11 01
b.	Project Eligibility Letter	Broadway 299 - PEL - 2022 11 08
c.	Development Narrative	Broadway 299 - Development Narrative - 2022 11 08
d.	Requested Waivers Master List	Broadway 299 - Waiver List - 2022 11 07
e.	Campaign Contribution Form - Mark Development	Broadway 299 Campaign Contribution MD - 2022 10 31
	Campaign Contribution Form - Beacon Communities	Broadway 299 - Campaign Contribution BC - 2022 11 4
	Campaign Contribution Form - RISE Together	Broadway 299 - Campaign Contribution - RT 2022 11 07
f.	Meeting Report - Neighborhood Meeting #1	Broadway 299 - Meeting Report - 2022 07 21
	Presented Slide Deck - Neighborhood Meeting #1	Broadway 299 - Meeting Presentation - 2022 07 21
	Meeting Report - Neighborhood Meeting #2	Broadway 299 - Meeting Report - 2022 10 17
	Presented Slide Deck - Neighborhood Meeting #2	Broadway 299 - Meeting Presentation Civic Spaces - 2022 10 17
	Meeting Report - Neighborhood Meeting #3	Broadway 299 - Meeting Report - 2022 10 19
	Presented Slide Deck - Neighborhood Meeting #3	Broadway 299 - Meeting Presentation Buildings - 2022 10 19
	Abutter's List	Broadway 299 - Abutters List - 2022 02 09
g.	Letter of Recommendation - Mayor to DHCD	Broadway 299 - Mayor Letter of Support to DHCD
	Letter of Recommendation - OSE to DHCD	Broadway 299 - OSE Letter of Support to DHCD
	Letter of Recommendation - OSPCD to DHCD	Broadway 299 - OSPCD Comment Letter to DHCD
	Letter of Recommendation - CAC to SRA	Broadway 299 - Winter Hill CAC Letter to SRA
	Letter of Recommendation - SRA to ZBA	Broadway 299 - SRA Recommendation to the ZBA
	Letter of Recommendation - UDC to ZBA	Broadway 299 - UDC Recommendation General
	Letter of Recommendation - UDC to ZBA	Broadway 299 - UDC Recommendation Building 1
	Letter of Recommendation - UDC to ZBA	Broadway 299 - UDC Recommendation Building 2
	Letter of Recommendation - UDC to ZBA	Broadway 299 - UDC Recommendation Civic Plaza
	Letter of Recommendation - UDC to ZBA	Broadway 299 - UDC Recommendation Sewall Park
h.	Property Deeds	Deed Parcel 1-5, Book 11411, Page 227
	Property Deeds	Deed Parcel 6, Book 73069, Page 78
	Property Deeds	Deed Parcel 7-11, Book 13172, Page 346
i.	Articles of Organization - Mark Development	Broadway 299 - MD LLC - 2015 07 16
	Articles of Organization - Beacon Communities	Broadway 299 - BCS LLC - 2006 01 19
	Articles of Organization - Beacon Communities	Broadway 299 - BCS MA State ID - 2012 06 20
	Articles of Organization - Beacon Communities	Broadway 299 - BCS Org Chart - 2022 11 01
	Articles of Organization - RISE Together	Broadway 299 - RISE TOGETHER LLC - 2020 05 06

PDF 02 - Site Plans		
xx	Project Sketchup Model	Broadway 299 Sketchup Massing Model 2022 11 04
G000	Cover Sheet	Broadway 299 - G000 Cover Sheet - 2022 11 01
G001	Illustrative Site Plan	Broadway 299 - G001 Illustrative Site Plan - 2022 11 04
G002	Scaled Site Plan	Broadway 299 - Scaled Site Plan - 2022 11 08
G003	Drainage & Utility Plan	Broadway 299 - Drainage & Utility Plan - 2022 11 08
G004	Grading Plan	Broadway 299 - Grading Plan - 2022 11 08
G005	Phasing Plan	Broadway 299 - G004 Phasing Plan - 2022 11 07
xx	Lot Plan	Broadway 299 - Lot Plan - 2022 10 19
xx	Wastewater Calculations	Broadway 299 - Wastewater Calculations - 2022 10 25
xx	Preliminary Hydrology Analysis	Broadway 299 - Preliminary Hydrology Analysis - 2022 11 08
PDF 03 - Context Analysis Shadow Study		
G006.1	Comprehensive Shadow Study - March	Broadway 299 - Shadow Study - 2022 11 08
G006.2	Comprehensive Shadow Study - June	Broadway 299 - Shadow Study - 2022 11 08
G006.3	Comprehensive Shadow Study - September	Broadway 299 - Shadow Study - 2022 11 08
G006.4	Comprehensive Shadow Study - December	Broadway 299 - Shadow Study - 2022 11 08
G006.5	Comprehensive Shadow Study - March Compiled	Broadway 299 - Shadow Study - 2022 11 08
G006.6	Comprehensive Shadow Study - June Compiled	Broadway 299 - Shadow Study - 2022 11 08
G006.7	Comprehensive Shadow Study - September Compiled	Broadway 299 - Shadow Study - 2022 11 08
G006.8	Comprehensive Shadow Study - December Compiled	Broadway 299 - Shadow Study - 2022 11 08
G006.9	Comprehensive Shadow Study - All Compiled	Broadway 299 - Shadow Study - 2022 11 08
PDF 04 - Mobility Division Documents		
j.	Transportation Impact Study	Broadway 299 - TIS - 2022 10 24
k.	Transportation Access Plan	Broadway 299 - TAP - 2022 10 28
l.	Mobility Management Plan	Broadway 299 - Mobility Management Plan - 2022 11 08
PDF 05 - OSE Documents		
m.	Sustainable & Resilient Buildings Questionnaire	Broadway 299 - Sust & Resil Buildings Questionnaire - 2022 11 08
m.	Sustainable Design Narrative	Broadway 299 - Sustainable Design Narrative - 2022 11 08
n.	LEED Certifiability Documentation	Broadway 299 - LEED Evaluation Checklist

Package 02 - Subdivision Plat Plan		
PDF 01 - Plat Plan		
Plat Plan	Plat Plan	Broadway 299 - Subdivision Plat - 2022 10 31
Package 03 - Lot 01/Building A Drawings		
PDF 01 - Architectural Plans		
A000.A1	Cover Sheet w/Locus Map	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A000.A3	Building A - Dimensional Table	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A000.A4	Building A - Gross Floor Area Plans	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A000.A5	Building A - Facade Analysis Diagrams	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A001.A1	Building A - Level 1	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A001.A2	Building A - Level 2	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A001.A3	Building A - Level 3	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A001.A4	Building A - Level 4	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A001.A5	Building A - Level 5	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A001.A6	Building A - Level 6	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A001.A7	Building A - Roof	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A002.A1	Building A - Section 1	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A002.A2	Building A - Section 2	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A002.A3	Building A - Section 3	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A003.A1	Building A - Elevations	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A003.A2	Building A - Elevations	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A003.A3	Building A - Elevations	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A003.A4	Building A - Elevations	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
A003.A5	Building A - Elevations	Broadway 299 - Lot 1 Architectural Plans - 2022 11 08
PDF 03 - Signage Plans		
A004.A1	Building A - Signage Plans	Broadway 299 - Lot 1 Signage Plans - 2022 11 08
A004.A2	Building A - Signage Plans	Broadway 299 - Lot 1 Signage Plans - 2022 11 08
A004.A3	Building A - Signage Plans	Broadway 299 - Lot 1 Signage Plans - 2022 11 08
A004.A4	Building A - Signage Plans	Broadway 299 - Lot 1 Signage Plans - 2022 11 08

PDF 04 - Lighting Plans		
A005.01-5.07	Building A - Lighting Plans	Broadway 299 - Lighting Plan - 2022 11 08
PDF 05 - Site Plans		
A000.A2	Building A - Scaled Site Plan	Broadway 299 - Lot 1 Site Plan - 2022 11 08
PDF 06 - Landscape Plans		
L001.A1	Building A - Existing Tree Plan	Broadway 299 - Existing Tree Plan - 2022 11 08
L001.A2-A3	Building A - Landscape Plan	Broadway 299 - Landscape Plans BLDG A - 2022 11 04
Package 04 - Lot 01/Sewall Park Drawings		
L000.L1	Cover Sheet w/Locus Map	Broadway 299 - Landscape Plans Sewall Park - 2022 11 04
L050.L1	Illustrative Plan w/ Greenscore	Broadway 299 - Landscape Plans Sewall Park - 2022 11 04
L001.A1	Existing Tree Plan	Broadway 299 - Existing Tree Plan - 2022 11 08
G004	Grading Plan	Broadway 299 - Grading Plan - 2022 11 08
L101.L1	Scaled Layout Plan	Broadway 299 - Landscape Plans Sewall Park - 2022 11 04
L102.L2	Paving Plan	Broadway 299 - Landscape Plans Sewall Park - 2022 11 04
L103.L3	Planting Plan	Broadway 299 - Landscape Plans Sewall Park - 2022 11 04
L104.L4	Tree Soils Plan	Broadway 299 - Landscape Plans Sewall Park - 2022 11 04
A005.01-5.07	Lighting Plan - Sewall Park	Broadway 299 - Lighting Plan - 2022 11 08
L106.L6	Signage Plan - Sewall Park	Broadway 299 - Lot 1 Sewall Park Signage Plans - 2022 11 08
L400.L1	Illustrated Paving Materials + Furnishings	Broadway 299 - Landscape Plans BLDG A - 2022 11 04

