

*SB Gateway I LLC
c/o National Development
2310 Washington Street
Newton Lower Falls, MA 02462*

*SB Gateway IIA LLC
c/o National Development
2310 Washington Street
Newton Lower Falls, MA 02462*

March 9, 2022

By Overnight Delivery

Boston Landmarks Commission
One City Hall Square, Room 805
Boston, MA 02201

**Re: 323-365 Dorchester Avenue, South Boston
Article 85 – Demolition Delay Review**

To Whom It May Concern:

Enclosed please find an application and supporting documentation for review by the Boston Landmarks Commission for the proposed demolition of five existing buildings located at 323, 345, 345R, and 363-365 Dorchester Avenue. The site is bound by Dorchester Ave to the east, the MBTA/Mass DOT rail yards to the west, 307 Dorchester Ave (the FW Webb Property) to the north, and 371 Dorchester Avenue to the south. The north and south property lines share access driveways.

The demolition will support the creation of a four-building, mixed-use development with 310 housing units, 623,000 gsf of commercial/life science space, 50,000 gsf of retail, and a new network of streets and open spaces. This application seeks your determination that the buildings are not significant and there is no feasible alternative to demolition in order to carry out the Project. Based on these findings, we ask for your determination that no demolition delay is warranted under the provisions of Article 85 of the Boston Zoning Code.

Currently, the buildings are all single-story warehouse / industrial buildings used for a mix of commercial, warehousing and light industrial uses. The buildings and site improvements were constructed over time, ranging from 1920 to 1976 with numerous renovations and modifications completed to each since original construction. All have limited street presence on Dorchester Avenue, with virtually no glazing or entryways visible from the street. Additionally, a substantial part of the property is a large, paved truck yard for storing cranes, equipment, and maintaining & refueling vehicles.

The proposed demolition will prepare the Project Site for the proposed development. The site and Project are part of the BPDA's "PLAN: Dorchester Avenue" planning study that established a vision for a walkable, mixed-use neighborhood in the existing industrial corridor by introducing a new network of streets, open spaces, and uses for the neighborhood. The Project provides over 50% of the property area for streets and open spaces, however the new grid of streets and public realm prevent any potential reuse of buildings on site.

The Project received Article 80 and PDA approval from the BPDA Board in December of 2021. The Boston Zoning Commission approved the PDA as zoning in February 2022.

In accordance with Article 85, the enclosed materials include photographs of the subject properties and plans of the planned redevelopment project. It is not feasible to reuse the current buildings in the proposed project. On the basis of this submission, we respectfully request your determination that demolition of the building may proceed without delay.

***SB Gateway I LLC
c/o National Development
2310 Washington Street
Newton Lower Falls, MA 02462***

***SB Gateway IIA LLC
c/o National Development
2310 Washington Street
Newton Lower Falls, MA 02462***

Thank you for your consideration of this application. Please let us know if you have any questions or require additional information. I can be reached directly at (617) 559-5255.

Very truly yours,



Matt Davis
Project Manager
National Development

BOSTON LANDMARKS COMMISSION

ARTICLE 85 DEMOLITION DELAY REVIEW



323-365 DORCHESTER AVENUE SOUTH BOSTON

Submitted by: SB Gateway I LLC
c/o National Development
2310 Washington Street
Newton Lower Falls, MA 02462

SB Gateway IIA LLC
c/o National Development
2310 Washington Street
Newton Lower Falls, MA 02462

March 9, 2022



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Mailing Address:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____

COMPLETE ON _____

SIGNIFICANT _____

HEARING DATE _____

PLEASE PRINT LEGIBLY. SCAN AND EMAIL TO BLC@BOSTON.GOV

I. PROPERTY ADDRESS 323-365 Dorchester Avenue 02127
ZIP CODE

NAME of PROPERTY _____

The names, phone numbers, postal and email addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicant.

II. APPLICANT SB Gateway I & SB Gateway II

<u>Matt Davis</u>	<u>Owner's Representative / Project Manager</u>		
CONTACT NAME	RELATIONSHIP TO PROPERTY		
<u>2310 Washington Street, Suite 200</u>	<u>Newton Lower Falls</u>	<u>MA</u>	<u>02462</u>
MAILING ADDRESS	CITY	STATE	ZIP CODE
<u>617-559-5255</u>	<u>mdavis@natdev.com</u>		
PHONE	EMAIL		

Same as Above
PROPERTY OWNER CONTACT NAME

MAILING ADDRESS CITY STATE ZIP CODE

PHONE EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? No

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS Article 80 & Zoning Commission Approval Received
(If necessary, attach additional pages to provide more information.)

IV. DESCRIPTION OF PROPOSED DEMOLITION: (REQUIRED)

A BRIEF OUTLINE OF THE PROPOSED WORK **MUST** BE GIVEN IN THE SPACE PROVIDED BELOW. Describe the structure(s) to be demolished, including the number of existing housing units, and the number of new housing units to be constructed. Attachments are required to show details about the proposed project.

Demolition of five industrial/commercial single-store buildings located at 323, 345, 345R, and 363-365 Dorchester Avenue. 323 Dorchester Avenue is currently a fitness/gym use, all other buildings are warehouse, transportation & commercial uses occupied by Marr Crane and Rigging. A large portion of the property is a surface parking lot for material, crane and general vehicle storage.

The buildings are a mix of masonry and metal panel with primarily opaque walls and limited access/frontage on Dorchester Avenue.

The demolition will enable the construction of a mixed-use, four building project planned under the PLAN: Dorchester Avenue planning framework, as well as provide over 50% of the property to establish a new network of streets and open spaces, as well as enlarges the Dorchester Avenue public realm by 20'. The project includes two residential buildings totaling 310 units and two commercial buildings with 623,000 gsf of commercial/life science uses. The project incorporates contemporary applications of traditional new england industrial materials, such as brick, steel and iron. The project massing is varied, and scales down toward the adjacent, existing South Boston neighborhoods.

V. REQUIRED DOCUMENTATION: The following is a list of documents that **MUST** be submitted with this application.

Failure to include adequate documentation will cause a delay in the review process.

- 1. PHOTOGRAPHS:** *Current, clear, high-quality color photographs of the property, properties affected by the proposed demolition, and surrounding areas must be labeled with addresses and dates.* Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. **Images from the internet are not acceptable. There are no file size limits in the application, but a file size less than or equal to 20MB per photograph is preferred.**
- 2. MAP:** A *current and clear* map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be a full-page-sized street map, such as from a BPDA locus map or an internet mapping site.
- 3. PLOT PLAN:** A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
- 4. PLANS and ELEVATIONS:** If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and a written narrative describing the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.)
- 5. PROOF OF OWNERSHIP:** Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

VI. NOTARIZED* SIGNATURES: Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

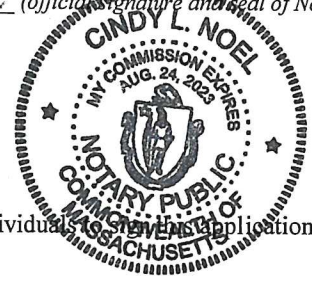
The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT Jeffrey J. Lowenberg OWNER* Edward Marsteiner
 ***(If building is a condominium or cooperative, the chairman must sign.)**
 PRINT Jeffrey Lowenberg PRINT Edward Marsteiner

On this 14 day of March, 2022, before me, the undersigned Notary Public, personally** appeared Jeffrey L. Lowenberg (name of document signer), proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence.
Cindy L. Noel (official signature and seal of Notary)
 My Commission expires:



On this 14 day of March, 2022, before me, the undersigned Notary Public, personally** appeared Edward Marsteiner (name of document signer), proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence.
Cindy L. Noel (official signature and seal of Notary)
 My Commission expires:



**During the declared state of emergency due to COVID-19, digital notarization is allowed.

Environment Department personnel cannot be responsible for verifying the authority of the above individuals in this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. **Incomplete applications will not be accepted.**

Once you have submitted the application, staff will review for completeness and will be in touch about next steps.

