

Middlesex South Registry of Deeds

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Recording Information

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Recording Fee (including excise)	: \$96,599.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/16/2021 09:20 AM
Ctrl# 346348 22223 Doc# 00205850
Fee: \$96,444.00 Cons: \$21,150,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

LSREF4 TURTLE (KING STREET), LLC, a Delaware limited liability company with an address of 2711 N. Haskell Avenue, Suite 1700, Dallas, Texas 75202 (the "Grantor"), for consideration of Twenty One Million One Hundred Fifty Thousand and No/100 Dollars (\$21,150,000.00), the receipt and sufficiency of which hereby are acknowledged, hereby GRANTS unto **550 KING STREET LLC**, a Massachusetts limited liability company, with an address of 290 Merrimack Street, Lawrence, Massachusetts 01843, Attn: Salvatore N. Lupoli (the "Grantee"),

with QUITCLAIM COVENANTS, certain land with improvements thereon situated in Middlesex County, Massachusetts, as more particularly described on Exhibit A attached hereto and incorporated herein.

This Quitclaim Deed is made and accepted expressly subject to and with the benefit of all easements, agreements, restrictions, covenants and other matters of record, in so far as the same are in force and applicable, and subject to the lien for taxes, whether due prior to, on or after the date hereof and any and all matters which would be disclosed by a current, accurate survey or visual inspection of the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantor, but not otherwise.

Grantor has not elected to be treated as a corporation for federal income tax purposes.

For Grantor's title, see that deed from Wells REIT II – 550 King Street, LLC to Grantor dated August 3, 2015 and recorded with the (i) Middlesex South District Registry of Deeds in Book 65859, Page 288 and (ii) Middlesex North District Registry of Deeds in Book 29309, Page 121.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed under seal to be effective as of the 15th day of September 2021.

GRANTOR:

LSREF4 TURTLE (KING STREET), LLC,
a Delaware limited liability company

By: 

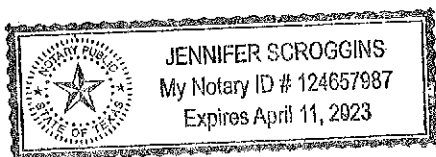
Name: Laura P. Sims
Title: President

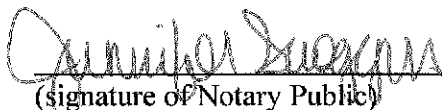
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me the undersigned, a Notary Public in and for said County and State, on this day personally appeared Laura P. Sims, the President of **LSREF4 TURTLE (KING STREET), LLC**, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and thereupon she acknowledged that she was authorized to execute the within instrument on behalf of said limited liability company, and that she executed said instrument as the voluntary act of the said limited liability company, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 31st day of August, A.D., 2021.

(Seal)



, Notary Public
(signature of Notary Public)

My Commission Expires: April 11, 2023

EXHIBIT A**Land**

All that certain parcel of land in the Town of Littleton and partially in the Town of Westford, County of Middlesex, and Commonwealth of Massachusetts bounded and described as follows:

Beginning at a drill hole in a stone bound at the intersection of the southeasterly line of Interstate Route 495 with the easterly line of Great Road; thence

N 45° 40' 20" E for a distance of 708.16 feet to a point; thence

N 87° 37' 27" E for a distance of 1684.89 feet to a drill hole in a Massachusetts Highway bound; thence

N 37° 43' 38" W for a distance of 61.31 feet to a drill hole in a Massachusetts Highway bound; thence

N 87° 37' 27" E for a distance of 252.35 feet to a point, the last four courses being by Interstate Route 495; thence

S 22° 55' 45" E for a distance of 99.16 feet to a point; thence

Along a non-tangent curve to the left with a radius of 280.00 feet, an arc length of 27.00 feet, a chord bearing 20° 10' 03" E, and a chord length of 27.04 feet to a point; thence S 22° 41' 45" E for a distance of 61.03 feet to a point; thence S 00° 20' 29" W for a distance of 180.44 feet to a point, the last four courses being by the westerly line of Shea Street; thence

S 75° 34' 41" W by land now or formerly of Acton Crossroads for a distance of 94.97 feet to a point; thence