Package 05 - Lot 02/Building B Drawings		
PDF 01 - Architectural Plans		
A000.B1	Cover Sheet w/Locus Map	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A000.B3	Building B - Dimensional Table	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A000.B4	Building B - Gross Floor Area Plans	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A000.B5	Building B - Facade Analysis Diagrams	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A001.B1	Building B - Level 1	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A001.B2	Building B - Level 2	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A001.B3	Building B - Level 3	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A001.B4	Building B - Level 4	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A001.B5	Building B - Level 5	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A001.B6	Building B - Level 6	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A001.B7	Building B - Roof	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A002.B1	Building B - Section 1	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A002.B2	Building B - Section 2	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A002.B3	Building B - Section 3	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A003.B1	Building B - Elevations	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A003.B2	Building B - Elevations	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A003.B3	Building B - Elevations	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A003.B4	Building B - Elevations	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A003.B5	Building B - Elevations	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A003.B6	Building B - Elevations	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
A003.B7	Building B - Elevations	Broadway 299 - Lot 2 Architectural Plans - 2022 11 08
PDF 03 - Signage Plans		
A004.B1	Building B - Signage Plans	Broadway 299 - Lot 2 Signage Plans - 2022 11 08
A004.B2	Building B - Signage Plans	Broadway 299 - Lot 2 Signage Plans - 2022 11 08
A004.B3	Building B - Signage Plans	Broadway 299 - Lot 2 Signage Plans - 2022 11 08
A004.B4	Building B - Signage Plans	Broadway 299 - Lot 2 Signage Plans - 2022 11 08

PDF 04 - Lighting Plans		
A005.01-5.07	Building B - Lighting Plans	Broadway 299 - Lighting Plan - 2022 11 08
PDF 05 - Site Plans		
A000.B2	Building B - Scaled Site Plan	Broadway 299 - Lot 2 Site Plan - 2022 11 08
PDF 06 - Landscape Plans		
L001.A1	Building B - Existing Tree Plan	Broadway 299 - Existing Tree Plan - 2022 11 08
L001.A2-A3	Building B - Landscape Plan	Broadway 299 - Landscape Plans BLDG B - 2022 11 04
Package 06 - Lot 02/Civic Plaza Drawings		
L000.L1	Cover Sheet W/Locus Map	Broadway 299 - Landscape Plans Plaza - 2022 11 04
L050.L1	Illustrative Plan w/Greenscore	Broadway 299 - Landscape Plans Plaza - 2022 11 04
L001.A1	Existing Tree Plan	Broadway 299 - Existing Tree Plan - 2022 11 08
G004	Grading Plan	Broadway 299 - Grading Plan - 2022 11 08
L101.L1	Scaled Layout Plan	Broadway 299 - Landscape Plans Plaza - 2022 11 04
L102.L2	Paving Plan	Broadway 299 - Landscape Plans Plaza - 2022 11 04
L103.L3	Planting Plan	Broadway 299 - Landscape Plans Plaza - 2022 11 04
L104.L4	Tree Soils Plan	Broadway 299 - Landscape Plans Plaza - 2022 11 04
A005.01-5.07	Lighting Plan - Civic Plaza	Broadway 299 - Lighting Plan - 2022 11 08
L106.L6	Signage Plan - Civic Plaza	Broadway 299 - Lot 2 Civic Plaza Signage Plans - 2022 11 08
L400.L1	Illustrated Paving Materials + Furnishings	Broadway 299 - Landscape Plans Plaza - 2022 11 04
Package 07 - Lot 03		
A000.C1	Cover Sheet w/Locus Map	Broadway 299 - Lot 3 Cover Sheet - 2022 11 01
A000.C2-C3	Scaled Site Plan w/ Dimensional Table	Broadway 299 - Lot 3 Site Plan & Dimensional Tables - 2022 11 08
Package 08 - Lot 04/"City Deeded Affordable Lot"		
A000.D1	Cover Sheet w/Locus Map	Broadway 299 - Lot 4 Cover Sheet - 2022 11 01
A000.D2-D3	Scaled Site Plan w/ Dimensional Table	Broadway 299 - Lot 4 Site Plan & Dimensional Tables - 2022 11 08

D E E D

SANDRA ROGERS of Brookline, Norfolk County, Commonwealth of
Massachusetts, being unmarried, FOR CONSIDERATION PAID grants to
HARRY A. COHEN of *Brookline*, and
EDWARD L. SCHOENBERG of *Newton*
and *Both of Commonwealth* of *Massachusetts*.

AS, TRUSTEES of COMAR REAL ESTATE
TRUST under Declaration of Trust dated December 31, 1956 recorded
with Suffolk County Registry of Deeds in Book 7208, Page 274 and
with Middlesex South District Registry of the Land Court as
Document # *314408* whose address is *89 Winchester St*
Brookline, Massachusetts.
WITH QUITCLAIM COVENANTS

together with all buildings and improvements thereon,

The following parcels of land/situated in the City of
Somerville, County of Middlesex, Commonwealth of Massachusetts.

FIRST PARCEL (*REGISTERED LAND*)

That certain parcel of land with the buildings thereon,
situate in Somerville in the County of Middlesex and said
Commonwealth, bounded and described as follows :

Southwesterly	by Broadway, one hundred forty and 58/100 feet;
Northwesterly	by lot 5 as shown on plan hereinafter
	mentioned, fifty and 17/100 feet;
Southwesterly	by said lot 5, nine feet;
Northwesterly	by said lot 5, eleven and 89/100 feet;
Northeastorly	by said lot 5, two and 02/100 feet;
Northwesterly	by said lot 5, fifteen and 11/100 feet;
Northeastorly	by said lot 5 by three lines measuring
	together one hundred fifty-eight and 89/100
	feet; and
Southastorly	by land now or formerly of Aaron M. Sherey,
	seventy-three and 85/100 feet.

Said parcel is shown as lot 6 on said plan.

Also another certain parcel of land with the buildings thereon, situate in said Somerville, bounded and described as follows :

Southwesterly	by Broadway, one and 27/100 feet; and
Southwesterly	by the Northeasterly line of Broadway, one hundred and 25/100 feet;
Northwesterly	by land now or formerly of Julius A.Durell, ninety-eight and 19/100 feet;
Northeasterly	by lot 5 as shown on said plan hereinafter mentioned, three and 01/100 feet;
Southeasterly	by said lot 5, seven and 03/100 feet;
Northeasterly	by said lot 5, forty-two and 92/100 feet;
Southeasterly	by said lot 5, twenty-one and 82/100 feet;
Northeasterly	by said lot 5, twenty-one and 18/100 feet;
Southeasterly	by said lot 5, six and 47/100 feet;
Northeasterly	by said lot 5, twelve and 24/100 feet;
Northwesterly	by said lot 5, twelve and 35/100 feet;
Northeasterly	nineteen and 99/100 feet;
Southeasterly	by said lot 5, sixteen and 83/100 feet;
Northeasterly	by said lot 5, seventeen one-hundredths (0.17) of a foot; and
Southeasterly	by said lot 5, forty-nine and 51/100 feet.

Said parcel is shown as lot 7 on said plan.

Also another certain parcel of land situate in said Somerville, bounded and described as follows :

Southwesterly	by land now or formerly of Julius A.Durell, eighteen and 60/100 feet;
Northwesterly	by land now or formerly of George F.Dixon, five and 44/100 feet; and
Northeasterly	by lot 5, as shown on said plan hereinafter mentioned, eighteen and 22/100 feet.

Said parcel is shown as lot 8 on said plan.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 390, Page 513 with Certificate 58412.

There is appurtenant to all of said land rights of way in Sewall Court, in the thirteen foot way, and in the four foot way, as shown on said plan, in common with others entitled thereto.

Together with all right, title and interest in four foot way as shown on said plan referred to in Document 206457.

Being the same premises described in Certificate of Title No

SECOND PARCEL (REGISTERED ~~DEED~~)

A certain parcel of land with the buildings thereon situate in Somerville in the County of Middlesex and said Commonwealth, bounded and described as follows :

Southwesterly	by Broadway, 99.64 feet;
Northwesterly	by land now or formerly of Charles A. Donovan et al, 65.53 feet;
Northeastorly	by lot B ¹ as shown on plan hereinafter mentioned, 85.42 feet;
Northwesterly	by said lot B ¹ , 23.21 feet;
Northeastorly	by said lot B ¹ shown as a Way on said plan, 10 feet; and
Souththeastorly	by land now or formerly of Annie L. Jones, 86 feet.

Said parcel is shown as Lot A1 on said plan.

Also another certain parcel of land with the buildings thereon situate in said Somerville, bounded and described as follows :

Souththeastorly	by Grant Street, 18.58 feet;
Southwesterly	by land now or formerly of Annie L. Jones, 59.17 feet;
Southwesterly	again 10 feet;
Souththeastorly	23.21 feet; and
Southwesterly	85.42 feet, all by Lot A1 as shown on said plan hereinafter mentioned;
Northwesterly	by land now or formerly of Charles A. Donovan et al, 102.79 feet;
Northeastorly	by land now or formerly of William F. Noble, 74.67 feet;
Souththeastorly	by lands now or formerly of Emma E. Richardson and of Emogene F. Wharff et al, 53.24 feet; and
Northeastorly	by said Wharff et al land, 86.15 feet.

Said parcel is shown as Lot B1 on said plan.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 143, Page 85 with Certificate 21262.

Being the same premises described in Certificate of Title No.