323-365 Dorchester Avenue

Boston Landmarks Commission

Table of Contents

- I. Photographs
- II. Aerial Location Map
- III. Plot Plan
- IV. Plans and Elevations
- V. Proof of Ownership

323-365 Dorchester Avenue

Boston Landmarks Commission

Table of Contents

- I. Photographs
- II. Aerial Location Map
- III. Plot Plan
- IV. Plans and Elevations
- V. Proof of Ownership

Photo Legend



A6

A2

A3

A1

A4

A5

N

323 Dorchester Avenue – Gold's Gym



A1 – East Elevation
View from Dorchester Avenue



A2 – North Elevation
View from Northern Property Boundary

323 Dorchester Avenue – Gold's Gym



A3 – Northwest Elevation
View From Rear Driveway/Train Tracks



A4 – South Elevation
Southern Façade Looking East

323 Dorchester Avenue – Gold's Gym

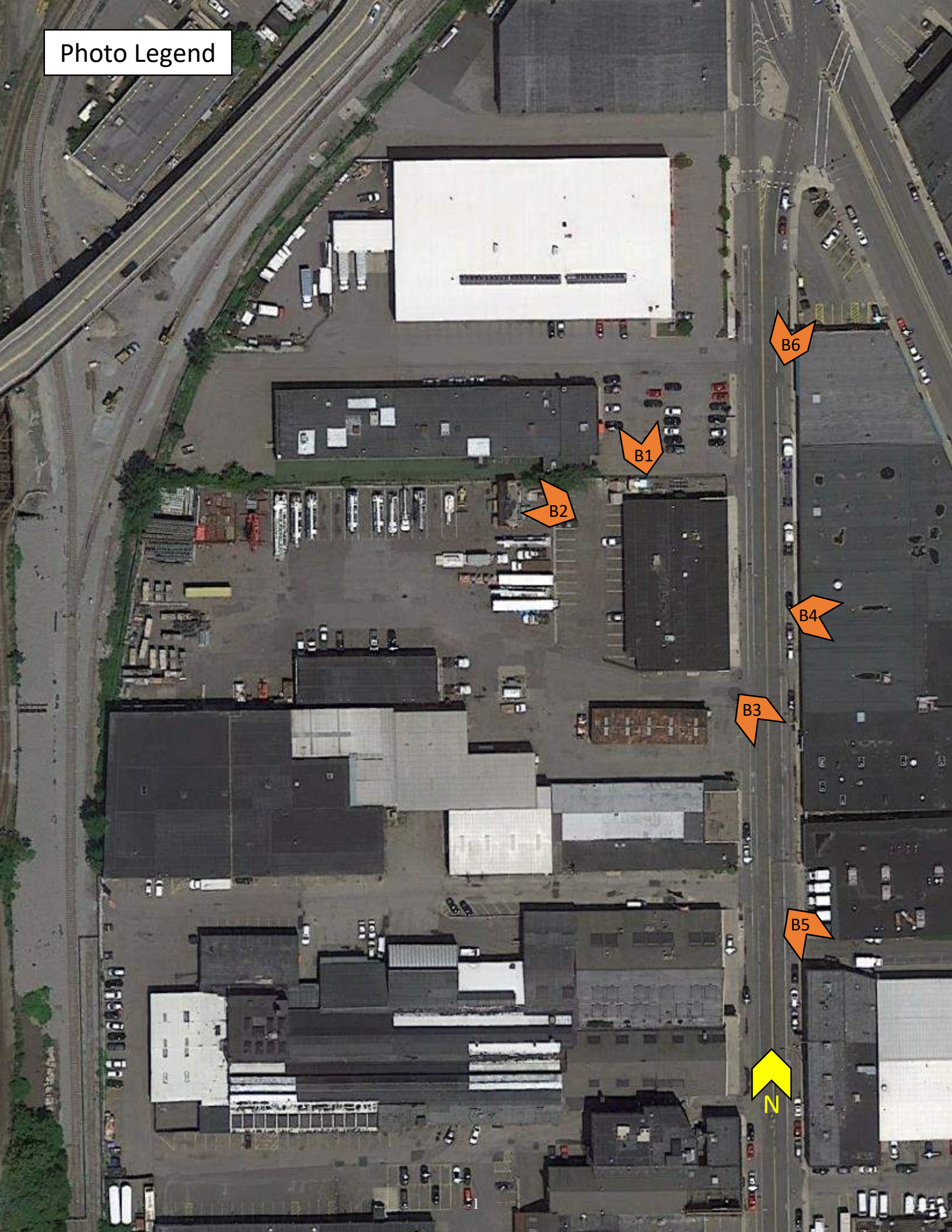


A5 – South Elevation
View From Marr Crane & Rigging Parking Lot



A6 – Northeast Elevation
View From East Side of Dorchester Ave

Photo Legend



B6

B1

B2

B4

B3

B5

N

345 Dorchester Avenue – Marr Crane & Rigging



B1 – North Elevation
View From Gold’s Gym Parking Lot



B2 – West Elevation
View From Marr Crane & Rigging Parking Lot

345 Dorchester Avenue – Marr Crane & Rigging



B3 – South Elevation
View From Marr Crane & Rigging Driveway Entrance



B4 – East Elevation
View From East Side of Dorchester Avenue

345 Dorchester Avenue – Marr Crane & Rigging

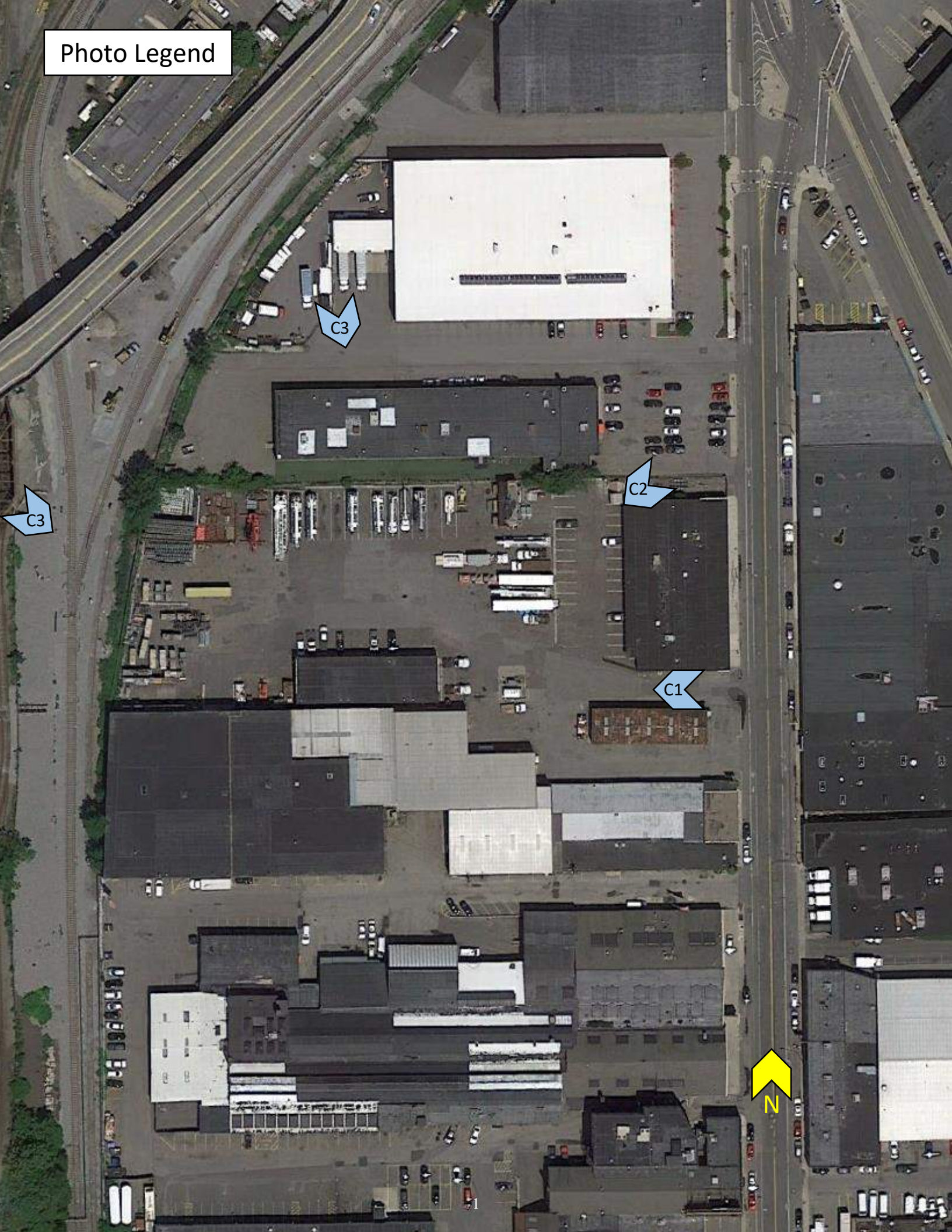


B5 – Southeast Elevation
