

EXHIBIT A

A certain parcel of land situated in The Commonwealth of Massachusetts, County of Middlesex, City of Cambridge, and shown and labeled as "LC Lot 3" on Land Court Plan No. 19477D entitled "Plan of Land, Being a Subdivision of Lot 1 Shown on LLC 19477C and Lot I¹ and Lot J¹ and Lot L Shown on LLC 403J in Cambridge, MA, Middlesex County," dated February 16, 2001, drawn by Beals and Thomas, Inc., (the "Plan") being more particularly bounded and described according to the Plan as follows:

Beginning at a point at the intersection of the westerly sideline of Putnam Avenue and the northerly sideline of Pleasant Street, thence running;

S 50 degrees 41' 35" W, 430.71 feet to a point; thence turning and running

WESTERLY along a curve to the right with a radius of 45.00 feet and a length of 30.41 feet to a point; thence turning and running

S 89 degrees 24'35" W, 94.32 feet to a point, said last 3 courses being bounded by the northerly sideline of Pleasant Street; thence turning and running

N 05 degrees 24' 47" E, 179.60 feet to a point; thence turning and running

S 84 degrees 35' 13" E, 29.92 feet to a point; thence turning and running

N 05 degrees 24' 47" E, 217.44 feet to a point, said last 3 courses being bounded by the boundary between LC Lot 3 and LC Lot 4 as shown on the Plan; thence turning and running

S 46 degrees 15' 28" E, 55.57 feet to a point; thence turning and running

N 71 degrees 15' 55" E, 91.36 feet to a point; thence turning and running

S 39 degrees 20' 35" E, 154.52 feet to a point; thence turning and running

N 50 degrees 42' 25" E, 149.47 feet to a point on the westerly sideline of Putnam Avenue, said last 4 courses being bounded by land now or formerly of Cambridge Electric Light Company; thence turning and running

SOUTHERLY on the westerly sideline of Putnam Avenue, along a curve to the left, with a radius of 393.44 feet and a length of 88.90 feet, to the point of beginning.

Containing approximately 93,169 square feet, or 2.139 acres, according to the Plan.

Being the same premises described in Certificate of Title #223316 filed with the Middlesex County Southern Registry District of the Land Court, in Book 1246, Page 166.

The Premises are conveyed subject to or with the benefit of, as the case may be, the following:

1. Taking for sewage purposes by the Metropolitan Sewage Commission dated March 25, 1893, recorded with the Middlesex County (Southern District) Registry of Deeds (the "Registry of Deeds") in Book 2183, Page 245, and taking for sewer purposes by the Metropolitan District Commission dated May 25, 1967, filed with the Middlesex County Southern Registry District of the Land Court (the "Registry District") as Document No. 443759.
2. Order for sewer purposes by the City of Cambridge dated June 10, 1930 filed with the Registry District as Document No. 106400.
3. Taking by the City of Cambridge for sewer and drainage purposes in Pleasant Street and Memorial Drive dated June 25, 1935 filed with the Registry District as Document No. 136258.
4. Declaration of Easements, Covenants, Conditions and Restrictions dated December 22, 1999 recorded with the Registry of Deeds in Book 31008, Page 001 and filed with the Registry District as Document No. 1127474, as affected by a First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions dated September 17, 2001 recorded with the Registry of Deeds in Book 34522, Page 324 and filed with the Registry District as Document No. 1195703.
5. Terms and provisions of Parking Agreement dated April 24, 2001 recorded with the Registry of Deeds in Book 32736, Page 506 and filed with the Registry District as Document No. 1168769, as affected by a First Amendment to Parking Agreement dated December 31, 2001 recorded with the Registry of Deeds in Book 34522, Page 336 and filed with the Registry District as Document No. 1195704.
6. Rights and easements reserved by 784 Memorial Drive LLC in deed from 784 Memorial Drive LLC to ARE-770/784/790 Memorial Drive LLC, dated April 24, 2001, filed with the Registry District as Document No. 1168772 (the "ARE Deed") and Easement set forth in the ARE Deed to install, repair, maintain, and replace a water pipe between the parcel conveyed by the ARE Deed and the existing 12-inch water line in the northwest corner of the Premises.
7. The provisions of a document entitled "Inclusionary Housing Covenant under Zoning," by and between 784 Memorial Drive LLC and the City of Cambridge, Massachusetts, dated as of April 6, 2001, filed with the Registry District as Document No. 1168446, and a document entitled "Notice of Eighteen Affordable Units," filed with the Registry District as Document No. 1168445, each as

- amended by a First Amendment to Inclusionary Housing Covenant under Zoning to be filed herewith.
8. Easement granted to Cambridge Electric Company by Grantor, dated January 3, 2002 and filed with the Registry District as Document No. 1195705.
 9. Notice of Decision of the Cambridge Planning Board recorded with the Registry of Deeds in Book 31629, Page 538, and filed with the Registry District as Document No. 1144817 (the "Special Permit").
 10. Water pipe easement as set forth in grant to United Shoe Machinery Corporation dated October 25, 1949, and filed with the Registry District as Document No. 234560, and as also referenced to in deed from United Shoe Machinery Corp to Massachusetts Institute of Technology dated February 1, 1966, and filed with the Registry District as Document No. 429114, as affected by partial release of easement dated June 22, 1988, filed with the Registry District as Document No. 783012, and recorded with the Registry of Deeds in Book 19339, page 236.
 11. Rights and easements as set forth in grant from Cambridge Electric Light Company to Polaroid Corporation dated June 13, 1988, filed with the Registry District as Document No. 783011 and recorded with the Registry of Deeds in Book 19339, Page 238.
 12. Covenant dated July 26, 2000, recorded with the Registry of Deeds in Book 31728, Page 298 and filed with the Registry District as Document No. 1146951.