

ER

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

SUPERIOR COURT
CIVIL ACTION NO.

J. F. WHITE CONTRACTING CORP.,

Plaintiff,

v.

IQHQ-FENWAY CENTER TENANT, LLC and
MASSACHUSETTS DEPARTMENT OF
TRANSPORTATION,

Defendants.

COMPLAINT

INTRODUCTION

1. This is an action brought by a contractor against a construction project owner for breach of contract and quantum meruit, as well as against the owner of the land upon which the project was built for enforcement of a mechanic's lien under G. L. c.254.

PARTIES

2. The plaintiff J. F. White Contracting Corp. ("J.F. White") is a Massachusetts corporation with its principal place of business located at 111 Speen Street, Framingham, Massachusetts.

3. The defendant IQHQ-Fenway Center Tenant, LLC ("IQHQ") is, upon information and belief, a California corporation with its local place of business located at One Boston Place, 201 Washington Street, Suite 3920, Boston, Massachusetts.

4. The defendant Massachusetts Department of Transportation (“MassDOT”) is, upon information and belief, a body politic and a political subdivision of the Commonwealth of Massachusetts with its offices located at 10 Park Plaza, Boston, Massachusetts .

JURISDICTION AND VENUE

5. This Court has jurisdiction over this action pursuant to G.L. c. 223A, §§ 2 and 3.

6. Venue is proper pursuant G.L. c. 223, § 1.

FACTS

7. On or about February 19, 2021, J.F. White entered into a written contract with IQHQ (the “Contract”), pursuant to which J.F. White was to perform the duties of the contractor to construct structural foundations and deck spanning above, and joined with bridges spanning above, the Massachusetts Turnpike and rail facilities operated or used by the MBTA, Amtrak and CSX, to be redeveloped on a portion of land and the air rights known as Massachusetts Department of Transportation Parcel 7 in the Kenmore Square area of Boston, Massachusetts (the “Project”), for an original Contract amount of \$138,700,199.

8. The Project is located between Brookline and Beacon Streets in Boston, Massachusetts (the “Property”). Upon information and belief, MassDOT is the owner of the Property, which has a legal description as follows:

a lot of land or other interest in real property known as Parcel 7, Phase 2, located within the land of the Massachusetts Department of Transportation located in the City of Boston, Suffolk County, Commonwealth of Massachusetts, being shown on a Plan entitled “Lease Plan (Parcel 7 Phase 2) Brookline Avenue and Beacon Street. Boston, Mass,” prepared by Feldman Land Surveyors dated October 14, 2020 and recorded in Plan No. 2001 of 2021 in the Suffolk County Registry of Deeds, including that portion of said property leased to IQHQ-Fenway Center Tenant, LLC.

9. On June 2, 2025, J.F. White recorded at the Suffolk County Registry of Deeds a Notice of Contract in accordance with G. L. c. 254, § 2 (“Notice of Contract”). See Exhibit 1 attached hereto.

10. Also on June 2, 2025, J.F. White recorded at the Suffolk County Registry of Deeds a Statement of Account in accordance with G. L. c. 254, § 8 (“Statement of Account”). See Exhibit 2 attached hereto.

11. The Statement of Account shows an unpaid balance due of \$27,375,206.14.

12. On or about August 27, 2025, J.F. White filed this civil action and will record an attested copy of the Complaint at the Suffolk County Registry of Deeds as required by G.L. c. 254, §§ 5 and 11.

13. J.F. White possesses a mechanic’s lien against the Property. In particular, MassDOT had knowledge of, and consented to, the construction work which J.F. White performed for IQHQ on the Property.

14. J.F. White has performed all of its obligations under the Contract.

15. In breach of the Contract, IQHQ has failed to pay J.F. White all sums due under the Contract.

16. J.F. White has performed extra work that was beyond the scope of work contained in the Contract.

17. In breach of the Contract, IQHQ has failed to pay J.F. White for extra work that J.F. White performed.

COUNT I
(Breach of Contract v. IQHQ)

18. J.F. White incorporates by reference the allegations contained in paragraphs 1 through 17 as if set forth in full herein.

19. The conduct of IQHQ as described above constitutes a material breach of the Contract between J.F. White and IQHQ.

20. As a proximate cause of such breach, J.F. White has suffered damages in an amount that exceeds \$27,375,206.14.

COUNT II
(Quantum Meruit v. IQHQ)

21. J.F. White incorporates by reference the allegations contained in paragraphs 1 through 20 as if set forth in full herein.

22. IQHQ has received the benefit of J.F. White's construction services and work without paying for it.

23. J.F. White reasonably relied on IQHQ's obligations and promises that IQHQ would pay J.F. White for its work on the Project.

24. IQHQ expected to pay J.F. White for J.F. White's work on the Project.

25. IQHQ has been unjustly enriched by accepting the benefit of J.F. White's work and failing to pay J.F. White.

26. As a proximate cause of IQHQ's unjust enrichment, J.F. White has suffered damages in an amount that exceeds \$27,375,206.14.

COUNT III
(Mechanic's Lien v. MassDOT)

27. J.F. White incorporates by reference the allegations contained in paragraphs 1 through 26 as if set forth in full herein.

28. As set forth above, J.F. White has complied with G. L. c. 254 to establish and perfect its mechanic's lien.

29. J.F. White possesses a mechanic's lien against the Property.

WHEREFORE, J.F. White respectfully requests that this Court:

1. Enter Judgment in favor of J.F. White against IQHQ on Count I in an amount to be determined at trial, plus interest;
2. Enter Judgment in favor of J.F. White and against IQH on Count II in an amount to be determined at trial, plus interest;
3. Enter Judgment in favor of J.F. White on Count III and enforce J.F. White's mechanic's lien on the Property in the amount as described in the Statement of Account;
4. Award J.F. White its costs and expenses in this action, including attorneys' fees and costs; and
5. Award such other and further relief as this Court deems just and proper.

PLAINTIFF
J.F. WHITE CONTRACTING CORP.

By its attorneys,

/s/ John P. Connelly

John P. Connelly, BBO #546670
HINCKLEY, ALLEN & SNYDER, LLP
28 State Street
Boston, MA 02109
(617) 345-9000
jconnelly@hinckleyallen.com

Dated: August 27, 2025

Exhibit 1

PROPERTY ADDRESS:
Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
Page 1 of 7



2025 00033601
Bk: 71474 Pg: 22 Page: 1 of 12
Recorded: 06/02/2025 02:51 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

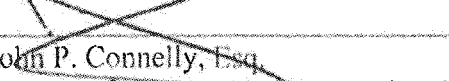
NOTICE OF CONTRACT
M.G.L. c. 254, § 2

Pursuant to M.G.L. c. 254, § 2, notice is hereby given that by virtue of a written agreement dated April 16, 2021, between IQHQ-Fenway Center Tenant, LLC ("Lessee") acting for itself and acting for, on behalf of, or with the consent of The Massachusetts Department of Transportation, as successor to the Massachusetts Turnpike Authority pursuant to Section 52 of Chapter 26 of the Acts of 2009 (all of the foregoing collectively as "Owner"), and J.F. White Contracting Corp. as Contractor, said Contractor is to furnish or has furnished labor and material or rental equipment, appliances or tools for the erection, alteration, repair or removal of a building, structure, or other improvements on a lot of land or other interest in real property known as Parcel 7, Phase 2, located within the land of the Massachusetts Department of Transportation located in the City of Boston, Suffolk County, Commonwealth of Massachusetts, being shown on a Plan entitled "Lease Plan (Parcel 7 Phase 2) Brookline Avenue and Beacon Street, Boston, Mass," prepared by Feldman Land Surveyors dated October 14, 2020 and recorded in Plan No. 2001 of 2021 in the Suffolk County Registry of Deeds, including that portion of said property leased to IQHQ-Fenway Center Tenant, LLC ("Leased Premises"), together with the fee interest thereto, as more fully described on Exhibit A attached hereto.