View From East Side of Dorchester Avenue



B6 – Northeast Elevation
View From East Side of Dorchester Avenue

Photo Legend



C3

C2

C1

C3

N

345R Dorchester Avenue – Marr Crane & Rigging



C1 – East Elevation
View from Dorchester Ave, Between Metal Shed & 345 Dorchester Ave



C2 – Northeast Aerial
Aerial Above East Side of Dorchester Avenue

345R Dorchester Avenue – Marr Crane & Rigging



C3 – North Aerial Elevation
Aerial View from Above 307 Dorchester Ave



C4 – Northwest Aerial
Aerial View Above Train Tracks to West

Photo Legend



Metal Shed – Marr Crane & Rigging

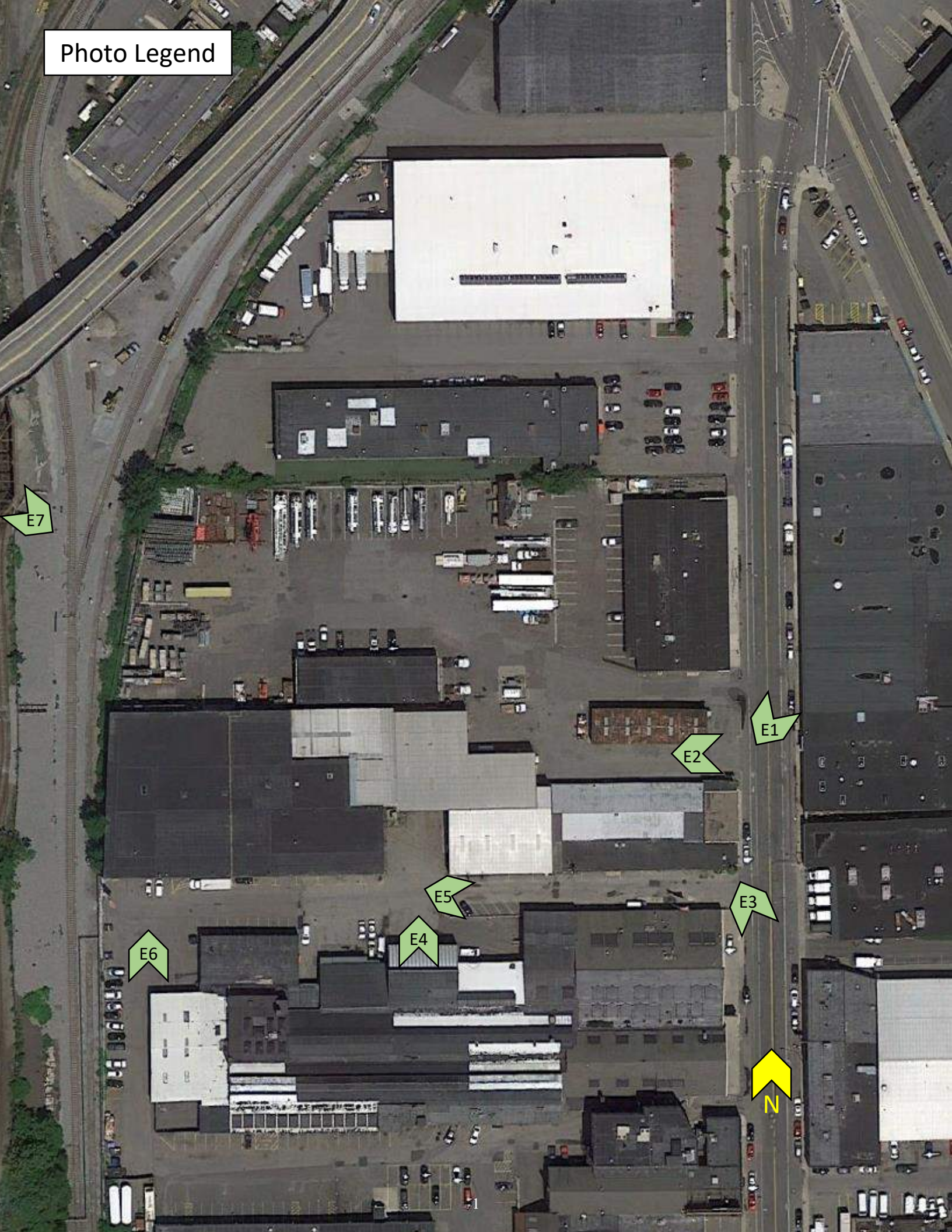


D1 – Southeast Elevation
View From Dorchester Ave, 363-365 Dorchester in the Background



D2 – Northeast Elevation
View from Northeast Access Drive from Dorchester Avenue

Photo Legend



E7

E1

E2

E3

E5

E4

E6

N

363-365 Dorchester Avenue – Marr Crane & Rigging



E1 – East Elevation
View From of Northeast Corner of Building Fronting Dorchester Ave



E2 – Northeast Elevation
View of North Façade from Access Drive off Dorchester Avenue

363-365 Dorchester Avenue – Marr Crane & Rigging



E3 – South Elevation
View of Southeast Corner from Dorchester Ave Sidewalk



E4 – South Elevation
View from Shared Access Drive at Southern Property Line

363-365 Dorchester Avenue – Marr Crane & Rigging



E5 – Southwest Corner Elevation
View from Western Edge of Private Access Drive at Southern Property Line