THIRD PARCEL

The following three (3) parcels of land with the buildings thereon, being the premises formerly known as the Capitol Theatre premises and formerly known as and numbered 301A-303 Broadway, 16 Sewall Street and 8 Sewall Court, Somerville, Middlesex County, and said Commonwealth, bounded and described as follows :

Parcel 1: A certain parcel of registered land in said Somerville bounded as follows :

Southwesterly	by Broadway, thirty-three and 61/100 feet;
Northwesterly	by lot 7, as shown on plan hereinafter mentioned, forty-nine and 51/100 feet;
Southwesterly	by said lot 7, seventeen one-hundredths (0.17) of a foot;
Northwesterly	by said lot 7, sixteen and 83/100 feet; and
Southwesterly	by said lot 7, nineteen and 99/100 feet;
Southeasterly	by said lot 7, twelve and 35/100 feet;
Southwesterly	by said lot 7, twelve and 24/100 feet;
Northwesterly	by said lot 7, six and 47/100 feet;
Southwesterly	by said lot 7, twenty-one and 18/100 feet;
Northwesterly	by said lot 7, twenty-one and 82/100 feet;
Southwesterly	by said lot 7, forty-two and 92/100 feet;
Northwesterly	by said lot 7, seven and 03/100 feet;
Southwesterly	by said lot 7, three and 01/100 feet;
Northwesterly	by land now or formerly of Julius A. Durell, eighteen one-hundredths (0.18) of a foot;
Southwesterly	by said Durell land, sixty-one one-hundredths (0.61) of a foot;
Southwesterly	by lot 8 on said plan, eighteen and 22/100 feet;
Northwesterly	by land now or formerly of George F. Dixon, thirty-nine and 75/100 feet;

Southwesterly	six feet, by said Dixon land;
Northwesterly	by land now or formerly of Amelia Ciccolo,
	forty-six and 33/100 feet;
Northeastorly	by said Ciccolo land and land now or
	formerly of George F. Washburn et al, and by
	the end of Sewall Court, one hundred fifty-
	six and 30/100 feet;
Northwesterly	by a line in said Sewall Court, ten and
	14/100 feet;
Northeastorly	by a line in said Sewall Court, and by land
	now or formerly of W.F. Noble & Sons Company,
	one hundred sixty-five and 68/100 feet;
Southeastorly	by land now or formerly of Aaron M. Sherey,
	ninety-four and 47/100 feet;
Southwesterly	by lot 6 on said plan, by three lines
	measuring together, one hundred fifty-eight
	and 89/100 feet;
Southeastorly	by said lot 6, fifteen and 11/100 feet;
Southwesterly	by said lot 6, two and 02/100 feet;
Southeastorly	by said lot 6, eleven and 89/100 feet;
Northeastorly	by said lot 6, nine feet; and
Southeastorly	by said lot 6, fifty and 17/100 feet.

Said parcel is shown as lot 5 on said plan.

Said parcel is shown on Land Court Subdivision Plan 11193C filed with Certificate of Title No. 58412 issued by the South Registry District of Middlesex County in Registration Book 390, Page 513.

Being the same premises described in Certificate of Title No.

Parcel 2: A parcel of unregistered land situated in said Somerville, being Lot 184 and part of Lot 185 on a plan of building lots in Somerville owned by Rufus B. Stickney dated February 18, 1888, by George A. Kimball, Civil Engineer, recorded with Middlesex South District Deeds Plan Book 54, Plan 39, bounded and described as follows :

Beginning at the Easterly portion of the premises herein described on Sewall Court, so-called, at the Southerly corner of Lot 187 as shown on said plan, thence running

Southwesterly on Sewall Court, forty-eight and 12/100 (48.12) feet to land now or formerly of Charlotte M. Glines; thence turning and running
 Northwesterly by said land, seventy-three and 2/100 (73.02) feet to land now or formerly of Jacob T. Glines; thence turning and running
 Northeasterly sixty and 44/100 (60.44) feet to lot No. 188 on said plan; thence
 Southeasterly by said lot 188 and by lot 187 on said plan, eighty-eight and 88/100 (88.88) feet to the point of beginning.

Be all or any of said measurements more or less.

Together with all rights of the grantor in a passageway thirteen (13) feet wide, running from said premises to Temple Street.

The premises are conveyed subject to a taking for sewer purposes in Sewall Court, according to Instrument recorded with said Deeds, Book 6473, Page 161.

Parcel 3: A parcel of unregistered land situated in said Somerville, bounded and described as follows :

Northwesterly by Sewall Court, thirty-nine (39) feet;
 Northeasterly by lots 180 and 179 shown on a plan dated February 18, 1882 by George A. Kimball, C.E. recorded with Middlesex South District Deeds, Plan Book 54 as Plan 39, ninety-two and 37/100 (92.37) feet;
 Northwesterly by said lot 179, eighty-five (85) feet;
 Northeasterly by Sewall Street, forty-five (45) feet;
 Southeasterly by lot 177 as shown on said plan, eighty (80) feet;
 Northeasterly by land now or formerly of Smith and land now or formerly of E.L. Kelley, Trustee, as shown on a plan dated January 18, 1918 by Charles J. Elliot, Engineer and Surveyor, recorded with said Deeds, Plan Book 264, Plan 50, ninety (90) feet;
 Southeasterly by land now or formerly of Binnie, et al, and of Richardson as shown on said last mentioned plan, thirty-one and 78/100 (31.78) feet; and
 Southwesterly by land now or formerly of Rydex and of Massachusetts Operating Company, Inc. by four (4) bounds measuring ninety and 23/100 (90.23) feet, forty-five and 15/100 (45.15) feet, eighteen and 11/100 (18.11) feet, and seventy-four and 33/100 (74.33) feet, more or less.

The premises are shown as Lots 178, 181 and parts of Lots 176 and 177 on said first mentioned plan.

The premises are conveyed together with rights of way in common with others over said Sowell Court and in a passageway twelve (12) feet wide leading from the granted premises to said Sowell Street as shown on said second mentioned plan.

For title reference to the above-described Parcel 2 and Parcel 3 see deed

FOURTH PARCEL

The land in Somerville, Middlesex County, said Commonwealth together with the buildings, if any, thereon, bounded and described as follows :

Southwesterly	by Broadway, forty-three (43) feet;
Northwesterly	by the Northwesterly portion of lot #32 on a "Plan of Ten Hills Farm" drawn by Alexander Wardsworth, May 18, 1942, recorded with Middlesex South District Deeds (in Cambridge, Massachusetts), Plan Book 1B, Plan 48, ninety-four (94) feet;
Northeastorly	by lot #31 on said plan, fifty-two (52) feet;
Southeastorly	by lot #33 on said plan, ninety-eight (98) feet;

Being the same premises conveyed to Union Realty Company by a foreclosure deed dated July 9, 1931, recorded with said Middlesex South Deeds, Book 5577, Page 170 and subject to the Passageway Agreement therein referred to as far as the same is now in force and applicable.

FIFTH PARCEL

The land in said Somerville, together with the buildings, if any, thereon, situated on the Eastern side of Temple Street, more particularly bounded and described as follows :

Commencing at the Westerly corner on Temple Street, and running Southeastorly by land formerly of one Chick, eighty-five and 20/100 (85.20) feet; thence turning at a right angle and running Northeastorly forty-six and 50/100 (46.50) feet; thence turning at a right angle and running Northwestorly in part on land now or formerly of Charlotte M. Glines, and in part on a passageway four (4) feet wide, eighty-six (86) feet to Temple Street; thence

turning at a right angle and running Southwesterly along the line of said Temple Street, forty-four and 8/100 (44.08) feet to the point of beginning.

Said last mentioned parcel is hereby conveyed subject to and together with the benefit of all restrictions and easements of record, if any, insofar as the same are now in force and applicable and being the same premises conveyed to said Union Realty Company by deed of Somerville Mortgage Loan Company dated July 23, 1937, recorded with said Middlesex South Deeds, Book 6138, Page 110.

For title to said Fourth and Fifth Parcels see deed of John Hunkins to Harry A. Cohen dated January 2, 1948, recorded with said Middlesex South Deeds, Book 7236, Page 503.

All of the above-described parcels of land (First Parcel through and including Fifth Parcel) are conveyed subject to a certain Indenture of Lease dated May 11, 1966 as Amended, from Harry A. Cohen et al Trustees of Comar Real Estate Trust under Declaration of Trust dated December 31, 1956 recorded with Suffolk Registry of Deeds in Book 7203, Page 274 and Middlesex South District Registry of Deeds in Book , Page , to Star Market Co., due notice of which lease is recorded with said Middlesex South Registry of Deeds in Book 11238, Page 044 and filed as Document # 438037 on Certificate of Title # 122366; by the execution and delivery of the within deed the grantor herein does hereby assign to the within-named grantees all right, title and interest as lessor in the above-described lease, subject to the assignment of said lease to the Charlestown Savings Bank. *IN CONNECTION WITH THE MORTGAGE HEREINAFTER REFERRED TO*

Subject to a certain mortgage to the Charlestown Savings Bank dated *OCTOBER 13, 1967* ~~1967~~ originally in the principal sum of \$550,000, which said mortgage is recorded ~~with Middlesex~~ *AND REGISTERED HEREWITH* ~~545,000~~.

For Grantor's title see deed from Harry A. Cohen et al Trustees to Sandra Rogers dated *OCTOBER 13* ~~1967~~ *1967*, recorded ~~with Middlesex South Registry of Deeds in Book , Page , and being the premises described in Certificate of Title No~~ *AND REGISTERED HEREWITH*.