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PROPERTY ADDRESS:
Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
Page 2 of 7

J.F. White Contracting Corp.

By: 
John P. Connelly, Esq.
Attorney for J.F. White Contracting Corp.
Duly Authorized

Dated: June 2, 2025

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

On this 2nd day of June, 2025, before me, the undersigned notary public, personally appeared the above-named John P. Connelly, Esq., proved to me through satisfactory evidence of identification, which was, personally known to me, who being duly sworn did verify that he is the duly authorized signatory for J.F. White Contracting Corp., that the foregoing is true and correct, and that he was authorized by J.F. White Contracting Corp. to execute the foregoing instrument, which instrument was acknowledged to be his free act and deed.

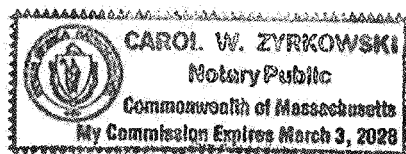
Notary Public:



My Commission Expires:



[Affix Notary Seal]



PROPERTY ADDRESS:
Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
Page 3 of 7

EXHIBIT A

Description of Leased Premises

Parcel 7, Phase 2

A CERTAIN PARCEL OF LAND, KNOWN AS PARCEL 7, PHASE 2, LOCATED WITHIN THE LAND OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION LOCATED IN THE CITY OF BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, BEING SHOWN AS "PROPOSED PHASE 2 LEASE AREA" ON A PLAN ENTITLED "LEASE PLAN (PARCEL 7 PHASE 2) BROOKLINE AVENUE AND BEACON STREET BOSTON, MASS" PREPARED BY FELDMAN LAND SURVEYORS AND DATED OCTOBER 14, 2020 RECORDED HERewith, AND A REDUCED COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT B (THE "LEASE PLAN"), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDELINE OF BEACON STREET 217.14 FEET NORTHEASTERLY FROM MAITLAND STREET; THENCE TURNING AND RUNNING ALONG SAID SIDELINE OF BEACON STREET N 69°23'21" E, A DISTANCE OF 394.48 FEET TO A POINT;

THENCE TURNING AND RUNNING S 20°40'30" E, A DISTANCE OF 15.66 FEET TO A POINT;

THENCE TURNING AND RUNNING N 70°05'16" E, A DISTANCE OF 10.10 FEET TO A POINT;

THENCE TURNING AND RUNNING S 20°40'30" E, A DISTANCE OF 10.08 FEET TO A POINT;

THENCE TURNING AND RUNNING N 70°05'16" E, A DISTANCE OF 5.22 FEET TO A POINT;

THENCE TURNING AND RUNNING S 20°40'30" E, A DISTANCE OF 2.01 FEET TO A POINT;

THENCE TURNING AND RUNNING N 69°39'29" E, A DISTANCE OF 8.73 FEET TO A POINT;

THENCE TURNING AND RUNNING S 20°40'30" E, A DISTANCE OF 10.08 FEET TO A POINT;

THENCE TURNING AND RUNNING N 69°39'29" E, A DISTANCE OF 12.97 FEET TO A POINT;

THENCE TURNING AND RUNNING N 20°32'31" W, A DISTANCE OF 4.53 FEET TO A POINT;

THENCE TURNING AND RUNNING N 69°21'38" E, A DISTANCE OF 15.24 FEET TO A POINT;

THENCE TURNING AND RUNNING S 20°29'10" E, A DISTANCE OF 12.18 FEET TO A POINT;

THENCE TURNING AND RUNNING N 69°08'02" E, A DISTANCE OF 28.05 FEET TO A POINT;

THENCE TURNING AND RUNNING BY LAND NOW OR FORMERLY OF BOSTON EDISON COMPANY S 20°36'39" E, A DISTANCE OF 15.39 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 69°23'21" E, A DISTANCE OF 8.83 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 01°18'31" E, A DISTANCE OF 2.17 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 68°41'05" E, A DISTANCE OF 14.29 FEET TO A POINT.

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PROPERTY ADDRESS:
Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
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THENCE TURNING AND RUNNING BY SAID LAND N 69°23'21" E, A DISTANCE OF 7.57 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND AND BY ANOTHER LAND NOW OR FORMERLY OF BOSTON EDISON COMPANY N 88°41'07" E, A DISTANCE OF 102.06 FEET TO A POINT;

THENCE TURNING AND RUNNING BY LAND NOW OR FORMERLY OF TRUSTEES OF BOSTON UNIVERSITY S 20°36'39" E, A DISTANCE OF 2.64 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 88°42'29" E, A DISTANCE OF 23.37 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND AND BY ANOTHER LAND NOW OR FORMERLY OF COLES HOLDING LIMITED N 89°23'21" E, A DISTANCE OF 54.78 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND OF COLES HOLDING LIMITED N 85°14'36" E, A DISTANCE OF 51.18 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 14°51'12" W, A DISTANCE OF 17.45 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 75°09'59" E, A DISTANCE OF 7.90 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 88°41'07" E, A DISTANCE OF 43.12 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 37°46'26" E, A DISTANCE OF 35.84 FEET TO A POINT;

THENCE TURNING AND RUNNING BY LAND NOW OR FORMERLY OF BUCKMINSTER ANNEX CORPORATION S 75°09'59" E, A DISTANCE OF 32.64 FEET TO THE NORTHWESTERLY SIDELINE OF BROOKLINE AVENUE;

THENCE TURNING AND RUNNING ALONG SAID NORTHWESTERLY SIDELINE OF BROOKLINE STREET S 37°45'38" W, A DISTANCE OF 325.20 FEET TO A POINT;

THENCE TURNING AND RUNNING BY LAND NOW OR FORMERLY OF 51 BROOKLINE LIMITED PARTNERSHIP N 52°14'29" W, A DISTANCE OF 59.00 FEET TO A POINT;

THENCE TURNING AND RUNNING BY LAND NOW OR FORMERLY OF HRPT MEDICAL BUILDINGS REALTY TRUST, BY TWO OTHER LANDS NOW OR FORMERLY OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION N 37°41'54" E, A DISTANCE OF 52.81 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION N 04°12'43" W, A DISTANCE OF 19.86 FEET;