E6 – Southern Elevation
View from Middle of Private Access Drive, Looking Northwest

363-365 Dorchester Avenue – Marr Crane & Rigging



E7 – Northwest Elevation
Aerial View from Above Western Abutting Train Tracks

323-365 Dorchester Avenue

Boston Landmarks Commission

Table of Contents

- I. Photographs
- II. Aerial Location Map
- III. Plot Plan
- IV. Plans and Elevations
- V. Proof of Ownership



BUILDING A
323 Dorchester
TO BE DEMOLISHED

BUILDING B
345 Dorchester
TO BE DEMOLISHED

BUILDING E
363-365 Dorchester
TO BE DEMOLISHED

BUILDING C
345R Dorchester
TO BE DEMOLISHED

BUILDING D
Storage Shed
TO BE DEMOLISHED

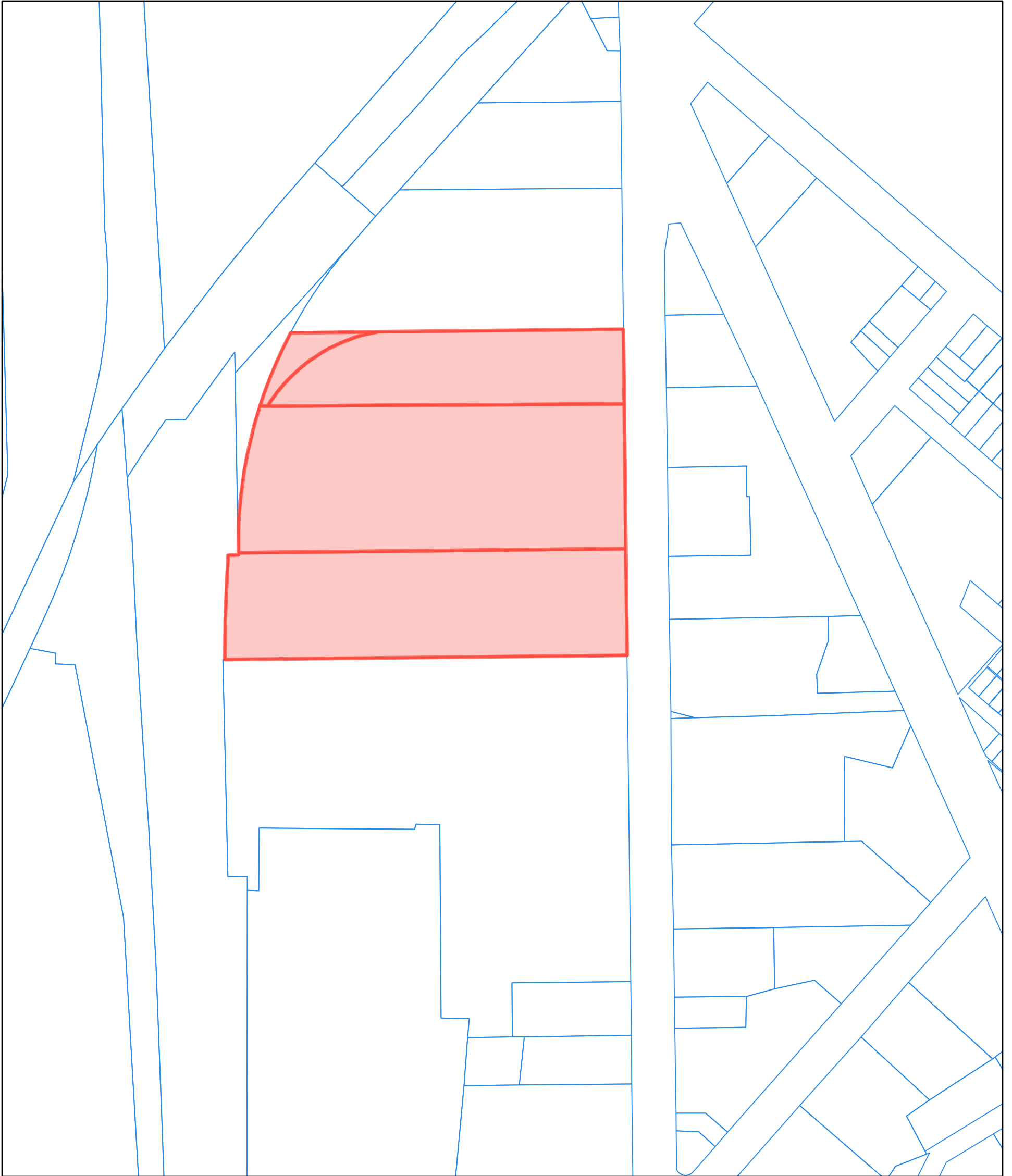
323-365 Dorchester Avenue

Boston Landmarks Commission

Table of Contents

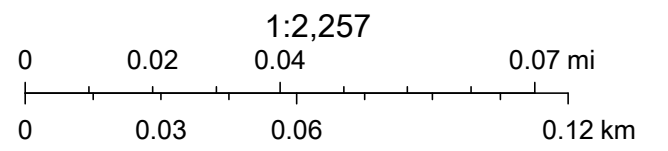
- I. Photographs
- II. Aerial Location Map
- III. Plot Plan**
- IV. Plans and Elevations
- V. Proof of Ownership