~~Middlesex South Registry District of the Land Court, meaning and intending to convey hereunder the premises described in said deed.~~ *LAST MENTIONED*

WITNESS my hand and seal this *12th* day of *OCTOBER*, 1967.

Consideration being nominal no revenue stamps are hereto affixed

Sandra Rogers
SANDRA ROGERS

Suffolk,

COMMONWEALTH OF MASSACHUSETTS

OCTOBER 13, 1967

~~Suffolk, SS~~

Then personally appeared the above-named SANDRA ROGERS and acknowledged the foregoing instrument to be her free act and deed, before me,

Melvin Newman
Melvin Newman, Notary Public
My Commission Expires: October 20, 1967

NO REVENUE STAMPS ARE AFFIXED HERETO
AS NONE IS REQUIRED BY LAW



2019 00115963

Bk: 73069 Pg: 78 Doc: DEED
Page: 1 of 4 08/07/2019 09:39 AM**MASSACHUSETTS RELEASE DEED**

Star Markets Company, Inc., a Massachusetts corporation (the "Grantor"), having a business address of c/o Albertsons Companies, Inc., 250 East Parkcenter Boulevard, Legal Department, Boise, Idaho 83706.

For consideration paid and in full consideration of One Hundred Dollars (\$100.00)

Grant to James A. Cohen, Juin A. Cohen and Robert L. Allen, Jr., Trustees of Comar Real Estate Trust, u/d/t December 31, 1956, recorded with the Middlesex South County Registry District of the Land Court as Document No. 314408 having an address of 89 Winchester Street, Brookline, Massachusuetts,

pursuant to this Release Deed, without representations or warranties, any and all interest that Grantor may have, if any, with respect to that certain parcel of land situated on Sewall Street, in the City of Somerville, Middlesex County, Massachusetts, being shown as Lot 1 on a plan entitled "Plan of Land in Somerville, Mass. dated September 25, 1975", by Schofield Bros. Inc., recorded with Middlesex South Registry of Deeds as Plan No. 622 of 1976, said premises being more particularly bounded and described according to said plan, as follows:

EASTERLY: by Sewall Street, as shown on said plan, 91.62 feet;
SOUTHERLY: by Sewall Court, as shown on said plan, 85.26 feet;
WESTERLY: by Lot 3, as shown on said plan, 88.88 feet;
NORTHWESTERLY: by Lot 4, as shown on said plan, 9.28 feet; and
NORTHERLY: by land now or formerly of Joseph E. Jr. and Josephine Ferrante, as shown on said plan, 76.29 feet.

Subject to taxes and assessments not yet due and payable, any existing easements, rights of way and other encumbrances and restrictions of records to the extent in force and applicable,

Being the same premises conveyed to Star Markets Company, Inc., by virtue of a Deed from Jewel Food Stores, Inc., dated September 8, 1994 and recorded with the Middlesex South Registry of Deeds at Book 24846, Page 257.

This conveyance does not constitute a transfer of all or substantially all of the Grantor's assets in Massachusetts.

Law Office of Robert L. Allen, Jr. LLP
300 Washington Street
Brookline, MA 02445

LOT 1, Sewall St. Somerville

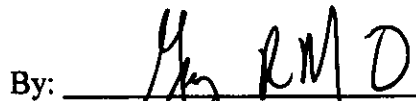
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IN WITNESS WHEREOF, the said Star Markets Company, Inc., has caused its corporate seal to be affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Michelle Larson, its President, and Gary R. Morton, its Vice President, Treasurer and Assistant Secretary, this 29th day of July, 2019.

STAR MARKETS COMPANY, INC.,
a Massachusetts corporation

By: 
Name: Michelle Larson
Title: President

and

By: 
Name: Gary R. Morton
Title: Vice President, Treasurer and
Assistant Secretary

COMMONWEALTH OF MASSACHUSETTS)

County of Plymouth) : ss.

On this 29th day of July, 2019, before me, the undersigned notary public, personally appeared Michelle Larson, proved to me through satisfactory evidence of identification or personally known to me, 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 the President of Star Markets Company, Inc.



HEDI MCLAUGHLIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 3, 2026

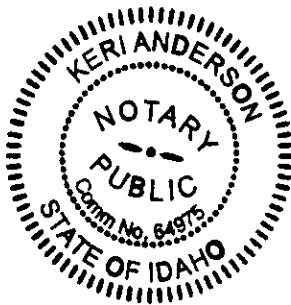
[Signature]
 Notary Public
 My Commission Expires:


STATE OF IDAHO)

: ss.

County of Ada)

On this 29th day of July, 2019, before me, the undersigned notary public, personally appeared Gary R. Morton, proved to me through satisfactory evidence of identification or personally known to me, 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 the Vice President, Treasurer and Assistant Secretary of Star Markets Company, Inc.




 Notary Public
 My Commission Expires: 01/29/2021

0315-7711 2:40 4028-1575

BK13172 PG346

14 75
15 75

STAR MARKET CO., INC.

a corporation duly established under the laws of Massachusetts
and having its usual place of business at 625 Mount Auburn Street, Cambridge, Middlesex
County, Massachusetts, for consideration/paid, of One Dollar (\$1.00)

grant to HARRY A. COHEN, TRUSTEE of SECOND COMAR REAL ESTATE TRUST, of Brookline
under Declaration of Trust dated February 3, 1977,
to be recorded herewith 554636

of with quitclaim covenants

the land in Somerville, Middlesex County, Massachusetts

[Description and encumbrances, if any]

See SCHEDULE OF DESCRIPTION annexed hereto

Grantee's Address: c/o James B. Marcus, Esq.
40 Court St
Boston, Mass, 02108

554636

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554635

SCHEDULE OF DESCRIPTION

Five certain parcels of land situated in Somerville, Middlesex, County, Massachusetts bounded and described as follows:

FIRST PARCEL is shown as Lot 4 on plan hereinafter mentioned, bounded and described as follows:

NORTHWESTERLY by the southeasterly line of Temple Street, one hundred nine and 01/100 (109.01) feet;
 NORTHEASTERLY by land now or formerly of Mount Auburn Realty Co., Inc., land now or formerly of Daniel O'Neil, and land now or formerly of Joseph E. Jr. and Josephine Ferrante, one hundred forty-nine and 88/100 (149.88) feet;
 SOUTHEASTERLY by land now or formerly of Comar Real Estate Trust, Lots 1 and 3 as shown on plan hereinafter mentioned, seventy and 82/100 (70.82) feet;
 SOUTHWESTERLY by land now or formerly of said Comar Real Estate Trust, Lot 9 as shown on said plan, seventy and 12/100 (70.12) feet;
 SOUTHEASTERLY by land now or formerly of said Comar Real Estate Trust, Lot 9 as shown on said plan, forty-six and 33/100 (46.33) feet;
 SOUTHWESTERLY by land now or formerly of said Comar Real Estate Trust and being Lot 2 shown on a plan hereinafter mentioned, eighty and 28/100 (80.28) feet.

Said Lot 4 contains an area of 13,291 square feet more or less as shown on a plan entitled "Plan of Land in Somerville, Mass." dated September 25, 1975 by Schofield Bros., Inc., recorded with Middlesex South District Registry of Deeds as Plan No. 622 of 1976.

SECOND PARCEL is shown as Lot 2 on plan hereinafter mentioned, bounded and described as follows:

NORTHWESTERLY by the southeasterly line of Temple Street, forty and 40/100 (40.40) feet;
 NORTHEASTERLY by land now or formerly of Star Properties of Cambridge, Inc., Lot 4 as shown on plan hereinafter mentioned, and land now or formerly of Comar Real Estate Trust, Lot 9 as shown on said plan, eighty-six and 28/100 (86.28) feet;
 SOUTHEASTERLY by land now or formerly of said Comar Real Estate Trust, Lot 9 and Lot 8 as shown on said plan, forty-five and 19/100 (45.19) feet;
 SOUTHWESTERLY by land now or formerly of said Comar Real Estate Trust, Lot 12 as shown on said plan, and land now or formerly of S.J. Realty Corp., eighty-five and 55/100 (85.55) feet.

Said Lot 2 contains an area of 3,743 square feet, more or less, as shown on a plan entitled "Plan of Land in Somerville, Mass.", dated September 25, 1975, by Schofield Bros., Inc., recorded with said Deeds as Plan No. 622 of 1976.

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554635

THIRD PARCEL is shown as Lot 3 on plan hereinafter mentioned, bounded and described as follows:

NORTHWESTERLY by land now or formerly of Star Properties of Cambridge, Inc., Lot 4 on plan hereinafter mentioned, sixty-one and 54/100 (61.54) feet;
 NORTHEASTERLY by land now or formerly of said Star Properties of Cambridge, Inc., Lot 1 as shown on said plan, eighty-eight and 88/100 (88.88) feet;
 SOUTHEASTERLY by Sewall Court, a private way, forty-nine and 14/100 (49.14) feet;
 SOUTHWESTERLY by land now or formerly of Comar Real Estate Trust, Lot 9 as shown on said plan, seventy-three and 68/100 (73.68) feet;

Said Lot 3 contains 4,434 square feet, more or less, as shown on a plan entitled "Plan of Land in Somerville, Mass.", dated September 25, 1975, by Schofield Bros., Inc. recorded with said Deeds as Plan No. 622 of 1976.