THENCE TURNING AND RUNNING BY SAID LAND S 85°47'17" W, A DISTANCE OF 98.74 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 85°46'11" W, A DISTANCE OF 70.19 FEET TO A POINT;

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PROPERTY ADDRESS:
Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
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THENCE TURNING AND RUNNING BY SAID LAND S 86°44'29" W, A DISTANCE OF 36.05 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 89°58'04" W, A DISTANCE OF 27.09 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 02°19'09" W, A DISTANCE OF 8.75 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 87°29'30" W, A DISTANCE OF 19.40 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 00°21'39" E, A DISTANCE OF 6.69 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 89°57'06" W, A DISTANCE OF 60.26 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 00°07'56" E, A DISTANCE OF 0.84 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 87°38'14" W, A DISTANCE OF 20.74 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 03°10'41" W, A DISTANCE OF 0.47 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 90°00'00" W, A DISTANCE OF 21.40 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 00°00'00" W, A DISTANCE OF 7.71 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 88°04'13" W, A DISTANCE OF 37.19 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 87°10'31" W, A DISTANCE OF 36.03 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 86°16'58" W, A DISTANCE OF 35.77 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 82°06'42" W, A DISTANCE OF 149.79 FEET TO POINT OF BEGINNING ON "THE SOUTHEASTERLY SIDELINE OF BEACON STREET"

SAID PARCEL CONTAINS AN AREA OF 95,314 SQUARE FEET, OR 2.188 ACRES, MORE OR LESS.

EXCEPTING AND EXCLUDING FROM THE ABOVE DESCRIBED AREA, THE FOLLOWING DESCRIBED AREA BELOW A PLANE AT ELEVATIONS REFERENCED TO BOSTON CITY BASE WITH AN UPPER LIMIT THAT VARIES FROM 28.0 FEET TO 33.3 FEET, WHICH IN EACH LOCATION IS 14'-6" CLEAR OF THE ROAD SURFACE OF THE EAST BOUND AND WEST BOUND LANES OF THE MASSACHUSETTS TURNPIKE (I-90) AND 16'-8" CLEAR OF THE TOP OF RAIL ALONG THE RAILROAD RIGHT OF WAY AS OF OCTOBER 14, 2020 ALL AS SHOWN ON THE LEASE PLAN AND

A-3

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PROPERTY ADDRESS:
Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
Page 6 of 7

WITHIN THE VERTICAL PLANES OF THE PERIMETER OF PROPERTY MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDELINE OF BEACON STREET 217.14 FEET
NORTHEASTERLY FROM MAITLAND STREET; THENCE TURNING AND RUNNING ALONG SAID
SIDELINE OF BEACON STREET N 69°23'21" E, A DISTANCE OF 304.94 FEET TO A POINT;

THENCE TURNING AND RUNNING S 88°37'03" E, A DISTANCE OF 27.29 FEET;

THENCE TURNING AND RUNNING S 89°23'27" E, A DISTANCE OF 33.02 FEET;

THENCE TURNING AND RUNNING N 89°00'08" E, A DISTANCE OF 33.01 FEET;

THENCE TURNING AND RUNNING N 89°07'20" E, A DISTANCE OF 33.00 FEET;

THENCE TURNING AND RUNNING N 88°58'48" E, A DISTANCE OF 33.00 FEET;

THENCE TURNING AND RUNNING N 89°05'45" E, A DISTANCE OF 61.66 FEET;

THENCE TURNING AND RUNNING N 88°31'55" E, A DISTANCE OF 37.29 FEET;

THENCE TURNING AND RUNNING N 88°58'48" E, A DISTANCE OF 33.00 FEET;

THENCE TURNING AND RUNNING N 89°00'58" E, A DISTANCE OF 65.96 FEET;

THENCE TURNING AND RUNNING N 88°58'48" E, A DISTANCE OF 99.00 FEET;

THENCE TURNING AND RUNNING N 86°54'11" E, A DISTANCE OF 31.04 FEET;

THENCE TURNING AND RUNNING N 88°58'48" E, A DISTANCE OF 31.61 FEET TO A POINT ON THE
NORTHWESTERLY SIDELINE OF BROOKLINE AVENUE;

THENCE TURNING AND RUNNING S 37°45'30" W, A DISTANCE 189.70 FEET ALONG SAID
SIDELINE;

THENCE TURNING AND RUNNING S 88°58'48" W, A DISTANCE OF 77.62 FEET;

THENCE TURNING AND RUNNING N 04°12'43" W, A DISTANCE OF 16.88 FEET;

THENCE TURNING AND RUNNING S 86°47'13" W, A DISTANCE OF 96.74 FEET;

THENCE TURNING AND RUNNING S 86°45'11" W, A DISTANCE OF 70.19 FEET;

THENCE TURNING AND RUNNING S 86°44'29" W, A DISTANCE OF 38.06 FEET;

THENCE TURNING AND RUNNING S 89°58'04" W, A DISTANCE OF 27.03 FEET;

THENCE TURNING AND RUNNING N 02°19'09" W, A DISTANCE OF 8.75 FEET;

THENCE TURNING AND RUNNING S 87°29'30" W, A DISTANCE OF 19.40 FEET;

THENCE TURNING AND RUNNING N 00°21'39" E, A DISTANCE OF 8.89 FEET;

THENCE TURNING AND RUNNING N 89°57'06" W, A DISTANCE OF 60.26 FEET;

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ACTIVE/05355531.8

PROPERTY ADDRESS:

Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
Page 7 of 7

THENCE TURNING AND RUNNING S 00°07'55" E, A DISTANCE OF 8.84 FEET;
THENCE TURNING AND RUNNING N 87°38'14" W, A DISTANCE OF 20.74 FEET;
THENCE TURNING AND RUNNING S 03°10'41" W, A DISTANCE OF 8.47 FEET;
THENCE TURNING AND RUNNING DUE WEST, A DISTANCE OF 21.40 FEET;
THENCE TURNING AND RUNNING DUE NORTH, A DISTANCE OF 7.71 FEET;
THENCE TURNING AND RUNNING N 88°04'13" W, A DISTANCE OF 37.19 FEET;
THENCE TURNING AND RUNNING N 87°10'31" W, A DISTANCE OF 36.03 FEET;
THENCE TURNING AND RUNNING N 86°16'58" W, A DISTANCE OF 35.77 FEET;
THENCE TURNING AND RUNNING N 82°06'42" W, A DISTANCE OF 149.79 FEET TO THE POINT OF
BEGINNING ON THE SOUTHEASTERLY SIDELINE OF BEACON STREET;
CONTAINING AN AREA OF 84,086 SQUARE FEET, OR 1.930 ACRES.