323-365 Dorchester Avenue



3/8/2022, 10:03:53 PM

 Parcels 2021



323-365 Dorchester Avenue

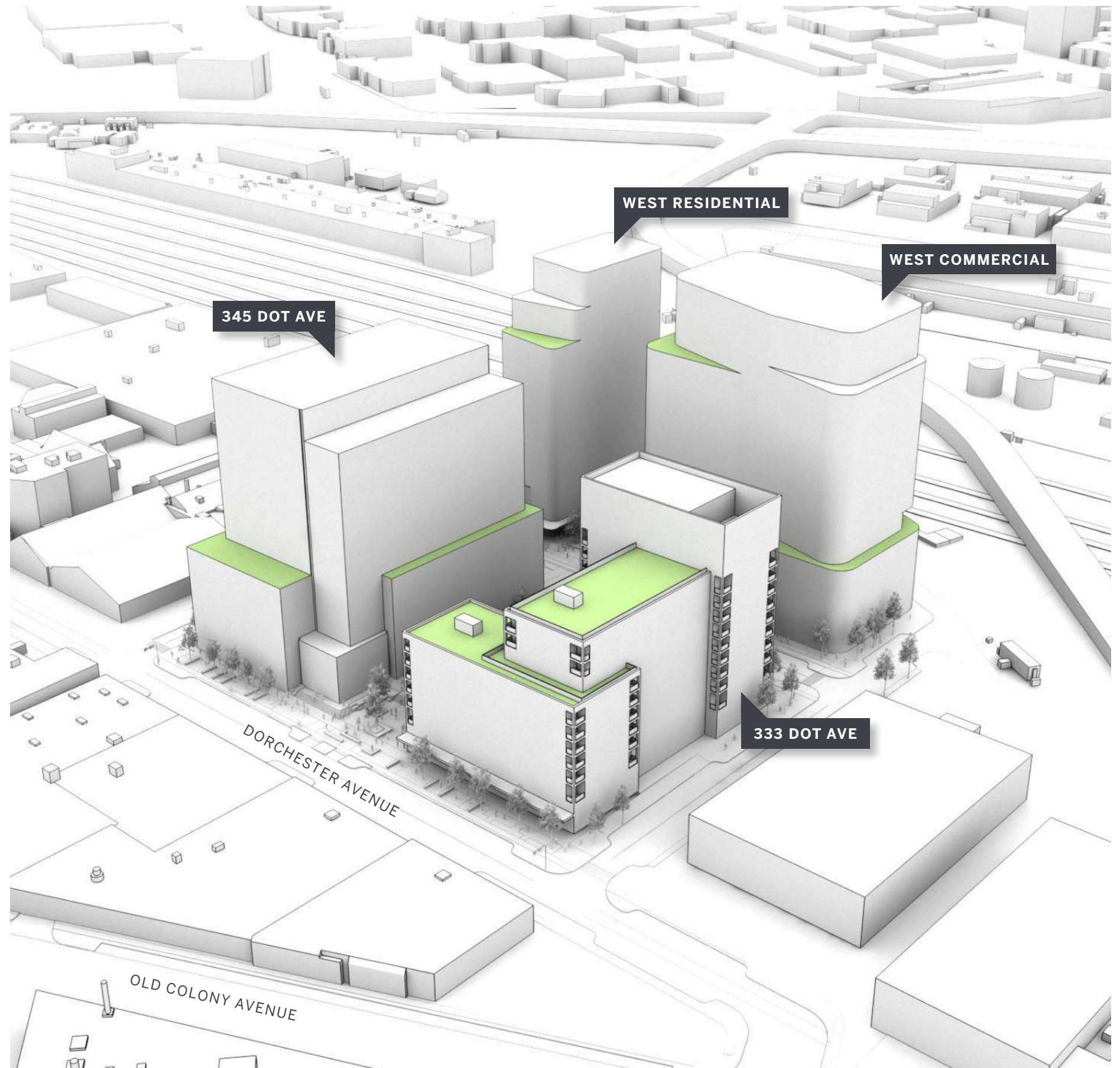
Boston Landmarks Commission

Table of Contents

- I. Photographs
- II. Aerial Location Map
- III. Plot Plan
- IV. Plans and Elevations**
- V. Proof of Ownership

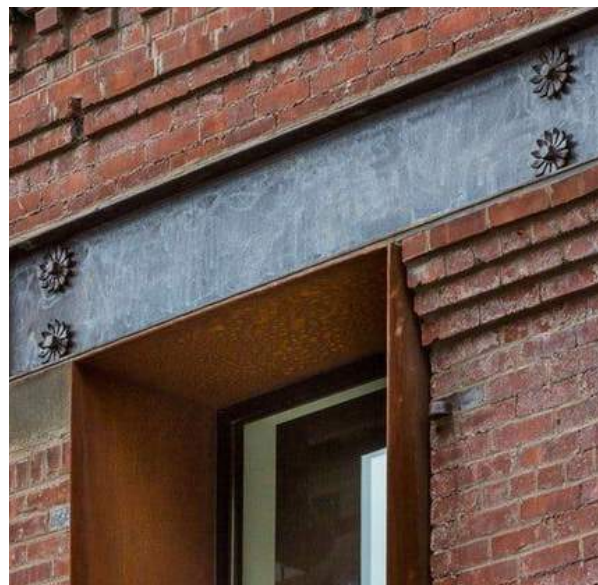
Current Program

Element	Size
Site Area	235,600 sf (5.4 acres)
Proposed Zoning Heights	141' - 200'
	11 - 15 Stories
Building Total GFA	1,073,000 sf
FAR	4.56
Office/Life Science	623,000 sf
Retail/Restaurant	50,000 sf
Residential	352,750 sf
BOH/Support	47,250 sf
Total Units	310 units

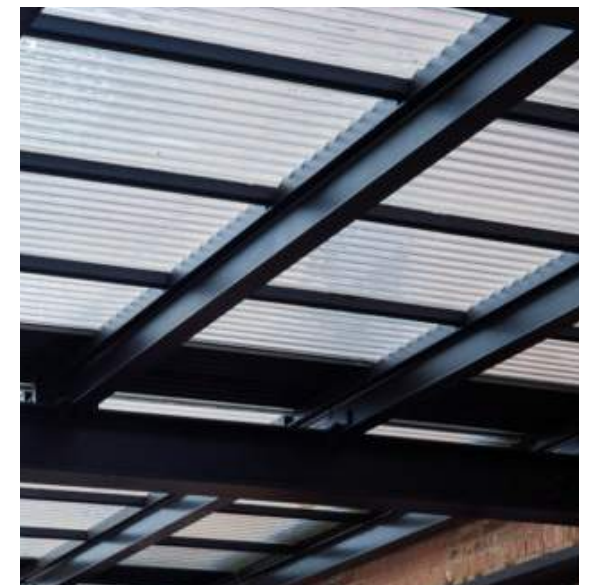
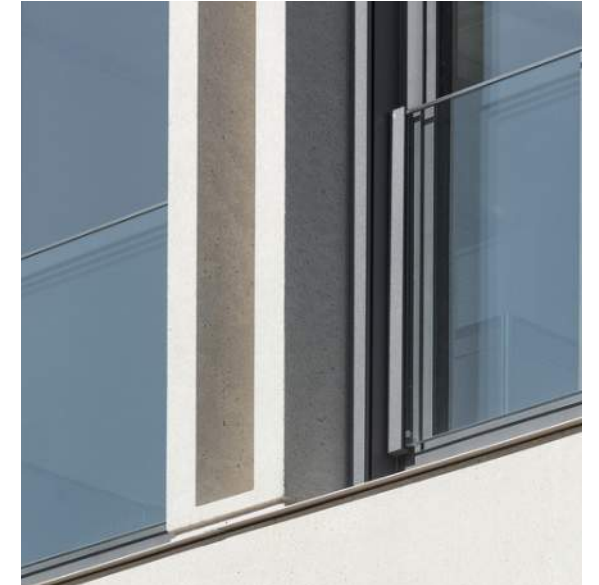