FOURTH PARCEL is shown as Lot 8 on plan hereinafter mentioned, bounded and described as follows:

EASTERLY by land now or formerly of Comar Real Estate Trust, Lot 9 as shown on plan hereinafter mentioned, eighteen and 22/100 (18.22) feet;
 SOUTHWESTERLY by land now or formerly of said Comar Real Estate Trust, Lot 12 as shown on said plan, eighteen and 60/100 (18.60) feet;
 NORTHWESTERLY by land now or formerly of said Comar Real Estate Trust, Lot 2 as shown on said plan, five and 44/100 (5.44) feet.

Said Lot 8 contains an area of 49 square feet, more or less, as shown on plan entitled "Plan of Land in Somerville, Mass.", dated September 25, 1975 by Schofield Bros., Inc. recorded with said Deeds as aforesaid and shown as Lot 8 on a subdivision plan, as approved by the Land Court, filed in the Land Registration Office, a copy of which is filed in the Registry District of Middlesex County (as Plan 11193-C) in Registration Book 390, Page 513 with Certificate 58412.

FIFTH PARCEL is shown as Lot 9 on plan hereinafter mentioned, bounded and described as follows:

NORTHWESTERLY by land now or formerly of Comar Real Estate Trust, Lot 2 as shown on plan hereinafter mentioned, thirty-nine and 75/100 (39.75) feet;
 SOUTHWESTERLY by land now or formerly of Comar Real Estate Trust, Lot 2 as shown on said plan, six (6.00) feet;
 NORTHWESTERLY by land now or formerly of Star Properties of Cambridge, Inc., Lot 4 as shown on said plan, forty-six and 33/100 (46.33) feet;
 NORTHEASTERLY by land now or formerly of Star Properties of Cambridge, Inc., Lot 4 as shown on said plan, land now or formerly of Comar Real Estate Trust, Lot 3 as shown on said plan, and by Sewall Court, a private way, one hundred fifty-six and 30/100 (156.30) feet.

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554635

NORTHWESTERLY by said Sewall Court, a private way, ten and 14/100 (10.14) feet;
 NORTHEASTERLY by said Sewall Court, a private way, twelve and 50/100 (12.50) feet;
 SOUTHEASTERLY by land now or formerly of said Comar Real Estate Trust, Lot 10 as shown on said plan, sixty-seven and 23/100 (67.23) feet;
 SOUTHWESTERLY by land now or formerly of said Comar Real Estate Trust, Lot 10 as shown on said plan, one hundred (100.00) feet;
 SOUTHEASTERLY by land now or formerly of said Comar Real Estate Trust, Lot 10 as shown on said plan, twenty and 18/100 (20.18) feet;
 SOUTHWESTERLY by land now or formerly of said Comar Real Estate Trust, Lot 12, Lot 10 and Lot 8 as shown on said plan, forty-four and 80/100 (44.80) feet.

Said Lot 9 contains an area of 10,891 square feet, more or less, as shown on plan entitled "Plan of Land in Somerville, Mass.", dated September 25, 1975 by Schofield Bros., Inc. recorded with said Deeds as aforesaid and shown on Lot 9 on a plan filed with the Engineers Office of the Land Court as Plan No. 11193-2

Said premises are conveyed subject to the following:

1. Terms and provisions of a certain lease from Star to Osco, dated June 3, 1976, the notice of which was both recorded and registered on June 16, 1976; registered as Document No. 544836 and recorded in Book 12995, Page 682.

2. Taking by the City of Somerville for easement in Sewall Court for laying and maintaining main drains or common sewer, as set forth in instrument registered as Document No. 170505 and recorded in Book 6473, Page 161 (Taking dated February 27, 1941).

3. Rights, easements, covenants and agreements in favor of others pursuant to the Cross Parking Agreement dated June 3, 1976, both recorded and registered on June 16, 1976; registered as Document No. 544833 and recorded in Book 12995, Page 663.

4. The rights reserved by Star Properties of Cambridge, Inc. in its grant to Star, dated June 3, 1976, recorded on June 16, 1976 in Book 12995, Page 660.

5. Mortgage from Star Market Co., Inc. to the Charlestown Savings Bank dated February 4, 1977 in the principal sum of \$550,000.00 recorded with Middlesex South Registry of Deeds in Book 13137, Page 190, and filed as Document No. 552634 noted on Certificate of Title No. 149137 with Middlesex Registry District of the Land Court.

6. Conditional Assignment from Star Market Co., Inc. to the Charlestown Savings Bank dated February 4, 1977 recorded with said Middlesex South Registry of Deeds in Book 13137, Page 198 and filed as Document No. 552635 noted on said Certificate of Title No. 149137 with Middlesex Registry District of the Land Court.

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BK 13172 PG350

554635

In witness whereof, the said Star Market Co., Inc.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by *J. N. Balch*

its *Vice President* hereto duly authorized, this *16th*

day of February in the year one thousand nine hundred and seventy-seven

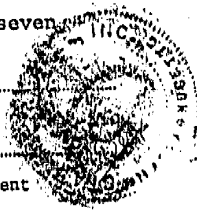
Signed and sealed in presence of

Star Market Co., Inc.

by

J. N. Balch

Vice President



5-2

554635

State of Illinois
~~The Commonwealth of Massachusetts~~

County of Cook ss.

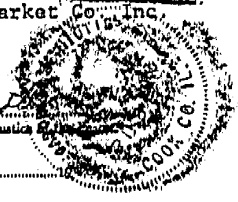
February 16 19 77

Then personally appeared the above named *J. R. Balah*
as aforesaid

and acknowledged the foregoing instrument to be the free act and deed of the Star Market Co., Inc.

before me

Carroll S. Manis
Notary Public - *Illinois*



My commission expires *2/23*

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

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554635

CERTIFICATE OF VOTE

I J. J. Schnur, Clerk of STAR MARKET CO., INC., a Massachusetts corporation, as such having custody of the corporate records, do hereby certify that at a special meeting of the Board of Directors of said corporation duly called and held on January 23, 1977 at the office of the corporation, at which meeting there was a quorum present and voting, in accordance with the By-Laws of said corporation, the following vote was unanimously passed:

VOTED:

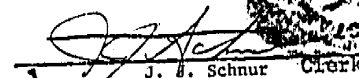
That J. N. Balch as Vice President of Star Market Co., Inc., be and he hereby is authorized and empowered in the name and behalf of the corporation to execute a deed to Harry A. Cohen, Trustee of Second Comar Real Estate Trust for the premises described therein, upon such terms and conditions as he, in his sole discretion, deems in the best interests of the corporation, and that such deed when executed by the said J. N. Balch as Vice President shall be considered the free act and deed of the corporation.

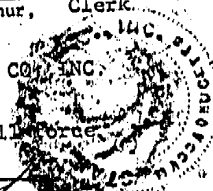
A true copy.

ATTEST:


J. J. Schnur, Clerk

I, J. J. Schnur, Clerk of STAR MARKET CO., INC. do further certify that J. N. Balch is the duly elected and qualified Vice President of the corporation and that the above vote is in full force and effect.


J. J. Schnur, Clerk



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554635

ROBERTS, NORMAN KATZ & WEISSMAN
233 BOYLSTON STREET
CHESTNUT HILL, MA. 02167

REGISTER
APR 15 1977
MASS. REGISTRY DISTRICT



MENT NO. 554635

Submit form at

Quintain Field

[BY CORPORATION]

Star Market Co., Inc.

TO
HARRY A. Cohen, Trustee
OF MIDDLESEX LAND COURT
REGISTRY DISTRICT
RECEIVED FOR REGISTRATION
AT 2 H 20 N 1 P M
APR 15 1977
NOTED ON CERT. NO. 1594137
REG. EX. 875 PAGE 187
CLERK JOHN F. ZAMPARELLI
ASSISTANT RECORDER

TRANSFER CERTIFICATE OF TITLE ISSUED
Revised and re-recorded into
REGISTRATION BOOK 88 PAGE 53 Deeds
BOOK ATTACHED NO. 151422 IN
MIDDLESEX SO 4th REGISTRY DISTRICT
Attest:

FROM THE OFFICE OF
Roberts, Newman, Katz & Weissman
1330 Boylston Street
Chestnut Hill, Mass. 02167
WHL 64 &
TAMMY B. MANN
Samuel Marcus, Secretary
Boston
Form 118
2108

REGISTRANT
ROBERTS, NORMAN KATZ & WEISSMAN
233 BOYLSTON STREET
CHESTNUT HILL, MA. 02167

734-8600 (Melvin Newman, Esq.)

STREET ADDRESS
CITY OR TOWN

8-3



CITY OF SOMERVILLE CAMPAIGN CONTRIBUTION ORDINANCE SEC. 15-72* MANDATORY DISCLOSURE AND CERTIFICATION FORM

INSTRUCTIONS: APPLICANTS, PLEASE COMPLETE THE ENTIRE FORM AND FILE WITH THE SAME CITY OFFICE OR AGENCY WITH WHOM YOU FILED OR WILL FILE BELOW APPLICATION.