THE PROPOSED PHASE 2 LEASE AREA IS A PORTION OF THE PREMISES DESCRIBED IN THE
FOLLOWING INSTRUMENTS AND CERTIFICATES OF TITLE

- A. Order of Taking B4 by the Massachusetts Turnpike Authority, dated May 10, 1982, recorded in Book 7648 Page 403 and filed as Document No. 254393.
- B. Order of Taking B6 by the Massachusetts Turnpike Authority, dated June 11, 1982, recorded in Book 7642 Page 564 and filed as Document No. 254009.
- C. Order of Taking B8 by the Massachusetts Turnpike Authority, dated March 26, 1984, recorded in Book 7654 Page 136 and filed as Document No. 254619, as affected by Order of Taking B8, Alteration No. 1 by the Massachusetts Turnpike Authority, dated March 28, 1984, recorded in Book 7835 Page 311 and filed as Document No. 265393.
- D. Order of Taking B50 by the Massachusetts Turnpike Authority, dated December 20, 1982, recorded in Book 7710 Page 172.
- E. Order of Taking No. B61 dated January 24, 1983, recorded in Book 7720, Page 528.

Registered Land References:

COT 71726 (Parcel B5-1, shown as Lot I on LC Plan 5703-B) - Cert 9832
COT 73753 (Parcel B5-1 and Parcel B8-5 both show on LC Plan 5703-C)
COT 71411 (Parcel B8-2 shown as Lot 5 on LC Plan 5703-E) - 13755
COT 71484 (Parcel B8-3 shown as Lot 7 on LC Plan 5703-F) Cert 75750
COT 71047 (Parcel B8-4 shown as Lot H on LC Plan 5703-A) - Cert 8221

ACTIVE/03335531.8
A-5

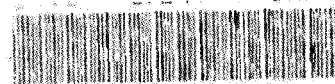


THE TRIAL COURT OF MASSACHUSETTS
LAND COURT

Three Pemberton Square
Boston, MA 02108
TEL: (617) 788-7470

Title Examination Department

Landcourt.Title@jud.state.ma.us



2022 00018426
Bk: 67285 Pg: 294 Page: 1 of 2
Recorded: 03/03/2022 12:08 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

LAND COURT REGISTERED LAND
ORDER OF COURT

This electronically mailed ORDER OF COURT is to be registered with the Registered Land Registry District in accordance with the Chief Title Examiner's Memorandum dated August 3, 2021, for the processing of Subsequent to Registration (SBQ) cases and Condominium approvals.

Case No.: 20-SBQ-05703-10-005

Upon the complaint of the Massachusetts Department of Transportation, successor to the Massachusetts Turnpike Authority pursuant to Chapter 25 of the Acts of 2009, alleging that:

1. It is a body politic and corporate organized and existing under the laws of the Commonwealth of Massachusetts.
2. It is the owner of all that certain parcel of land, together with all Improvements thereon, described in Certificate of Title No. 71047, issued by the Suffolk Registry District of the Land Court.
3. The land is shown as Lot H on Land Court Plan No. 5703A.
4. Pursuant to the provisions of Section 52 of Chapter 185 of the Massachusetts General Laws, it has met all conditions required to withdraw the land from the provisions of G.L. c. 185.

Wherefore, the petitioner prays that the land in Certificate of Title No. 71047 be withdrawn from registration and Certificate of Title No. 71047 be cancelled.

It is ORDERED:



2022 00931661
Cert#: 71047 Bk: 00351 Pg: 47
Doc: ORD 03/03/2022 11:27 AM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

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REGISTERED LAND



THE TRIAL COURT OF MASSACHUSETTS
LAND COURT

Three Pemberton Square
Boston, MA 02108
TEL: (617) 788-7470

Title Examination Department

Landcourt.Title@jud.state.ma.us



2022 00018423
Bk: 67265 Pg: 288 Page: 1 of 2
Recorded: 03/03/2022 12:06 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

LAND COURT REGISTERED LAND
ORDER OF COURT

This electronically mailed ORDER OF COURT is to be registered with the Registered Land Registry District in accordance with the Chief Title Examiner's Memorandum dated August 3, 2021, for the processing of Subsequent to Registration (SBQ) cases and Condominium approvals.

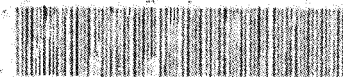
Case No.: 20-SBQ-05703-10-002

Upon the complaint of the Massachusetts Department of Transportation, successor to Massachusetts Turnpike Authority pursuant to Chapter 25 of the Acts of 2009, alleging that:

1. It is a body politic and corporate organized and existing under the laws of the Commonwealth of Massachusetts.
2. It is the owner of all that certain parcel of land, together with all improvements thereon, described in Certificate of Title No. 73753, issued by the Suffolk Registry District of the Land Court.
3. The land is shown as Parcels B-8-1 and B-8-5 on Land Court Plan No. 5703C.
4. Pursuant to the provisions of Section 52 of Chapter 185 of the Massachusetts General Laws, it has met all conditions required to withdraw the land from the provisions of G.L. c. 185.

Wherefore, the petitioner prays that the land in Certificate of Title No. 73753 be withdrawn from registration and Certificate of Title No. 73753 be cancelled.

It is ORDERED:



2022 00931658
Cert: 20150 Bk: 00301 Pg: 163
Doc: ORD 03/03/2022 11:22 AM SE
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

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REGISTERED LAND

CAF 73753



THE TRIAL COURT OF MASSACHUSETTS
LAND COURT

Three Pemberton Square
Boston, MA 02108
TEL: (617) 788-7470

Title Examination Department

Landcourt.Title@jud.state.ma.us



2022 00018424
Bk: 67265 Pg: 290 Page: 1 of 2

Recorded: 03/03/2022 12:06 PM

ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

LAND COURT REGISTERED LAND
ORDER OF COURT

This electronically mailed ORDER OF COURT is to be registered with the Registered Land Registry District in accordance with the Chief Title Examiner's Memorandum dated August 3, 2021, for the processing of Subsequent to Registration (SBQ) cases and Condominium approvals.

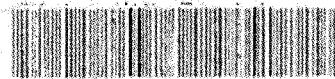
Case No.: 20-SBQ-05703-10-003

Upon the complaint of the Massachusetts Department of Transportation, successor to the Massachusetts Turnpike Authority pursuant to Chapter 25 of the Acts of 2009, alleging that:

1. It is a body politic and corporate organized and existing under the laws of the Commonwealth of Massachusetts.
2. It is the owner of all that certain parcel of land, together with all improvements thereon, described in Certificate of Title No. 71411, issued by the Suffolk Registry District of the Land Court.
3. The land is shown as Lot 5 on Land Court Plan No. 5703E.
4. Pursuant to the provisions of Section 52 of Chapter 185 of the Massachusetts General Laws, it has met all conditions required to withdraw the land from the provisions of G.L. c. 185.

Wherefore, the petitioner prays that the land in Certificate of Title No. 71411 be withdrawn from registration and Certificate of Title No. 71411 be cancelled.