Materiality

HISTORIC



CONTEMPORARY



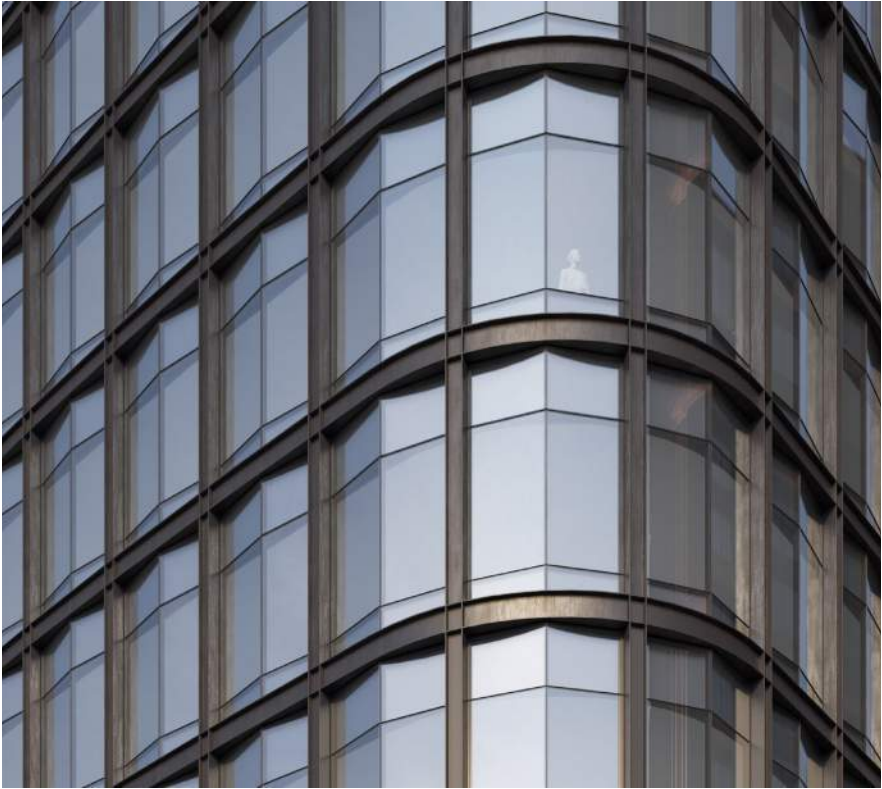
Current Project

AERIAL FROM NORTHEAST





West Residential & Commercial



Street Network










STREETS AS PLACES

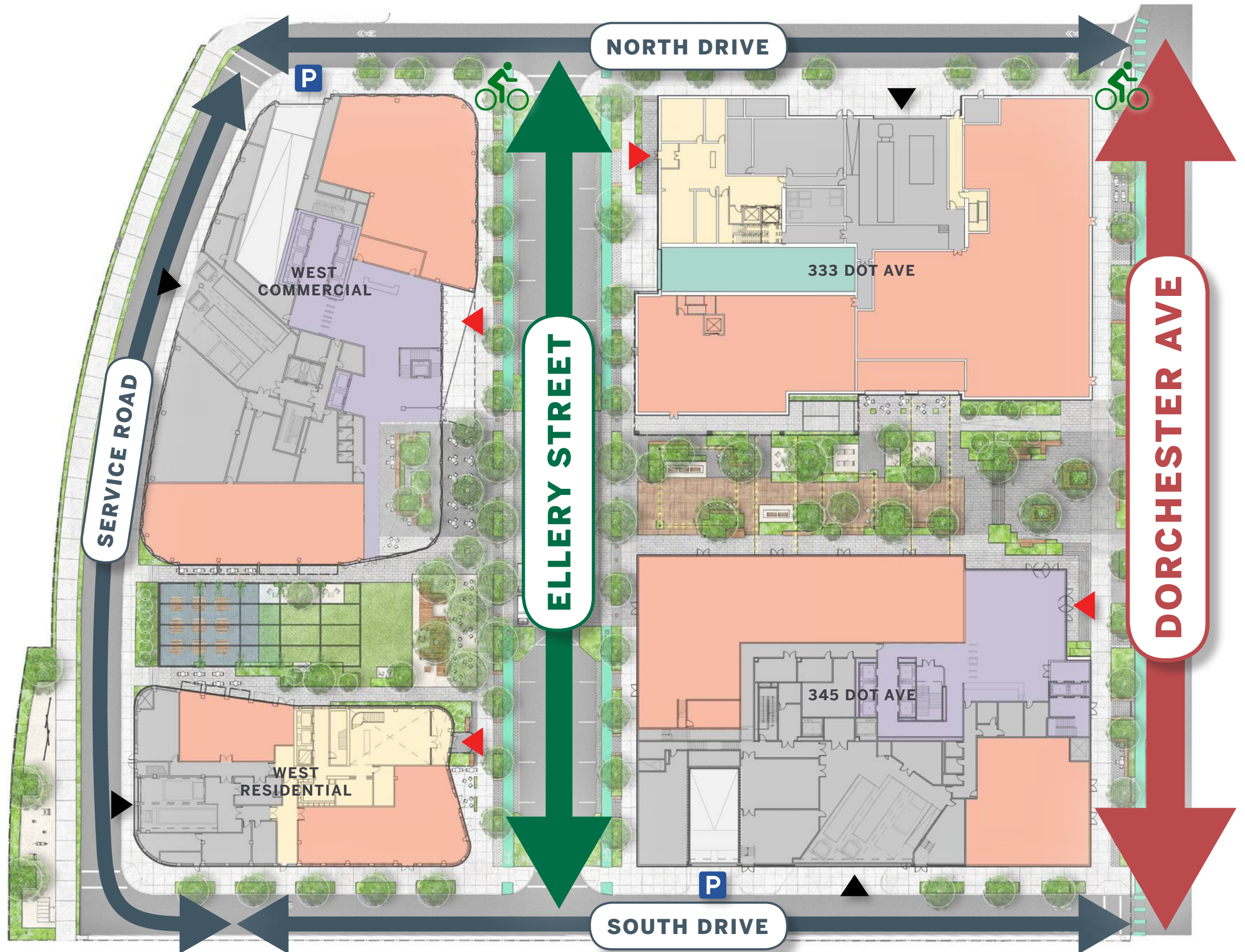
Dorchester Avenue: Commercial Corridor

Ellery Street: Neighborhood Spine

North Drive, Service Drive, South Drive:
Service, Access & Parking

Robust Pedestrian and Cycle Realm
throughout Street Network

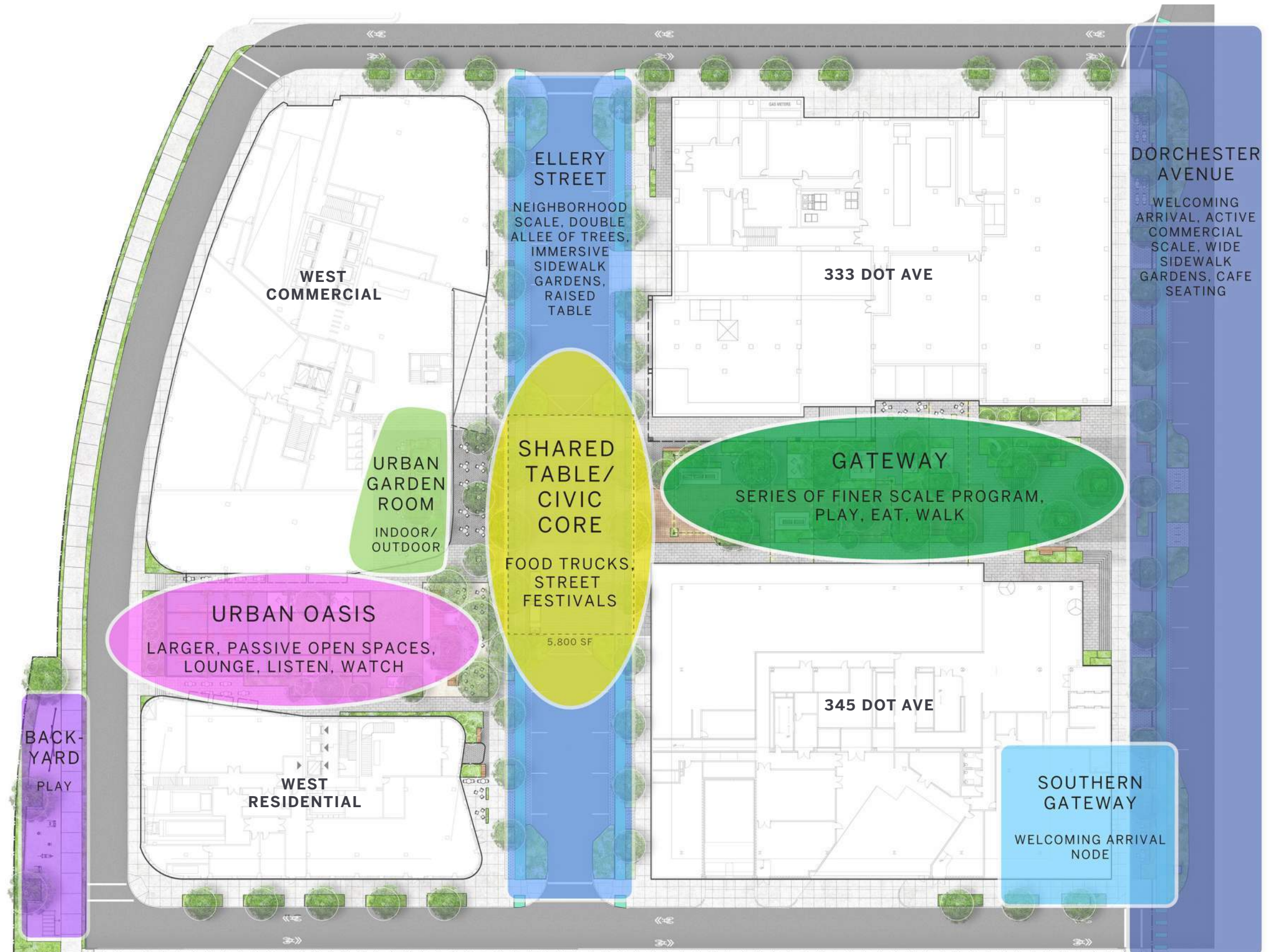
-  LOBBY
-  LOADING & SERVICE
-  PARKING ENTRY
-  RETAIL
-  BOH/MECH
-  COMMERCIAL
-  PARKING
-  RESIDENTIAL
-  BIKE PARKING



