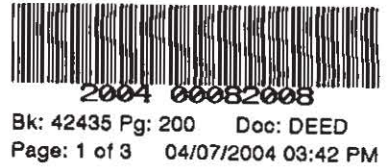


*MULTHA COLLINA
600 UNION PARK BL
WESTON MA 01801*



QUITCLAIM DEED

BOSTON EDISON COMPANY, a Massachusetts corporation with an address of One NSTAR Way, Westwood, Massachusetts 02090 ("Grantor"), in consideration of Two Million One Hundred Thousand Dollars (\$2,100,000.00) paid, grants to **KESSELER DEVELOPMENT, LLC** a Massachusetts limited liability company, with an address of c/o Cornerstone Corporation, 725 Canton Street, Norwood, Massachusetts 02062 ("Grantee"), with QUITCLAIM COVENANTS, that certain parcel of land, together with the improvements thereon, if any, located in the City of Newton, Middlesex County, Massachusetts, and bounded and described as follows:

The land, together with any improvements thereon, located in the City of Newton, Middlesex County, Massachusetts, and shown as **Lot H** on the plan entitled "Subdivision Plan of Land in Newton, MA", by Toomey-Munson & Associates, Inc., dated November 26, 2003, and recorded with the Middlesex South Registry of Deeds herewith. Said Lot H is bounded and described according to said plan recorded herewith as follows:

Beginning at a point on the northerly sideline of LaGrange Street in Newton at the city line with the City of Brookline, said point being the south east corner of the herein described lot; thence

lots: LAGRANGE ST NEWTON

WESTERLY A length of Six and 93/100 (6.93) feet along a curve to the left having a radius of five hundred fifty-one and 19/100 (551.19) feet to a point; thence

S 27°08'26" W Three Hundred Thirty and 40/100 (330.40) feet to a point; thence

WESTERLY A length of Two Hundred Nineteen and 26/100 (219.26) feet along a curve to the right having a radius of Three Hundred Eight-Five and 30/100 (385.30) feet to a point; thence

S 59°44'46" W Four Hundred Thirty-Seven and 36/100 (437.36) feet to a point; thence

N 36°26'15" W Three Hundred Twenty and 71/100 (320.71) feet to a point; thence

N 36°26'15" W Two Hundred Sixty-Nine and 07/100 (269.07) feet to a point; thence

N 60°30'28" E Forty and 00/100 (40.00) feet to a point; thence

N 54°01'55" W One Hundred and 25/100 (100.25) feet to a point; thence

N 46°26'50" W Fifty-Four and 10/100 (54.10) to a point; thence

N 36°26'15" W Approximately fifty-four ± (54±) feet to the centerline of Saw Mill Brook; thence

EASTERLY A distance of approximately One Hundred Ninety (190±) along the

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # C
Date: 04/07/2004 03:42 PM
CH# 027025 01502 Doc# 00082008
Fee: \$9,576.00 Cons: \$2,100,000.00

SEE PLAN IN RECORD BOOK 2004 PAGE 347

center line of Saw Mill Brook to a point; thence

- N 59°50'28" E One Hundred Thirty and 72/100 (130.72) feet to a point; thence
- N 53°15'52" W One Hundred Thirty-One and 32/100 (131.32) feet to a point; thence
- N 43°36'58" E Two Hundred Seventy-Nine and 85/100 (279.85) feet to a point;
thence
- N 64°57'20" E Two Hundred Sixty-Eight and 84/100 (268.84) feet to a point; thence
- N 25°02'40" W One Hundred and 29/100 (100.29) feet to a point; thence
- N 54°34'03" E Two Hundred Ninety-Seven and 61/100 (297.61) feet to a point;
thence
- S 24° 50'21" E Nine Hundred Five and 46/100 (905.46) feet to the point of
beginning.

Said Lot H contains approximately Nine Hundred Fifty-Seven Thousand Five Hundred Twenty-Seven (957,527) square feet of land, more or less, according to said plan.


For Grantor's title, see the deed to Boston Edison Company dated September 14, 1973 and recorded with the Middlesex South Registry of Deeds in Book 12521, Page 266.

The above-described premises are conveyed subject to and with the benefit of all matters of record insofar as now in force and applicable. The premises conveyed hereby do not constitute a sale of all or substantially all of the real property of Grantor within the Commonwealth of Massachusetts, and this conveyance is made in the ordinary course of business of Grantor. For corporate authority, see the Assistant Clerk's Certificate and the Incumbency Certificate recorded herewith.

[PAGE ENDS HERE- SIGNATURE PAGE FOLLOWS]

WITNESS the execution hereof under seal as of the 7th day of April, 2004.

BOSTON EDISON COMPANY

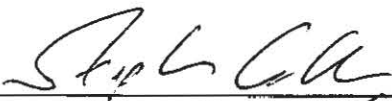
By: 
Donald Anastasia, its Assistant Treasurer
hereunto duly authorized

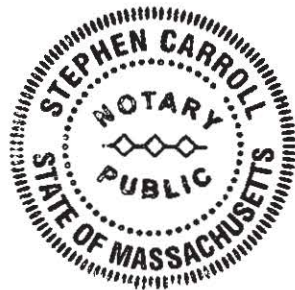
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

April 7th, 2004

Then personally appeared the above-named Donald Anastasia, as the Assistant Treasurer of Boston Edison Company and acknowledged the foregoing instrument to be the free act and deed of said corporation, before me.


Notary Public Stephen Carroll
My Commission expires: JUNE 20, 2008




Notary Public