It is ORDERED:



2022 00931659
Cert#: 71411 Bk: 00353 Pg: 11
Doc: ORD 03/03/2022 11:22 AM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

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REGISTERED LAND

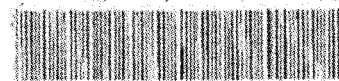


THE TRIAL COURT OF MASSACHUSETTS
LAND COURT

Three Pemberton Square
Boston, MA 02108
TEL: (617) 788-7470

Title Examination Department

Landcourt.Title@jud.state.ma.us



2022 00018425

Bk: 67265 Pg: 292 Page: 1 of 2

Recorded: 03/03/2022 12:06 PM

ATTEST: Stephen J. Murphy, Register

Suffolk County Registry of Deeds

LAND COURT REGISTERED LAND
ORDER OF COURT

This electronically mailed ORDER OF COURT is to be registered with the Registered Land Registry District in accordance with the Chief Title Examiner's Memorandum dated August 3, 2021, for the processing of Subsequent to Registration (SBQ) cases and Condominium approvals.

Case No.: 20-SBQ-05703-10-004

Upon the complaint of the Massachusetts Department of Transportation, successor to the Massachusetts Turnpike Authority pursuant to Chapter 25 of the Acts of 2009, alleging that:

1. It is a body politic and corporate organized and existing under the laws of the Commonwealth of Massachusetts.
2. It is the owner of all that certain parcel of land, together with all improvements thereon, described in Certificate of Title No. 71484, issued by the Suffolk Registry District of the Land Court.
3. The land is shown as Lot 7 on Land Court Plan No. 5703P.
4. Pursuant to the provisions of Section 52 of Chapter 185 of the Massachusetts General Laws, it has met all conditions required to withdraw the land from the provisions of G.L. c. 185.

Wherefore, the petitioner prays that the land in Certificate of Title No. 71484 be withdrawn from registration and Certificate of Title No. 71484 be cancelled.

It is ORDERED:



2022 00931660

Cert#: 71484 Bk: 00353 Pg: 34

Doc: ORD 03/03/2022 11:22 AM SF

ATTEST: Stephen J. Murphy, Register

Suffolk County Registry of Deeds

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REGISTERED LAND



THE TRIAL COURT OF MASSACHUSETTS
LAND COURT

Three Pemberton Square
Boston, MA 02108
TEL: (617) 788-7470

Title Examination Department
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2022 00018426
Bk: 67265 Pg: 294 Page: 1 of 2
Recorded: 03/03/2022 12:08 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

LAND COURT REGISTERED LAND
ORDER OF COURT

This electronically mailed ORDER OF COURT is to be registered with the Registered Land Registry District in accordance with the Chief Title Examiner's Memorandum dated August 3, 2021, for the processing of Subsequent to Registration (SBQ) cases and Condominium approvals.

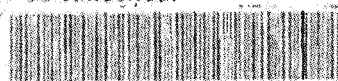
Case No.: 20-SBQ-05703-10-005

Upon the complaint of the Massachusetts Department of Transportation, successor to the Massachusetts Turnpike Authority pursuant to Chapter 25 of the Acts of 2009, alleging that:

1. It is a body politic and corporate organized and existing under the laws of the Commonwealth of Massachusetts.
2. It is the owner of all that certain parcel of land, together with all improvements thereon, described in Certificate of Title No. 71047, issued by the Suffolk Registry District of the Land Court.
3. The land is shown as Lot H on Land Court Plan No. 5703A.
4. Pursuant to the provisions of Section 52 of Chapter 185 of the Massachusetts General Laws, it has met all conditions required to withdraw the land from the provisions of G.L. c. 185.

Wherefore, the petitioner prays that the land in Certificate of Title No. 71047 be withdrawn from registration and Certificate of Title No. 71047 be cancelled.

It is ORDERED:



2022 00931661
Cert#: 71047 Bk: 00351 Pg: 47
Doc: ORD 03/03/2022 11:22 AM SP
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

Page 1 of 2

REGISTERED LAND

Exhibit 2

PROPERTY ADDRESS:
Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
Page 1 of 7



2025 00033602
Bk: 71474 Pg: 34 Page: 1 of 12
Recorded: 06/02/2025 02:51 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

STATEMENT OF ACCOUNT
M.G.L. c. 254, § 8

Pursuant to M.G.L. c. 254, § 8, the amounts set forth below are a just and true account of the amounts due to J.F. White Contracting Corp. ("Contractor"), minus all just credits, for labor, materials, rental equipment, tools, appliances and/or services provided for in the erection, alteration, repair or removal of a building, structure, or other improvements of real property for Parcel 7, Phase 2, located within the land of the Massachusetts Department of Transportation located in the City of Boston, Suffolk County, Commonwealth of Massachusetts, being shown on a Plan entitled "Lease Plan (Parcel 7 Phase 2) Brookline Avenue and Beacon Street, Boston, Mass.," prepared by Feldman Land Surveyors dated October 14, 2020 and recorded in Plan No. 2001 of 2021 in the Suffolk County Registry of Deeds, including that portion of said property leased to IQHQ-Fenway Center Tenant, LLC ("Leased Premises"), together with the fee interest thereto, as more fully described on Exhibit A attached hereto.

Original Contract Amount:	\$130,700,199.00
Approved /Agreed Change Orders:	\$ 25,147,516.40
Pending Change Orders:	\$ 4,518,951.13
Disputed Claims:	\$ 17,929,157.35
Completed to Date:	\$141,340,421.40
Total Payments Received to Date:	\$136,413,323.74
Amount Due:	\$ 27,375,206.14

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PROPERTY ADDRESS:
Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
Page 2 of 7

J.F. White Contracting Corp.

By: _____

John P. Connelly, Esq.
Attorney for J. Calnan & Associates
Duly Authorized

Dated: June 2, 2025

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

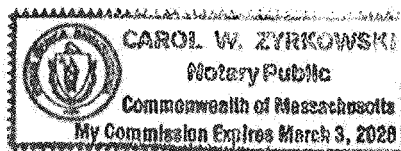
On this 2nd day of June, 2025, before me, the undersigned notary public, personally appeared the above-named John P. Connelly, Esq., proved to me through satisfactory evidence of identification, which was, personally known to me, who being duly sworn did verify that he is the duly authorized signatory for J.F. White Contracting Corp., that the foregoing is true and correct, and that he was authorized by J.F. White Contracting Corp. to execute the foregoing instrument, which instrument was acknowledged to be his free act and deed.