Site Plan & Programming

Open Space Goals

- Connect Project to South Boston Neighborhoods
- Establish Welcoming Project Arrival on Dorchester Avenue
- Create Varied Scales of Programming
- Establish Dynamic Central Civic Heart
- Employ Resilient & Sustainable Landscape Infrastructure
- Open Space & Streetscape Over 50% of the Site



Landscape

DORCHESTER AVENUE



Landscape

EAST OPEN SPACE



Landscape

WEST LAWN



EAST ELEVATION FROM DORCHESTER AVE



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



323-365 Dorchester Avenue

Boston Landmarks Commission

Table of Contents

- I. Photographs
- II. Aerial Location Map
- III. Plot Plan
- IV. Plans and Elevations
- V. Proof of Ownership

Property: 323 Dorchester Avenue, Boston, MA

QUITCLAIM DEED

COLE DEVELOPMENT LLC, a Massachusetts limited liability company ("Grantor"), with an address of 63 Rutherford Avenue, P.O. Box 290036, Boston, Massachusetts 02129, for cash consideration of Seventeen Million Three Hundred Seventy-Five Thousand and No/100 Dollars (\$17,375,000.00), the receipt and sufficiency of which are hereby acknowledged, hereby grants to **SB GATEWAY IIA LLC**, a Delaware limited liability company (the "Grantee"), with an address c/o National Development, 2310 Washington Street, Newton Lower Falls, Massachusetts 02464, with QUITCLAIM COVENANTS, certain land with improvements thereon situated in Boston, Suffolk County, Massachusetts, as more particularly described in **Exhibit A** attached hereto.

Said premises are conveyed subject to and with the benefit of all easements, rights, restrictions, liens, agreements and other matters of record insofar as the same are still in force and applicable. Said premises also are conveyed subject to real estate taxes for fiscal year 2020 not yet due and payable, which real estate taxes Grantee, by its acceptance of this Quitclaim Deed, hereby assumes and agrees to pay.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

For Grantor's title, see (a) Quitclaim Deed dated January 2, 2007, recorded with the Suffolk County Registry of Deeds in Book 41055, Page 20, and (b) Confirmatory Quitclaim Deed by Henry Cole Massachusetts Business Trust of even date and recorded herewith.

[Remainder of Page Intentionally Left Blank]

Witness my hand and seal this 28th day of April, 2020.

COLE DEVELOPMENT LLC, a
Massachusetts limited liability company

By: Steven D. Mayer
Name: Steven D. Mayer
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

April 28, 2020

On this 28th day of April, 2020, before me, the undersigned notary public, Steven D. Mayer personally appeared, proved to me through satisfactory evidence of identification, which was Personal Knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of Cole Development LLC as the voluntary act of such limited liability company.

Nina S. Homola
Notary Public
My Commission Expires: 10/11/2024

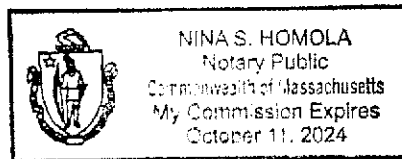


EXHIBIT A

Legal Description of Property

A certain parcel of land with the buildings and improvements thereon known as and numbered 323 Dorchester Avenue in the South Boston District of Boston, Suffolk County, Massachusetts, the same being shown as Lot E containing 44,004 square feet, a part of Lot D containing 4,614 square feet, and part of Lot B on a plan entitled "ALGER LAND TRUST BOSTON MASS. Scale 1" = 40' Land in South Boston to be conveyed to William H. Field et al" dated April 1921 by C. H. Gannett C.E., recorded with Suffolk Deeds Book 4299, Page 442, and being together bounded and described as follows:

Beginning at a stake in the Westerly side line of said Dorchester Avenue at land conveyed by Moses Williams, of Needham, and Francis R. Bangs, of Boston, Commonwealth of Massachusetts, as Trustees of the Alger Land Trust under a Declaration of Trust, dated February 8, 1904, and recorded with the Suffolk Deeds in Book 2954, Page 584, to Berger Manufacturing Company by deed dated October 13, 1920 and duly recorded with Suffolk Deeds;

Thence running Southerly by said line of Dorchester Avenue, one hundred (100) feet to a stake at land now or formerly of the Trustees of said Alger Land Trust;

Thence turning and running Northwesterly, nearly Westerly, by land now or formerly of the Trustees of said Alger Land Trust on a line at right angles with said side line of Dorchester Avenue, and parallel with and distant Southerly, one hundred (100) feet from the Southerly boundary line of said land conveyed by the Trustees of said Alger Land Trust to Berger Manufacturing Company by deed dated October 13, 1920, five hundred six and 13/100 (506.13) feet to a stake in the Southeasterly side line of the location of the New York, New Haven and Hartford Railroad Company;

Thence turning and running Northeasterly by said side line of said Railroad Company location, one hundred eight and 85/100 (108.85) feet to a stake at said land conveyed as aforesaid to, and now or formerly of, said Berger Manufacturing Company;

Thence turning and running Southeasterly, nearly Easterly, by said last named land by the centre line of a private way, four hundred sixty-three and 2/100 (463.02) feet to the stake at the point of beginning, together with all right, title and interest, if any, of the grantor in and to the fee and soil of that portion of said Dorchester Avenue adjacent to the granted premises.

The premises have the benefit of certain easements set forth or referred to in a deed from Moses Williams et al, Trustees to William H. Field et al, dated June 15, 1921, recorded with Suffolk Deeds Book 4299, Page 442, as the same have been modified in and by an agreement between William H. Field et al and Truscon Steel Company, dated April 13, 1927, recorded with Suffolk County Registry of Deeds in Book 4906, Page 446, and otherwise so far as the same are now in force and applicable.