PART I. APPLICATION FOR ITEM

Describe the item you have, or will apply for, relating to this disclosure:

ITEM:	
TYPE (X):	<input type="checkbox"/> Contract <input checked="" type="checkbox"/> Zoning Relief <input type="checkbox"/> Real Estate <input type="checkbox"/> Financial Assistance
CITY DEPT. OR AGENCY:	Zoning Board of Appeals

PART II. APPLICANT INFORMATION

Provide the following information for the Applicant:

NAME:	Mark Development LLC
ADDRESS:	275 Grove Street, Suite 2-150, Newton, MA 02466
TELEPHONE NO.:	617-617-9144
E-MAIL:	rkorff@markdevllc.com and abenjamin@markdevllc.com

On Schedule A, you must also provide the same information for the Applicant's principals, chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, or persons performing similar functions, or shareholders in excess of ten percent and managing agent to the extent applicable. **Please complete Schedule A. If not applicable, please check N/A on Schedule A.**

PART III. CAMPAIGN CONTRIBUTION DISCLOSURE

On Schedule B, Applicants must disclose all contributions made by the applicant during the 12 months prior to the application (identified in Part I), to any person who was a candidate for elective office of the City of Somerville (mayor, board of aldermen, and school committee). The attribution rules in Section 15-73 of the Somerville Code of Ordinances shall apply to the contributions that must be disclosed. **On Schedule B**, applicants must also disclose such contributions made by persons attributed to the applicant under the ordinance. If the applicant is an individual, any such contributions made by the individual, any spouse of the individual, and any children of the individual must be disclosed. If the applicant is not an individual but a corporation, partnership or limited liability corporation, then any contributions made by any of its chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, members, managers, principals, or persons performing similar functions, or shareholders in excess of ten percent, and their spouses and children, must be disclosed. **Please complete Schedule B. If disclosure is not required, please check N/A on Schedule B.** *Note: Contributions made before January 1, 2017 are not required to be disclosed.*

* Please see the Pay to Play and Campaign Contribution Ordinance for definitions and all requirements.

PART IV. SUBCONTRACTOR INFORMATION

Have you applied for a Contract and intend to use a subcontractor on this Contract? ☐ Yes ☐ No

If "Yes", complete Schedule C. If "No", proceed to Part V.

PART V. SIGNATURE, CERTIFICATION, AND ATTESTATION:

I, the undersigned applicant, hereby further certify as follows: If awarded the item that is applied for (as identified above) under subsections (a), (b), (c), or (d) in Section 15-72 of the Somerville Code of Ordinances, the Applicant, and anyone attributed to the Applicant, and if the application is for a contract any subcontractor used on the contract, will not make any contribution in any calendar year in an amount in excess of \$500.00 to any individual incumbent or to any individual candidate for elective office of the City of Somerville for the next four (4) calendar years following the award of the item, or for the duration of the term of the contract, whichever is longer.

Signed under the pains and penalties of perjury:

Signature of Affiant: [Signature] Title: _____

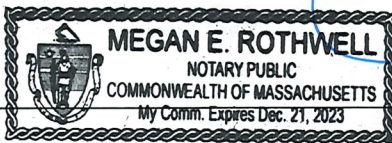
Printed Name of Affiant: _____ Date: _____

Subscribed and sworn before me this 31st day of October, 2022

(Witnessed or attested by)

(Seal)

My Commission expires:



THIS FORM SHALL BE OPEN TO PUBLIC INSPECTION

SCHEDULE A – APPLICANT INFORMATION

INSTRUCTIONS: FOR EACH OF APPLICANT’S PRINCIPALS, CHIEF EXECUTIVE OFFICER, PRESIDENT, CHIEF FINANCIAL OFFICER, TREASURER, CHIEF OPERATING OFFICER, CHIEF PROCUREMENT OFFICER, DIRECTORS, OR PERSONS PERFORMING SIMILAR FUNCTIONS, OR SHAREHOLDERS IN EXCESS OF TEN PERCENT AND MANAGING AGENT TO THE EXTENT APPLICABLE, COMPLETE THE FOLLOWING. ATTACH ADDITIONAL PAGES IF REQUIRED.

IF NOT APPLICABLE, CHECK HERE: ☐.

<u>NAME</u>	<u>POSITION</u>	<u>E-MAIL ADDRESS</u>	<u>PHONE NO.</u>	<u>ADDRESS</u>

SCHEDULE B- CONTRIBUTION DISCLOSURE INFORMATION

INSTRUCTIONS: FOR EACH CONTRIBUTION, YOU MUST DISCLOSE THE FOLLOWING INFORMATION. ATTACH ADDITIONAL PAGES IF REQUIRED.

Note: Contributions made before January 1, 2017 are not required to be disclosed.

IF NOT APPLICABLE, CHECK HERE: ☐.

[illegible]

SCHEDULE C – SUBCONTRACTOR INFORMATION

INSTRUCTIONS: LIST THE NAME, BUSINESS ADDRESS, AND PHONE NUMBER OF EACH SUBCONTRACTOR AND THE AMOUNT OR PERCENTAGE TO BE PAID TO EACH SUBCONTRACTOR. ATTACH ADDITIONAL PAGES IF REQUIRED.

[illegible]



CITY OF SOMERVILLE CAMPAIGN CONTRIBUTION ORDINANCE SEC. 15-72*
MANDATORY DISCLOSURE AND CERTIFICATION FORM

INSTRUCTIONS: APPLICANTS, PLEASE COMPLETE THE ENTIRE FORM AND FILE WITH THE SAME CITY OFFICE OR AGENCY WITH WHOM YOU FILED OR WILL FILE BELOW APPLICATION.

PART I. APPLICATION FOR ITEM

Describe the item you have, or will apply for, relating to this disclosure:

ITEM:	
TYPE (X):	<input type="checkbox"/> Contract <input checked="" type="checkbox"/> Zoning Relief <input type="checkbox"/> Real Estate <input type="checkbox"/> Financial Assistance
CITY DEPT. OR AGENCY:	Zoning Board of Appeals

PART II. APPLICANT INFORMATION

Provide the following information for the Applicant:

NAME:	Beacon Communities Services LLC
ADDRESS:	2 Center Plaza, Suite 700, Boston, MA 02108
TELEPHONE NO.:	617-574-1101
E-MAIL:	jcohen@beaconcommunitiesllc.com

On Schedule A, you must also provide the same information for the Applicant's principals, chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, or persons performing similar functions, or shareholders in excess of ten percent and managing agent to the extent applicable. **Please complete Schedule A. If not applicable, please check N/A on Schedule A.**

PART III. CAMPAIGN CONTRIBUTION DISCLOSURE

On Schedule B, Applicants must disclose all contributions made by the applicant during the 12 months prior to the application (identified in Part I), to any person who was a candidate for elective office of the City of Somerville (mayor, board of aldermen, and school committee). The attribution rules in Section 15-73 of the Somerville Code of Ordinances shall apply to the contributions that must be disclosed. **On Schedule B**, applicants must also disclose such contributions made by persons attributed to the applicant under the ordinance. If the applicant is an individual, any such contributions made by the individual, any spouse of the individual, and any children of the individual must be disclosed. If the applicant is not an individual but a corporation, partnership or limited liability corporation, then any contributions made by any of its chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, members, managers, principals, or persons performing similar functions, or shareholders in excess of ten percent, and their spouses and children, must be disclosed. **Please complete Schedule B. If disclosure is not required, please check N/A on Schedule B.** *Note: Contributions made before January 1, 2017 are not required to be disclosed.*

* Please see the Pay to Play and Campaign Contribution Ordinance for definitions and all requirements.

PART IV. SUBCONTRACTOR INFORMATION

Have you applied for a Contract and intend to use a subcontractor on this Contract? ☐ Yes ☒ No

If "Yes", complete Schedule C. If "No", proceed to Part V.

PART V. SIGNATURE, CERTIFICATION, AND ATTESTATION:

I, the undersigned applicant, hereby further certify as follows: If awarded the item that is applied for (as identified above) under subsections (a), (b), (c), or (d) in Section 15-72 of the Somerville Code of Ordinances, the Applicant, and anyone attributed to the Applicant, and if the application is for a contract any subcontractor used on the contract, will not make any contribution in any calendar year in an amount in excess of \$500.00 to any individual incumbent or to any individual candidate for elective office of the City of Somerville for the next four (4) calendar years following the award of the item, or for the duration of the term of the contract, whichever is longer.

Signed under the pains and penalties of perjury:

Signature of Affiant:  Title: Dara Kovel, CEO

Printed Name of Affiant: Beacon Communities Services LLC, By: Beacon Communities Corp., Manager Date: 11/2/2022

Subscribed and sworn before me this 2 day of November, 2022

My Commission expires: April 20, 2029

 **Laura A. McGonagle**
Notary Public, Commonwealth of Massachusetts
(Witnessed or attested by)
(Seal) My Commission Expires April 20, 2029

THIS FORM SHALL BE OPEN TO PUBLIC INSPECTION

SCHEDULE A – APPLICANT INFORMATION

INSTRUCTIONS: FOR EACH OF APPLICANT’S PRINCIPALS, CHIEF EXECUTIVE OFFICER, PRESIDENT, CHIEF FINANCIAL OFFICER, TREASURER, CHIEF OPERATING OFFICER, CHIEF PROCUREMENT OFFICER, DIRECTORS, OR PERSONS PERFORMING SIMILAR FUNCTIONS, OR SHAREHOLDERS IN EXCESS OF TEN PERCENT AND MANAGING AGENT TO THE EXTENT APPLICABLE, COMPLETE THE FOLLOWING. ATTACH ADDITIONAL PAGES IF REQUIRED.

IF NOT APPLICABLE, CHECK HERE: ☐.