Notary Public: _____

My Commission Expires: _____

3-03-28

[Affix Notary Seal]



PROPERTY ADDRESS:
Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
Page 3 of 7

EXHIBIT A

Description of Leased Premises

Parcel 7, Phase 2

A CERTAIN PARCEL OF LAND, KNOWN AS PARCEL 7, PHASE 2, LOCATED WITHIN THE LAND OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION LOCATED IN THE CITY OF BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, BEING SHOWN AS "PROPOSED PHASE 2 LEASE AREA" ON A PLAN ENTITLED "LEASE PLAN (PARCEL 7 PHASE 2) BROOKLINE AVENUE AND BEACON STREET BOSTON, MASS" PREPARED BY FELDMAN LAND SURVEYORS AND DATED OCTOBER 14, 2020 RECORDED HERewith, AND A REDUCED COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT B (THE "LEASE PLAN"), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDELINE OF BEACON STREET 217.14 FEET NORTHEASTERLY FROM MAITLAND STREET; THENCE TURNING AND RUNNING ALONG SAID SIDELINE OF BEACON STREET N 69°23'21" E, A DISTANCE OF 394.48 FEET TO A POINT;

THENCE TURNING AND RUNNING S 20°40'30" E, A DISTANCE OF 15.66 FEET TO A POINT;

THENCE TURNING AND RUNNING N 70°06'18" E, A DISTANCE OF 10.10 FEET TO A POINT;

THENCE TURNING AND RUNNING S 20°40'30" E, A DISTANCE OF 10.08 FEET TO A POINT;

THENCE TURNING AND RUNNING N 70°06'18" E, A DISTANCE OF 5.22 FEET TO A POINT;

THENCE TURNING AND RUNNING S 20°40'30" E, A DISTANCE OF 2.01 FEET TO A POINT;

THENCE TURNING AND RUNNING N 69°39'29" E, A DISTANCE OF 8.73 FEET TO A POINT;

THENCE TURNING AND RUNNING S 20°40'30" E, A DISTANCE OF 16.08 FEET TO A POINT;

THENCE TURNING AND RUNNING N 69°39'29" E, A DISTANCE OF 12.97 FEET TO A POINT;

THENCE TURNING AND RUNNING N 20°32'31" W, A DISTANCE OF 4.53 FEET TO A POINT;

THENCE TURNING AND RUNNING N 69°21'38" E, A DISTANCE OF 15.24 FEET TO A POINT;

THENCE TURNING AND RUNNING S 20°29'10" E, A DISTANCE OF 12.19 FEET TO A POINT;

THENCE TURNING AND RUNNING N 69°08'02" E, A DISTANCE OF 28.06 FEET TO A POINT;

THENCE TURNING AND RUNNING BY LAND NOW OR FORMERLY OF BOSTON EDISON COMPANY S 20°38'39" E, A DISTANCE OF 15.99 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 69°23'21" E, A DISTANCE OF 8.83 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 01°18'31" E, A DISTANCE OF 2.17 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 08°41'05" E, A DISTANCE OF 14.29 FEET TO A POINT;

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ACT11V1/05035537 8

PROPERTY ADDRESS:

Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA

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THENCE TURNING AND RUNNING BY SAID LAND N 69°23'21" E, A DISTANCE OF 7.57 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND AND BY ANOTHER LAND NOW OR FORMERLY OF BOSTON EDISON COMPANY N 88°41'07" E, A DISTANCE OF 102.06 FEET TO A POINT;

THENCE TURNING AND RUNNING BY LAND NOW OR FORMERLY OF TRUSTEES OF BOSTON UNIVERSITY S 20°38'39" E, A DISTANCE OF 2.64 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 88°42'29" E, A DISTANCE OF 23.37 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND AND BY ANOTHER LAND NOW OR FORMERLY OF COLES HOLDING LIMITED N 69°23'21" E, A DISTANCE OF 94.78 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND OF COLES HOLDING LIMITED N 85°14'36" E, A DISTANCE OF 51.16 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 14°51'12" W, A DISTANCE OF 17.15 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 75°09'59" E, A DISTANCE OF 7.90 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 88°41'07" E, A DISTANCE OF 43.12 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 37°46'28" E, A DISTANCE OF 35.84 FEET TO A POINT;

THENCE TURNING AND RUNNING BY LAND NOW OR FORMERLY OF BUCKMINSTER ANNEX CORPORATION S 75°09'59" E, A DISTANCE OF 32.64 FEET TO THE NORTHWESTERLY SIDELINE OF BROOKLINE AVENUE;

THENCE TURNING AND RUNNING ALONG SAID NORTHWESTERLY SIDELINE OF BROOKLINE STREET S 37°46'30" W, A DISTANCE OF 325.20 FEET TO A POINT;

THENCE TURNING AND RUNNING BY LAND NOW OR FORMERLY OF 51 BROOKLINE LIMITED PARTNERSHIP N 52°14'29" W, A DISTANCE OF 63.00 FEET TO A POINT;

THENCE TURNING AND RUNNING BY LAND NOW OR FORMERLY OF HRPT MEDICAL BUILDINGS REALTY TRUST, BY TWO OTHER LANDS NOW OR FORMERLY OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION N 37°41'58" E, A DISTANCE OF 52.81 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION N 04°12'43" W, A DISTANCE OF 18.86 FEET;

THENCE TURNING AND RUNNING BY SAID LAND S 85°47'17" W, A DISTANCE OF 86.74 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 85°45'11" W, A DISTANCE OF 70.19 FEET TO A POINT;

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PROPERTY ADDRESS:
Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
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THENCE TURNING AND RUNNING BY SAID LAND S 86°44'29" W, A DISTANCE OF 36.05 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 89°50'04" W, A DISTANCE OF 27.09 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 02°19'09" W, A DISTANCE OF 8.75 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 87°29'30" W, A DISTANCE OF 19.40 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 00°21'39" E, A DISTANCE OF 6.69 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 89°57'06" W, A DISTANCE OF 60.26 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 00°07'56" E, A DISTANCE OF 6.84 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 87°38'14" W, A DISTANCE OF 20.74 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 03°10'41" W, A DISTANCE OF 8.47 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND S 90°00'00" W, A DISTANCE OF 21.40 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 00°00'00" W, A DISTANCE OF 7.71 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 88°04'13" W, A DISTANCE OF 37.19 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 87°10'31" W, A DISTANCE OF 36.03 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 86°16'58" W, A DISTANCE OF 35.77 FEET TO A POINT;

THENCE TURNING AND RUNNING BY SAID LAND N 82°06'42" W, A DISTANCE OF 149.79 FEET TO POINT OF BEGINNING ON THE SOUTHEASTERLY SIDELINE OF BEACON STREET;

SAID PARCEL CONTAINS AN AREA OF 95,314 SQUARE FEET, OR 2.188 ACRES, MORE OR LESS.

EXCEPTING AND EXCLUDING FROM THE ABOVE DESCRIBED AREA, THE FOLLOWING DESCRIBED AREA BELOW A PLANE AT ELEVATIONS REFERENCED TO BOSTON CITY BASE WITH AN UPPER LIMIT THAT VARIES FROM 28.0 FEET TO 33.3 FEET, WHICH IN EACH LOCATION IS 14'-6" CLEAR OF THE ROAD SURFACE OF THE EAST BOUND AND WEST BOUND LANES OF THE MASSACHUSETTS TURNPIKE (I-90) AND 18'-9" CLEAR OF THE TOP OF RAIL ALONG THE RAILROAD RIGHT OF WAY AS OF OCTOBER 14, 2020 ALL AS SHOWN ON THE LEASE PLAN AND

A-3

ACTIVE#105355511.R

PROPERTY ADDRESS:
Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
Page 6 of 7

WITHIN THE VERTICAL PLANES OF THE PERIMETER OF PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDELINE OF BEACON STREET 212.14 FEET NORTHEASTERLY FROM MAITLAND STREET, THENCE TURNING AND RUNNING ALONG SAID SIDELINE OF BEACON STREET N 69°23'21" E, A DISTANCE OF 304.94 FEET TO A POINT,

THENCE TURNING AND RUNNING S 88°37'03" E, A DISTANCE OF 27.29 FEET,

THENCE TURNING AND RUNNING S 89°23'27" E, A DISTANCE OF 33.02 FEET;

THENCE TURNING AND RUNNING N 89°50'08" E, A DISTANCE OF 33.01 FEET;

THENCE TURNING AND RUNNING N 89°07'20" E, A DISTANCE OF 33.00 FEET;

THENCE TURNING AND RUNNING N 88°58'48" E, A DISTANCE OF 33.00 FEET;

THENCE TURNING AND RUNNING N 89°05'45" E, A DISTANCE OF 81.88 FEET

THENCE TURNING AND RUNNING N 88°31'55" E, A DISTANCE OF 37.29 FEET

THENCE TURNING AND RUNNING N 88°58'48" E, A DISTANCE OF 33.00 FEET;

THENCE TURNING AND RUNNING N 89°00'58" E, A DISTANCE OF 65.96 FEET;

THENCE TURNING AND RUNNING N 88°58'48" E, A DISTANCE OF 99.00 FEET;

THENCE TURNING AND RUNNING N 88°54'11" E, A DISTANCE OF 31.04 FEET;

THENCE TURNING AND RUNNING N 88°58'48" E, A DISTANCE OF 31.61 FEET TO A POINT ON THE NORTHWESTERLY SIDELINE OF BROOKLINE AVENUE;

THENCE TURNING AND RUNNING S 37°45'30" W, A DISTANCE 189.79 FEET ALONG SAID SIDELINE,

THENCE TURNING AND RUNNING S 88°58'48" W, A DISTANCE OF 77.62 FEET,

THENCE TURNING AND RUNNING N 04°42'43" W, A DISTANCE OF 16.68 FEET;

THENCE TURNING AND RUNNING S 85°41'17" W, A DISTANCE OF 96.74 FEET;

THENCE TURNING AND RUNNING S 86°45'11" W, A DISTANCE OF 70.19 FEET;

THENCE TURNING AND RUNNING S 86°44'29" W, A DISTANCE OF 39.05 FEET;

THENCE TURNING AND RUNNING S 89°58'04" W, A DISTANCE OF 27.09 FEET;

THENCE TURNING AND RUNNING N 02°19'09" W, A DISTANCE OF 8.75 FEET;

THENCE TURNING AND RUNNING S 87°29'30" W, A DISTANCE OF 19.40 FEET

THENCE TURNING AND RUNNING N 00°21'30" E, A DISTANCE OF 6.89 FEET;

THENCE TURNING AND RUNNING N 89°57'06" W, A DISTANCE OF 80.26 FEET;

A-4

ACTIV 0-05155511 A

PROPERTY ADDRESS:
Parcel 7, Brookline Avenue and
Beacon Street, Boston, MA
Page 7 of 7

THENCE TURNING AND RUNNING S 00°07'56" E, A DISTANCE OF 8.84 FEET;
THENCE TURNING AND RUNNING N 87°36'14" W, A DISTANCE OF 20.74 FEET;
THENCE TURNING AND RUNNING S 03°10'41" W, A DISTANCE OF 8.47 FEET;
THENCE TURNING AND RUNNING DUE WEST, A DISTANCE OF 21.40 FEET;
THENCE TURNING AND RUNNING DUE NORTH, A DISTANCE OF 7.71 FEET;
THENCE TURNING AND RUNNING N 88°04'13" W, A DISTANCE OF 37.19 FEET;
THENCE TURNING AND RUNNING N 87°10'31" W, A DISTANCE OF 36.03 FEET;
THENCE TURNING AND RUNNING N 86°18'58" W, A DISTANCE OF 35.77 FEET;
THENCE TURNING AND RUNNING N 82°05'42" W, A DISTANCE OF 149.79 FEET TO THE POINT OF
BEGINNING ON THE SOUTHEASTERLY SIDELINE OF BEACON STREET;
CONTAINING AN AREA OF 84,086 SQUARE FEET, OR 1.930 ACRES.

THE PROPOSED PHASE 2 LEASE AREA IS A PORTION OF THE PREMISES DESCRIBED IN THE
FOLLOWING INSTRUMENTS AND CERTIFICATES OF TITLE

- A. Order of Taking B4 by the Massachusetts Turnpike Authority, dated May 10, 1962, recorded in Book 7648 Page 403 and filed as Document No. 254393.
- B. Order of Taking B5 by the Massachusetts Turnpike Authority, dated June 11, 1962, recorded in Book 7642 Page 584 and filed as Document No. 254009.
- C. Order of Taking B8 by the Massachusetts Turnpike Authority, dated March 26, 1964, recorded in Book 7654 Page 138 and filed as Document No. 254819, as affected by Order of Taking B8, Alteration No. 1 by the Massachusetts Turnpike Authority, dated March 26, 1964, recorded in Book 7635 Page 311 and filed as Document No. 265383.
- D. Order of Taking B50 by the Massachusetts Turnpike Authority, dated December 20, 1962, recorded in Book 7710 Page 172.
- E. Order of Taking No. B61 dated January 24, 1963, recorded in Book 7720, Page 528.

Registered Land References:

COT 71726 (Parcel B5-1 shown as Lot I on LC Plan 5703-B) - CERT 9832
COT 73752 (Parcel B8-1 and Parcel B8-5 both show on LC Plan 5703-C)
COT 71411 (Parcel B8-2 shown as Lot 5 on LC Plan 5703-E) - 73755
COT 71484 (Parcel B8-3 shown as Lot 7 on LC Plan 5703-F) - Cert 75750
COT 71047 (Parcel B8-4 shown as Lot H on LC Plan 5703-A) - Cert 8221
A-5

ACTIVE/05335531 8

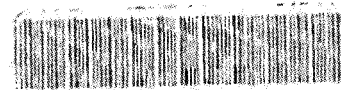


THE TRIAL COURT OF MASSACHUSETTS
LAND COURT

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TEL: (617) 788-7470

Title Examination Department

Landcourt.Title@jud.state.ma.us



2022 00018426
Bk: 67265 Pg: 294 Page: 1 of 2
Recorded: 08/03/2022 12:08 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

LAND COURT REGISTERED LAND
ORDER OF COURT

This electronically mailed ORDER OF COURT is to be registered with the Registered Land Registry District in accordance with the Chief Title Examiner's Memorandum dated August 3, 2021, for the processing of Subsequent to Registration (SBQ) cases and Condominium approvals.