N 00° 41' 10" E for a distance of 55.00 feet to a point; thence

S 73° 05' 00" W for a distance of 383.91 feet to a point; thence

S 18° 23' 30" E for a distance of 255.00 feet to a point on the northwesterly line of King Street, the last three courses being by land now or formerly of Wei-Jen Ong & Chia-Ping Ong; thence Along said northwesterly line along a curve to the left with a radius of 2808.73 feet, an arc length of 121.47 feet, a chord bearing S 67° 31' 55" W, and a chord length of 121.46 feet to a point;

thence along northwesterly line along a curve to the right with a radius of 5600.00, and arc length of 159.33 feet, a chord bearing S 67° 06' 29" W, and a chord length of 159.32 feet to appoint; thence N 18° 25' 52" W for a distance of 147.64 feet to a point; thence

N 51° 08' 26" W for a distance of 124.89 feet to a point; thence

S 23° 21' 57" W for a distance of 65.02 feet to a point; thence

S 20° 55' 07" E for a distance of 210.13 feet to a point on the northwesterly line of King Street, last four courses being by land now or formerly of Veterans Foreign Wars Association; thence

Along said northwesterly line along a curve to the right with a radius of 5600.00 feet, an arc length of 170.39 feet, a chord bearing S 69° 50' 18" W and a chord length of 170.38 feet to a point; thence

S 70° 42' 36" W along said northwesterly line for a distance of 446.47 feet to a point; thence

S 70° 23' 30" W along said northwesterly line for a distance of 478.15 feet to a point thence

N 15° 43' 06" W for a distance of 110.48 feet to a point; thence S 70° 13' 35" W for a distance of 12.62 feet to a point; thence

N 17° 14' 48" W for a distance of 100.00 feet to a point; thence S 70° 09' 28" W for a distance of 136.34 feet to a drill hole in a stone wall, the last four courses being by land now or formerly of Patrick R. Forsyth, Trustee; thence S 64° 31' 34" W for a distance of 90.01 feet to a point; thence S 64° 46' 25" W for a distance of 172.28 feet to a point on the northeasterly line of Great Road, the last two courses being by land now or formerly of Mobil Oil Corporation; thence

N 39° 30' 00" W along said northeasterly line for a distance of 7.17 feet to a drill hole in a stone bound; thence

N 50° 30' 00" E along the southeasterly line of Great Road for a distance of 20.00 feet to a point; thence

N 39° 30' 00" W along the northeasterly line of Great Road for a distance of 321.89 feet to a drill hole in a stone bound; thence

N 17° 17' 17" W by the easterly line of Great Road for a distance of 271.15 feet to the point of beginning.

Shown as Lot 1 on the plan entitled "Plan of Land in Littleton and Westford, MA, prepared for AG/ND King, L.L.C.", prepared by Coneco, recorded in the Middlesex North Registry of Deeds, in Book 221, Page 46, and in the Middlesex South Registry of Deeds as Plan No. 538 of 2006 and containing 1,774,160 square feet, more or less, and 40.729 acres, more or less, according to said plan.

As an appurtenant right, the agreement by and between Digital Equipment Corporation and Mobil Oil Corporation, dated November 13, 1989, recorded with said Deeds, Book 20214, Page 568.

560 King Street:

A certain parcel of land with the buildings and improvements thereon in the Town of Littleton, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at the southwesterly corner of the herein described parcel at a point on the northerly line of King Street in said Littleton; thence

along the northerly line of King Street along a curve to the right with a radius of 5600.00 feet, and an arc length of 101.99 feet; thence

N 18° 25' 52" W for a distance of 147.64 feet to a point; thence

N 51° 08' 26" W for a distance of 124.89 feet to a point; thence

S 23° 31' 36" W for a distance of 65.02 feet to a point; thence

S 20° 55' 07" E for a distance of 210.13 feet to the point of beginning, the previous four courses being by land now or formerly of AG/ND King, L.L.C.

The foregoing property is shown as "Parcel 'A', VETERANS OF FOREIGN WARS ASSOCIATION, Book 10359, Page 124, AREA: 22,838 ± S.F., ASSESSOR'S MAP U-8, LOT 14, #560 KING STREET" on a Plan entitled "Plan of Land, 550 & 560 King Street, Littleton, MA, Prepared for AG/ND King, L.L.C." dated January 30, 2008, prepared by Conoco Engineers, Scientists & Land Surveyors, recorded herewith in the Middlesex South District Registry of Deeds as Plan No. 82 of 2008.