NAME	POSITION	E-MAIL ADDRESS	PHONE NO.	ADDRESS
Dara Kovel	CEO	dkovel@beaconcommunitiesllc.com	617-574-1101	2 Center Plaza Suite 700, Boston, MA 02108
Joshua Cohen	President	jcohen@beaconcommunitiesllc.com	617-574-1101	2 Center Plaza, Suite 700, Boston, MA 02108
Tim Cowles	CFO	tcowles@beaconcommunitiesllc.com	617-574-1101	2 Center Plaza, Suite 700, Boston, MA 02108
Howard E. Cohen	Treasurer	hcohen@beaconcommunitiesllc.com	617-574-1101	2 Center Plaza, Suite 700, Boston, MA 02108
Nicole Clement	Secretary	nclement@beaconcommunitiesllc.com	617-574-1101	2 Center Plaza, Suite 700, Boston, MA 02108
Mary Corthell	EVP	mcorthell@beaconcommunitiesllc.com	617-574-1101	2 Center Plaza, Suite 700, Boston, MA 02108
*Please see attached org chart for all	members with more than 10%			

SCHEDULE B- CONTRIBUTION DISCLOSURE INFORMATION

INSTRUCTIONS: FOR EACH CONTRIBUTION, YOU MUST DISCLOSE THE FOLLOWING INFORMATION. ATTACH ADDITIONAL PAGES IF REQUIRED.

Note: Contributions made before January 1, 2017 are not required to be disclosed.

IF NOT APPLICABLE, CHECK HERE: ☒.

[illegible]

SCHEDULE C – SUBCONTRACTOR INFORMATION

INSTRUCTIONS: LIST THE NAME, BUSINESS ADDRESS, AND PHONE NUMBER OF EACH SUBCONTRACTOR AND THE AMOUNT OR PERCENTAGE TO BE PAID TO EACH SUBCONTRACTOR. ATTACH ADDITIONAL PAGES IF REQUIRED.

[illegible]



CITY OF SOMERVILLE CAMPAIGN CONTRIBUTION ORDINANCE SEC. 15-72* MANDATORY DISCLOSURE AND CERTIFICATION FORM

INSTRUCTIONS: APPLICANTS, PLEASE COMPLETE THE ENTIRE FORM AND FILE WITH THE SAME CITY OFFICE OR AGENCY WITH WHOM YOU FILED OR WILL FILE BELOW APPLICATION.

PART I. APPLICATION FOR ITEM

Describe the item you have, or will apply for, relating to this disclosure:

ITEM:	299 Broadway
TYPE (X):	<input type="checkbox"/> Contract <input checked="" type="checkbox"/> Zoning Relief <input type="checkbox"/> Real Estate <input type="checkbox"/> Financial Assistance
CITY DEPT. OR AGENCY:	Zoning Board of Appeals

PART II. APPLICANT INFORMATION

Provide the following information for the Applicant:

NAME:	RISE Together
ADDRESS:	12 ERICSSON ST BOSTON 02122
TELEPHONE NO.:	617-797-9316
E-MAIL:	hduverne@risetogether.boston

On Schedule A, you must also provide the same information for the Applicant's principals, chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, or persons performing similar functions, or shareholders in excess of ten percent and managing agent to the extent applicable. **Please complete Schedule A. If not applicable, please check N/A on Schedule A.**

PART III. CAMPAIGN CONTRIBUTION DISCLOSURE

On Schedule B, Applicants must disclose all contributions made by the applicant during the 12 months prior to the application (identified in Part I), to any person who was a candidate for elective office of the City of Somerville (mayor, board of aldermen, and school committee). The attribution rules in Section 15-73 of the Somerville Code of Ordinances shall apply to the contributions that must be disclosed. **On Schedule B**, applicants must also disclose such contributions made by persons attributed to the applicant under the ordinance. If the applicant is an individual, any such contributions made by the individual, any spouse of the individual, and any children of the individual must be disclosed. If the applicant is not an individual but a corporation, partnership or limited liability corporation, then any contributions made by any of its chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, members, managers, principals, or persons performing similar functions, or shareholders in excess of ten percent, and their spouses and children, must be disclosed. **Please complete Schedule B. If disclosure is not required, please check N/A on Schedule B.** *Note: Contributions made before January 1, 2017 are not required to be disclosed.*

* Please see the Pay to Play and Campaign Contribution Ordinance for definitions and all requirements.

PART IV. SUBCONTRACTOR INFORMATION

Have you applied for a Contract and intend to use a subcontractor on this Contract? ☐ Yes ☒ No

If "Yes", complete Schedule C. If "No", proceed to Part V.

PART V. SIGNATURE, CERTIFICATION, AND ATTESTATION:

I, the undersigned applicant, hereby further certify as follows: If awarded the item that is applied for (as identified above) under subsections (a), (b), (c), or (d) in Section 15-72 of the Somerville Code of Ordinances, the Applicant, and anyone attributed to the Applicant, and if the application is for a contract any subcontractor used on the contract, will not make any contribution in any calendar year in an amount in excess of \$500.00 to any individual incumbent or to any individual candidate for elective office of the City of Somerville for the next four (4) calendar years following the award of the item, or for the duration of the term of the contract, whichever is longer.

Signed under the pains and penalties of perjury:

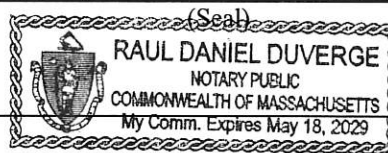
Signature of Affiant: Herby Duverne' Title: CEO & Partner

Printed Name of Affiant: Herby Duverne Date: 11/01/2022

Subscribed and sworn before me this 1st day of
November, 2022.

My Commission expires:

(Witnessed or attested by)



THIS FORM SHALL BE OPEN TO PUBLIC INSPECTION

SCHEDULE A – APPLICANT INFORMATION

INSTRUCTIONS: FOR EACH OF APPLICANT’S PRINCIPALS, CHIEF EXECUTIVE OFFICER, PRESIDENT, CHIEF FINANCIAL OFFICER, TREASURER, CHIEF OPERATING OFFICER, CHIEF PROCUREMENT OFFICER, DIRECTORS, OR PERSONS PERFORMING SIMILAR FUNCTIONS, OR SHAREHOLDERS IN EXCESS OF TEN PERCENT AND MANAGING AGENT TO THE EXTENT APPLICABLE, COMPLETE THE FOLLOWING. ATTACH ADDITIONAL PAGES IF REQUIRED.

IF NOT APPLICABLE, CHECK HERE: ☐.

<u>NAME</u>	<u>POSITION</u>	<u>E-MAIL ADDRESS</u>	<u>PHONE NO.</u>	<u>ADDRESS</u>
Herby Duverne	CEO/Founder	hduverne@risetogether.boston	877-828-7473	12 Ericsson St. Boston, MA 02122
Brian Anderson	Founder & Partner	banderson@rise.boston	877-828-7473	12 Ericsson St. Boston, MA 02122
James Grossmann	Founder & Partner	jgrossmann@rise.boston	877-828-7473	12 Ericsson St. Boston, MA 02122
Scott Holmes	CFO	sholmes@rise.boston	877-828-7473	12 Ericsson St. Boston, MA 02122

SCHEDULE B- CONTRIBUTION DISCLOSURE INFORMATION

INSTRUCTIONS: FOR EACH CONTRIBUTION, YOU MUST DISCLOSE THE FOLLOWING INFORMATION. ATTACH ADDITIONAL PAGES IF REQUIRED.

Note: Contributions made before January 1, 2017 are not required to be disclosed.

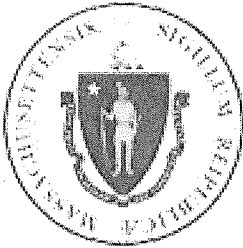
IF NOT APPLICABLE, CHECK HERE: ☒.

[illegible]

SCHEDULE C – SUBCONTRACTOR INFORMATION

INSTRUCTIONS: LIST THE NAME, BUSINESS ADDRESS, AND PHONE NUMBER OF EACH SUBCONTRACTOR AND THE AMOUNT OR PERCENTAGE TO BE PAID TO EACH SUBCONTRACTOR. ATTACH ADDITIONAL PAGES IF REQUIRED.

[illegible]



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 0011817971. The exact name of the limited liability company is: MARK DEVELOPMENT, LLC

2a. Location of its principal office:

No. and Street: 57 RIVER STREET, SUITE 106
 City or Town: WELLESLEY State: MA Zip: 02481 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 57 RIVER STREET, SUITE 106
 City or Town: WELLESLEY State: MA Zip: 02481 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE LLC IS ORGANIZED (I) TO, DIRECTLY OR INDIRECTLY, ACQUIRE, HOLD FOR INVESTMENT, MANAGE, LEASE, DEVELOP, IMPROVE, MORTGAGE, SELL OR OTHERWISE DEAL WITH SUCH REAL AND PERSONAL PROPERTY AS THE LLC MAY NOW OR HEREAFTER ACQUIRE, (II) TO MAKE INVESTMENTS OF ANY KIND OR NATURE, AND (III) TO OTHERWISE TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES MAY BE FORMED UNDER THE ACT.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: EDWARD F. FAY, ESQ.
 No. and Street: LOURIE & CUTLER, P.C.
60 STATE STREET
 City or Town: BOSTON State: MA Zip: 02109 Country: USA

I, EDWARD F. FAY, ESQ. resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	AMADAN MANAGEMENT, LLC	57 RIVER STREET, SUITE 106 WELLESLEY, MA 02481 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no

managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
SOC SIGNATORY	EDWARD F. FAY, ESQ.	LOURIE & CUTLER, P.C., 60 STATE STREET BOSTON, MA 02109 USA

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	AMADAN MANAGEMENT, LLC	57 RIVER STREET, SUITE 106 WELLESLEY, MA 02481 USA

9. Additional matters:

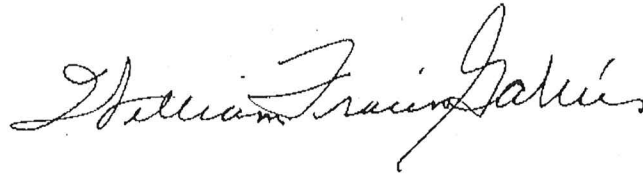
SIGNED UNDER THE PENALTIES OF PERJURY, this 16 Day of July, 2015,
EDWARD F. FAY, ESQ.