Case No.: 20-SBQ-05703-10-005

Upon the complaint of the Massachusetts Department of Transportation, successor to the Massachusetts Turnpike Authority pursuant to Chapter 25 of the Acts of 2009, alleging that:

1. It is a body politic and corporate organized and existing under the laws of the Commonwealth of Massachusetts.
2. It is the owner of all that certain parcel of land, together with all improvements thereon, described in Certificate of Title No. 71047, issued by the Suffolk Registry District of the Land Court.
3. The land is shown as Lot H on Land Court Plan No. 5703A.
4. Pursuant to the provisions of Section 52 of Chapter 185 of the Massachusetts General Laws, it has met all conditions required to withdraw the land from the provisions of G.L. c. 185.

Wherefore, the petitioner prays that the land in Certificate of Title No. 71047 be withdrawn from registration and Certificate of Title No. 71047 be cancelled.

It is ORDERED:



2022 00931661
Cv# 71047 Bk: 00001 Pg: 47
Doc: ORD 03/03/2022 11:22 AM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

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REGISTERED LAND



THE TRIAL COURT OF MASSACHUSETTS
LAND COURT

Three Pemberton Square
Boston, MA 02108
TEL: (617) 788-7470

Title Examination Department

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2022 00018423
Bk: 07285 Pg: 288 Page: 1 of 2
Recorded: 03/03/2022 12:06 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

LAND COURT REGISTERED LAND
ORDER OF COURT

This electronically mailed ORDER OF COURT is to be registered with the Registered Land Registry District in accordance with the Chief Title Examiner's Memorandum dated August 3, 2021, for the processing of Subsequent to Registration (SBQ) cases and Condominium approvals.

Case No.: 20-SBQ-05703-10-002

Upon the complaint of the Massachusetts Department of Transportation, successor to Massachusetts Turnpike Authority pursuant to Chapter 25 of the Acts of 2009, alleging that:

1. It is a body politic and corporate organized and existing under the laws of the Commonwealth of Massachusetts.
2. It is the owner of all that certain parcel of land, together with all improvements thereon, described in Certificate of Title No. 73753, issued by the Suffolk Registry District of the Land Court.
3. The land is shown as Parcels B-8-1 and B-8-5 on Land Court Plan No. 5703C.
4. Pursuant to the provisions of Section 52 of Chapter 185 of the Massachusetts General Laws, it has met all conditions required to withdraw the land from the provisions of G.L. c. 185.

Wherefore, the petitioner prays that the land in Certificate of Title No. 73753 be withdrawn from registration and Certificate of Title No. 73753 be cancelled.

it is ORDERED:



2022 00931658
Cert: 72150 Bk: 00361 Pg: 163
Doc: ORD 03/03/2022 11:22 AM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

REGISTERED LAND

CF 73753

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THE TRIAL COURT OF MASSACHUSETTS
LAND COURT

Three Pemberton Square
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Case No.: 20-SBQ-05703-10-003

Upon the complaint of the Massachusetts Department of Transportation, successor to the Massachusetts Turnpike Authority pursuant to Chapter 25 of the Acts of 2009, alleging that:

1. It is a body politic and corporate organized and existing under the laws of the Commonwealth of Massachusetts.
2. It is the owner of all that certain parcel of land, together with all improvements thereon, described in Certificate of Title No. 71411, issued by the Suffolk Registry District of the Land Court.
3. The land is shown as Lot 5 on Land Court Plan No. 5703E.
4. Pursuant to the provisions of Section 52 of Chapter 185 of the Massachusetts General Laws, it has met all conditions required to withdraw the land from the provisions of G.L. c. 185.

Wherefore, the petitioner prays that the land in Certificate of Title No. 71411 be withdrawn from registration and Certificate of Title No. 71411 be cancelled.

It is ORDERED:



2022 00931659
Cert#: 71411 Bk: 00360 Pg: 11
Doc: ORD 03/03/2022 11:22 AM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

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REGISTERED LAND



THE TRIAL COURT OF MASSACHUSETTS
LAND COURT

Three Pemberton Square
Boston, MA 02108
TEL: (617) 788-7470

Title Examination Department

Landcourt: Title@jud.state.ma.us



2022 00018425
Bk: 67268 Pg: 292 Page: 1 of 2
Recorded: 03/03/2022 12:06 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

LAND COURT REGISTERED LAND
ORDER OF COURT

This electronically mailed ORDER OF COURT is to be registered with the Registered Land Registry District in accordance with the Chief Title Examiner's Memorandum dated August 3, 2021, for the processing of Subsequent to Registration (SBQ) cases and Condominium approvals.

Case No.: 20-SBQ-05703-10-004

Upon the complaint of the Massachusetts Department of Transportation, successor to the Massachusetts Turnpike Authority pursuant to Chapter 25 of the Acts of 2009, alleging that:

1. It is a body politic and corporate organized and existing under the laws of the Commonwealth of Massachusetts.
2. It is the owner of all that certain parcel of land, together with all improvements thereon, described in Certificate of Title No. 71484, issued by the Suffolk Registry District of the Land Court.
3. The land is shown as Lot 7 on Land Court Plan No. 5703F.
4. Pursuant to the provisions of Section 52 of Chapter 185 of the Massachusetts General Laws, it has met all conditions required to withdraw the land from the provisions of G.L. c. 185.

Wherefore, the petitioner prays that the land in Certificate of Title No. 71484 be withdrawn from registration and Certificate of Title No. 71484 be cancelled.

It is ORDERED:



2022 00931660
Cert#: 71484 Bk: 00353 Pg: 64
Doc: ORD 03/03/2022 11:21 AM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

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REGISTERED LAND



THE TRIAL COURT OF MASSACHUSETTS
LAND COURT

Three Pemberton Square
Boston, MA 02108
TEL: (617) 788-7470

Title Examination Department

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2022 00018426
Bk: 67265 Pg: 294 Page: 1 of 2
Recorded: 03/03/2022 12:06 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

LAND COURT REGISTERED LAND
ORDER OF COURT

This electronically mailed ORDER OF COURT is to be registered with the Registered Land Registry District in accordance with the Chief Title Examiner's Memorandum dated August 3, 2021, for the processing of Subsequent to Registration (SBQ) cases and Condominium approvals.

Case No.: 20-SBQ-05703-10-005

Upon the complaint of the Massachusetts Department of Transportation, successor to the Massachusetts Turnpike Authority pursuant to Chapter 25 of the Acts of 2009, alleging that:

1. It is a body politic and corporate organized and existing under the laws of the Commonwealth of Massachusetts.
2. It is the owner of all that certain parcel of land, together with all improvements thereon, described in Certificate of Title No. 71047, issued by the Suffolk Registry District of the Land Court.
3. The land is shown as Lot H on Land Court Plan No. 5703A.
4. Pursuant to the provisions of Section 52 of Chapter 185 of the Massachusetts General Laws, it has met all conditions required to withdraw the land from the provisions of G.L. c. 185.

Wherefore, the petitioner prays that the land in Certificate of Title No. 71047 be withdrawn from registration and Certificate of Title No. 71047 be cancelled.

It is ORDERED:



2022 00931601
Cert#: 71047 Bk: 00051 Pg: 47
Doc: ORD 03/03/2022 11:27 AM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

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REGISTERED LAND