2018 00077730
Bk: 60104 Pg: 228 Page: 1 of 3
Recorded: 08/30/2018 03:47 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

QUITCLAIM DEED

ROBERT L. MARR, AS TRUSTEE OF THE 345 REALTY TRUST, under Declaration of Trust dated November 27, 1984 and recorded in the Suffolk County Registry of Deeds (the "Registry") at Book 11269, Page 291, as amended by that certain Amendment dated December 21, 2007 and recorded in the Registry at Book 42969, Page 296, and as affected by that certain Certificate of Resignation dated May 22, 2013 and recorded in the Registry at Book 51591, Page 317 ("Grantor"), with an address c/o The Marr Companies, One D Street, South Boston, Massachusetts 02127, for consideration paid, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS unto SB GATEWAY I LLC, a Delaware limited liability company ("Grantee"), with an address c/o National Development, 2310 Washington Street, Newton Lower Falls, Massachusetts 02462, with QUITCLAIM COVENANTS, certain land with improvements thereon situated in Boston, Suffolk County, Massachusetts, as more particularly described on the attached Exhibit A.

Said premises are conveyed subject to and with the benefit of all easements, rights, restrictions, liens, agreements and other matters of record insofar as the same are still in force and applicable. Said premises also are conveyed subject to real estate taxes for fiscal year 2019 not yet due and payable, which real estate taxes Grantee, by its acceptance of this Quitclaim Deed, hereby assumes and agrees to pay.

For Grantor's title, see deed of PPD Property, Inc. dated as of November 19, 1984 and recorded with said Registry in Book 11269, Page 298.

[remainder of page left blank; signature page follows]

EXHIBIT A

DESCRIPTION OF LAND

The land with the buildings thereon located at 345 Dorchester Avenue situated in that part of Boston, Suffolk County, Massachusetts, known as South Boston, bounded as follows:

- EASTERLY by Dorchester Avenue, a distance of 200 feet;
- SOUTHERLY by land conveyed by Moses Williams and Francis R. Bangs, as Trustees of the Alger Land Trust to Walter K. Shaw by Deed dated October 9, 1926, as recorded with the Suffolk Registry of Deeds in Volume 4841, at Page 201, a distance of 537.25 feet;
- WESTERLY by the location of the New York, New Haven & Hartford Railroad Company, a distance of 203.38 feet; and
- NORTHERLY by land conveyed by Moses Williams and Francis R. Bangs, as Trustees of the Alger Land Trust to William H. and Alice W. Field by Deed dated June 15, 1921, as recorded with the Suffolk Registry of Deeds in Volume 4299, at Page 442, a distance of 506.13 feet and containing 105,605 square feet of land, more or less.

13



2018 00077732

Bk: 60104 Pg: 235 Page: 1 of 3
Recorded: 08/30/2018 03:47 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

QUITCLAIM DEED

ROBERT L. MARR AND DANIEL F. MARR III, AS TRUSTEES OF 363 REALTY TRUST, under Declaration of Trust dated December 29, 1993, and recorded in the Suffolk County Registry of Deeds (the "Registry") at Book 17961, Page 276, as amended by that certain Amendment dated December 21, 2007 and recorded in the Registry at Book 42969, Page 294, and as affected by that certain Certificate of Resignation dated May 22, 2013 and recorded in the Registry at Book 51591, Page 319 ("Grantor"), with an address c/o The Marr Companies, One D Street, South Boston, Massachusetts 02127, for consideration paid, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS unto SB GATEWAY I LLC, a Delaware limited liability company ("Grantee"), with an address c/o National Development, 2310 Washington Street, Newton Lower Falls, Massachusetts 02462, with QUITCLAIM COVENANTS, certain land with improvements thereon situated in Boston, Suffolk County, Massachusetts, as more particularly described on the attached Exhibit A.

Said premises are conveyed subject to and with the benefit of all easements, rights, restrictions, liens, agreements and other matters of record insofar as the same are still in force and applicable. Said premises also are conveyed subject to real estate taxes for fiscal year 2019 not yet due and payable, which real estate taxes Grantee, by its acceptance of this Quitclaim Deed, hereby assumes and agrees to pay.


For Grantor's title, see Deed of Court Street Holdings, Inc. dated December 31, 1992 and recorded with the Suffolk County Registry of Deeds in Book 17961, Page 287.


[remainder of page left blank; signature page follows]

363-365 Dorchester Avenue, South Boston, Massachusetts

Executed under seal this 30th day of August, 2018.

GRANTOR:

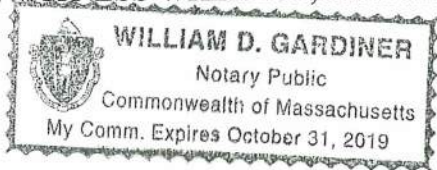

Robert L. Marr, as Trustee of 363 Realty Trust as aforesaid and not individually


Daniel F. Marr III, as Trustee of 363 Realty Trust as aforesaid and not individually

COMMONWEALTH OF MASSACHUSETTS)
) ss:
COUNTY OF SUFFOLK)

On this 30th day of August, 2018, before me the undersigned notary public, personally appeared Robert L. Marr, who acknowledged himself to be a Trustee of 363 Realty Trust as aforesaid, signer and sealer of the foregoing instrument, and that he as such Trustee, being authorized so to do, acknowledged the execution of the same to be his free act and deed as such Trustee and the free act and deed of said Trust.

IN WITNESS WHEREOF, I hereunto set my hand.

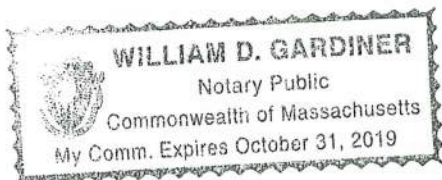



Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS)
) ss:
COUNTY OF SUFFOLK)

On this 30th day of August, 2018, before me the undersigned notary public, personally appeared Daniel F. Marr III, who acknowledged himself to be a Trustee of 363 Realty Trust as aforesaid, signer and sealer of the foregoing instrument, and that he as such Trustee, being authorized so to do, acknowledged the execution of the same to be his free act and deed as such Trustee and the free act and deed of said Trust.

IN WITNESS WHEREOF, I hereunto set my hand.




Notary Public
My Commission Expires:

EXHIBIT A

DESCRIPTION OF LAND

Those certain parcels of land with the buildings thereon as shown on a plan of land entitled "Plan of Land 363-365 Dorchester Avenue, South Boston, Mass.," dated July 19, 1983 by R.E. Cameron & Associates, Inc., duly recorded with Suffolk County Registry of Deeds in Book 10619, Page 178, bounded and described as follows:

- EASTERLY: by Dorchester Avenue, 146 feet;
- SOUTHERLY: by land now or formerly of Milin Realty Corp., 559.25 feet;
- WESTERLY: by land now or formerly of Massachusetts Bay Transportation Authority
by two lines measuring respectively, 55.11 feet and 91.16 feet; and
- NORTHERLY: by said Massachusetts Bay Transportation Authority land and land now or
formerly of P.P.D. Property, Inc., 549.87 feet.

Said premises have the benefit of the right to use, for vehicular purposes, the "existing right of way" described in the Grant of Easement to Economy Glass Corporation, its successors and assigns, dated November 1, 1983 and recorded with said Deeds in Book 10619, Page 179, and marked "Existing Right of Way" on a plan of land entitled "Plan of Land 363 – 365 Dorchester Avenue, South Boston, Mass.," dated July 19, 1983 by R.E. Cameron & Associates, Inc., recorded with said Deeds in Book 10619, Page 178.