(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

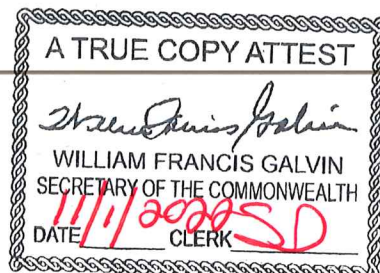
I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

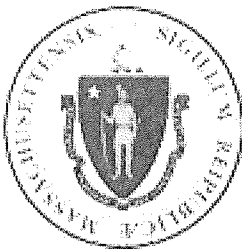
July 16, 2015 10:45 AM



WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth





The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Annual Report

(General Laws, Chapter)

Identification Number: 001181797

Annual Report Filing Year: 2022

1.a. Exact name of the limited liability company: MARK DEVELOPMENT, LLC

1.b. The exact name of the limited liability company as amended, is: MARK DEVELOPMENT, LLC

2a. Location of its principal office:

No. and Street: 275 GROVE STREET, SUITE 2-150
 City or Town: NEWTON State: MA Zip: 02466 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 275 GROVE STREET, SUITE 2-150
 City or Town: NEWTON State: MA Zip: 02466 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE LLC IS ORGANIZED (I) TO, DIRECTLY OR INDIRECTLY, ACQUIRE, HOLD FOR INVESTMENT, MANAGE, LEASE, DEVELOP, IMPROVE, MORTGAGE, SELL OR OTHERWISE DEAL WITH SUCH REAL AND PERSONAL PROPERTY AS THE LLC MAY NOW OR HEREAFTER ACQUIRE, (II) TO MAKE INVESTMENTS OF ANY KIND OR NATURE, AND (III) TO OTHERWISE TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES MAY BE FORMED UNDER THE ACT.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: MICHAEL E. SCOTT
 No. and Street: NUTTER MCCLENNEN & FISH.
155 SEAPORT BOULEVARD
 City or Town: BOSTON State: MA Zip: 02210 Country: USA

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	AMADAN MANAGEMENT LLC	275 GROVE STREET, SUITE 2-150 NEWTON, MA 02466 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
SOC SIGNATORY	LESLIE E KIVITZ ESQ.	275 GROVE STREET, SUITE 2-150 NEWTON, MA 02466 USA

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	LESLIE E KIVITZ ESQ.	275 GROVE STREET, SUITE 2-150 NEWTON, MA 02466 USA
REAL PROPERTY	ROBERT S KORFF	275 GROVE STREET, SUITE 2-150 NEWTON, MA 02466 USA

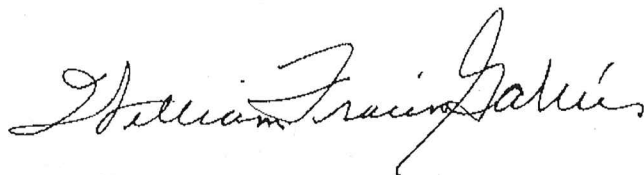
9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 18 Day of August, 2022,
ROBERT S KORFF, MANAGER OF AMADAN MANAGEMENT LLC , Signature of Authorized
Signatory.

THE COMMONWEALTH OF MASSACHUSETTS

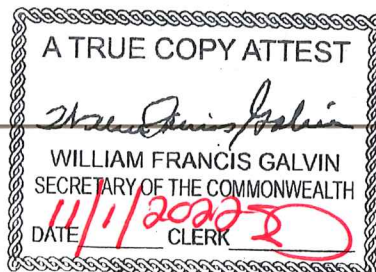
I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

August 18, 2022 12:30 PM



WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



JAN 19 2006

2006 JAN 19 PM 3:43

CERTIFICATE OF ORGANIZATION

SECRETARY OF THE COMMONWEALTH
CORPORATIONS DIVISION

CORPORATION DIVISION

OF

BEACON COMMUNITIES SERVICES LLC

Pursuant to the Massachusetts Limited Liability Company Act, the undersigned hereby forms a limited liability company with the following terms:

1. Federal Employer Identification Number. As of the date hereof, Beacon Communities Services LLC has applied for, but not yet received, the Federal employer identification number.
2. Name. The name of the limited liability company is Beacon Communities Services LLC (the "LLC").
3. Office of the LLC. The address of the office of the LLC is c/o Beacon Communities, 150 Federal Street, 5th Floor, Boston, MA 02110.
4. Business of LLC. The general character of the LLC's business is to (i) conduct a real estate business including without limitation the acquisition, development, redevelopment, ownership, asset management and disposition of multifamily rental, condominium and mixed-use properties and (ii) engage in other activities related or incidental to the foregoing. The foregoing activities may be pursued through organization of, or participation in, a limited liability company, limited partnership, joint venture or other entity (whether or not wholly-owned by the LLC).
5. Date of Dissolution. The date upon which the LLC is to dissolve is December 31, 2094.
6. Name and Address of Resident Agent. The resident agent of the LLC in the Commonwealth of Massachusetts for service of process is:

Howard Earl Cohen
c/o Beacon Communities
150 Federal Street, 5th Floor
Boston, Massachusetts 02110

7. Names and Addresses of the Manager. The Manager of the LLC and its business address (if different from the office location) are as follows:

Beacon Communities Corp.
c/o Beacon Communities
150 Federal Street, 5th Floor
Boston, Massachusetts 02110

8. Persons Authorized to Execute Documents. No person other than the Manager is authorized to execute documents filed with the Corporations Division of the Secretary of State.

9. Name and Business Address, if different from office location, of person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property, if any. No person other than the Manager is authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property.

IN WITNESS WHEREOF, the undersigned hereby affirms under the penalties of perjury that the facts state herein are true as of the 17th day of January, 2006.

Carlene Moore

Carlene Moore, Authorized Person

BEACON COMMUNITIES SERVICES LLC

(a Massachusetts limited liability company)

Taxpayer ID #: 20-4138722

02-10-2022

Manager

Beacon Communities Corp.

(a Massachusetts corporation)

Taxpayer ID #: 20-0781392

CEO: Dara Kovel

CFO: Timothy J. Cowles

President: Joshua Cohen

Treasurer: Howard Earl Cohen

Secretary: Nicole R. Clement

EVP: Mary E. Corthell

Director: Howard Earl Cohen

Shareholders:

Howard Earl Cohen – 51%

Beacon Communities REI LLC – 49%
(wholly owned by Beacon Communities LLC)

Beacon Communities Development LLC

99.99% Member

(a Massachusetts limited liability company)

Taxpayer ID #: 20-0763028

(ID of its sole member)

Sole Member

Beacon Communities LLC

(a Massachusetts LLC)

Taxpayer ID: 20-0763028

Mount Ebal LLC
32.03%
Managing Member

More than 10 other
members none with 25%
or greater interest

Howard Earl Cohen
41.12% Managing Member

F2018 Beacon Holdings LLC
31.70% Member

7 other members
none with 25%
or greater interest

Mount Ebal LLC

00.01% Member

(a Massachusetts limited liability company)

Taxpayer ID #: 20-0762969



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001436829

1. The exact name of the limited liability company is: RISE TOGETHER, LLC

2a. Location of its principal office:

No. and Street: 67 KEMBLE STREET
3RD FLOOR - SUITE 3
 City or Town: BOSTON State: MA Zip: 02119 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 67 KEMBLE STREET
3RD FLOOR - SUITE 3
 City or Town: BOSTON State: MA Zip: 02119 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

PROVIDING CONSTRUCTION MANAGEMENT AND CONSTRUCTION SUPPORT SERVICES, AND TO CONDUCT ANY OTHER ACTIVITY IN WHICH A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE COMMONWEALTH OF MASSACHUSETTS MAY LAWFULLY ENGAGE, AND TO ENGAGE IN ANY ACTIVITIES DIRECTLY OR INDIRECTLY RELATED OR INCIDENTAL THERETO.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: JOEL M. SOWALSKY, ESQ.
 No. and Street: DAILY GENERAL COUNSEL, PLLC
12 STEDMAN STREET, UNIT 1
 City or Town: BROOKLINE State: MA Zip: 02446 Country: USA

I, JOEL M. SOWALSKY, ESQ. resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	HERBY DUVERNÉ	67 KEMBLE STREET, 3RD FLOOR - SUITE 3 BOSTON, MA 02119 USA
MANAGER	JAMES GROSSMANN	12 ERICSSON STREET BOSTON, MA 02130 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
SOC SIGNATORY	JOEL M. SOWALSKY ESQ.	12 STEDMAN STREET, UNIT 1 BROOKLINE, MA 02446 USA

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 6 Day of May, 2020,
JOEL M. SOWALSKY
(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

May 06, 2020 09:39 AM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style with a large initial 'W' and 'G'.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth