

Exhibit 10
Site Control

Deed dated December 18, 2001 and recorded March 19, 2002
between CASCAP Realty, Inc. and the
Roman Catholic Archdiocese of Boston

Instrument # id61
of March 19, 2002

QUITCLAIM

Roman Catholic Archbishop of Boston, a Corporation Sole, a corporation duly established under the laws of the Commonwealth of Massachusetts, Chapter 506 of the Acts of 1897, and having an address of 2121 Commonwealth Avenue, Boston (Brighton District), Suffolk County, Massachusetts 02135.

FOR CONSIDERATION paid and in full consideration OF EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$800,000.00)

GRANTS TO CASCAP REALTY, INC., a Massachusetts non-profit corporation having an address of 678 Massachusetts Avenue, Cambridge, MA 02139 with QUITCLAIM COVENANTS all its right, title and interest in:

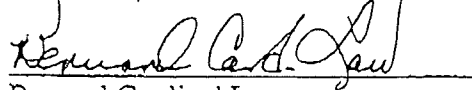
Parcel B shown on a Subdivision Plan prepared by Design Consultants, Inc., dated October 17, 2001, entitled "Plan of land 243 Watertown Street, Newton, Massachusetts prepared for CASCAP, Inc., endorsed on December 11, 2001, as "Approval Under The Subdivision Control Law Granted Pursuant To M.G.L. Chapter 40B, Sections 20-23 By The Newton Zoning Board Of Appeal", and to be recorded herewith. Parcel B as shown on said Plan contains 30,500 square feet (.70 acres) more or less and is conveyed with the benefit of land and subject to certain access, utility and drain easements, all as recited in an easement agreement entitled "Mutual Easements for 237-253 Watertown Street, Newton, Massachusetts" to be recorded herewith, which easements are more particularly described and shown on the foregoing plan to be recorded herewith. A metes and bounds description of parcel B is attached hereto as Schedule A. A metes and bounds description of each of the easements shown on the above-referenced plan is attached hereto as Schedule B.

Being a portion of the premises conveyed to the Grantor by deed recorded with the Middlesex South Registry of Deeds in Book 3734, Page 404.

This conveyance is not a conveyance of all or substantially all of the assets of the Grantor.

Executed as a sealed instrument this 18th day of December, 2001

ROMAN CATHOLIC ARCHBISHOP OF
BOSTON, A CORPORATION SOLE


Bernard Cardinal Law

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

December 18, 2001

Then personally appeared the above named Bernard Cardinal Law, the Roman Catholic Archbishop of Boston, a Corporation Sole, and acknowledged the foregoing instrument as the free act and deed of the Roman Catholic Archbishop of Boston, a Corporation Sole, before me.

Ann Elizabeth Tracy
Notary Public
My Commission Expires: 6-13-08

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Schedule A
Parcel B Metes and Bounds

The following is a description of a parcel of land in Newton, Massachusetts shown on a plan by Design Consultants, Inc., entitled "Plan of Land, 243 Watertown Street, Newton, Massachusetts Prepared for CASCAP, Inc.", dated October 17, 2001, shown as Parcel B and is bounded and described according to said plan as follows:

Beginning at a point on the east line of land of the City of Newton, said point bearing N 02° 00' 50" E and 260.71 feet from the north line of Watertown Street;

Thence running N 02° 00' 50" E along the City of Newton 168.13 feet to a point;

Thence running S 66° 55' 20" E along the City of Newton 48.72 feet to a point at the Southwest corner of KF II Nominee Trust;

Thence running S 86° 00' 36" E 36.15 feet to a point;

Thence running N 70° 32' 27" E 106.18 feet to a point, the last two (2) courses being along said KF II Nominee Trust;

Thence running S 01° 47' 45" W along Newton Community Development Authority 202.99 feet to a point at the Northeast corner of Parcel A as shown on the aforesaid plan;

Thence running N 87° 59' 10" W 81.65 feet to a point;

Thence running N 02° 00' 50" E 16.55 feet to a point;

Thence running N 87° 59' 10" W 64.84 feet to a point;

Thence running S 02° 00' 50" W 1.80 feet to a point;

Thence running N 87° 59' 10" W 34.69 feet to the point of beginning, the last five (5) courses being along said Parcel A.

Parcel B contains 30,500 square feet, more or less.

MUTUAL EASEMENTS For 237-253 Watertown Street, Newton, Massachusetts

Schedule B

Metes and Bounds of Easements

Easement EA-1:

Beginning at a point on the southerly lot line of Parcel A on the northerly side of Watertown Street said point being located forty-five and six hundredths feet (45.60') distant easterly of a stone bound on the northerly side of Watertown Street; thence running

N 01 58' 47" E a distance of eighty-five and eighty-nine one hundredths feet (85.89') to an angle; thence running

N 01 36' 06" W a distance of one hundred sixty-eight and twenty-two one hundredths feet (168.22') to a point on the southerly lot line of Parcel B; thence running

S 87 59' 10" E a distance of eleven and fifty-eight one hundredths feet (11.58') along said Parcel B to an angle; thence running

S 02 00' 50" W a distance of sixteen and fifty-five one hundredths feet (16.55') along said Parcel B to an angle; thence running

S 87 59' 10" E a distance of eighty-one and sixty-five one hundredths feet (81.65') along said Parcel B to an angle; thence running

S 01 47' 45" W a distance of three and zero one hundredths feet (3.00') to an angle; thence running

N 87 59' 10" E a distance of fifty-three and forty one hundredths feet (53.40') to an angle; thence running

Westerly along a curve to the left having a radius of thirty-five feet (35.00'), a length of twenty-five and seventy one hundredths feet (25.70') to a point; thence running

S 01 36' 06" E a distance of one hundred twenty-three and sixty-seven one hundredths feet (123.67') to an angle; thence running

N 01 58' 47" W a distance of eighty-four and thirty-three one hundredths feet (84.33') to a point on the southerly lot line of Parcel A on the northerly side of Watertown Street; thence turning and running

S 87 10' 12" W a distance of twenty-nine and sixty-one hundredths feet (29.61') along Watertown Street to a point of beginning.

MUTUAL EASEMENTS For 237-253 Watertown Street, Newton, Massachusetts

Easement EA-2:

Beginning at a point on the southerly lot line of Parcel B on the northerly lot line of Parcel A said point being the northwesterly corner of EA-1; thence running

N 01 36' 06" W a distance of thirteen and sixty-seven one hundredths feet (13.67') to a point; thence running

Easterly along a curve to the right having a radius of thirty-six and fifty one hundredths feet (36.50'), a length of fifty-nine and sixty-six one hundredths feet (59.66') to a point; thence running

S 87 56' 43" E a distance of fifty-seven and thirty-seven one hundredths feet (57.37') to a point at land n/f of the City of Newton; thence running

S 01 47' 45" W a distance of sixty-eight and ninety-six one hundredths feet (68.96') along land of said City of Newton to a point on the northerly lot line of Parcel A; thence running

S 87 59' 10" E a distance of eighty-one and sixty-five one hundredths feet (81.65') along said Parcel A to an angle; thence running

N 02 00' 50" E a distance of sixteen and fifty-five one hundredths feet (16.55') along said Parcel A to an angle; thence running

N 87 59' 10" W a distance of eleven and fifty-eight one hundredths feet (11.58') along said Parcel A to an angle; thence running to the point of beginning.

Excluded from EA-2 is the parking island located entirely within the aforesaid metes and bounds beginning at a point on the northerly line of EA-2 located easterly along a curve to the right having a radius of thirty-six and fifty one hundredths feet (36.50'), a length of fifty-nine and sixty-six one hundredths feet (59.66'); thence running

S 03 18' 52" W a distance of twenty-four and fifty-one one hundredths feet (24.51') to a point on the said island; thence running along a curve to the left having a radius of ten and zero one hundredths feet (10.00'), a length of fifteen and seventy-one one hundredths feet (15.71'); thence running along a curve to the left having a radius of ten and zero one hundredths feet (10.00'), a length of five and zero one hundredths feet (5.00'); thence running along a curve to the left having a radius of ten and zero one hundredths feet (10.00'), a length of fifteen and seventy-one one hundredths feet (15.71'); thence running

S 87 56' 43" E a distance of forty and four one hundredths feet (40.04') to a point; thence running along a curve to the left having a radius of twelve and

MUTUAL EASEMENTS For 237-253 Watertown Street, Newton, Massachusetts

fifty one hundredths feet (12.50'), a length of thirty-nine and twenty-seven one hundredths feet (39.27') to a point; thence running

N 87 56' 43" W

a distance of forty and four one hundredths feet (40.04') to a point of closure.

Easement EA-3:

Beginning at a point on the northwest corner of Parcel A and the southwest corner of Parcel B said point being two hundred sixty and seventy-one one hundredths feet (260.71') along the western lot line of Parcel A on the northerly side of Watertown Street; thence running

S 87 59' 10" E

a distance of thirty-four and sixty-nine one hundredths feet (34.69') along said Parcel A to an angle; thence running

N 02 00' 50" E

a distance of one and eighty one hundredths feet (1.80') along said Lot 1 to an angle; thence running

S 87 59' 10" E

a distance of fifty-three and twenty-six one hundredths feet (53.26') along said Parcel A to an angle; thence running

S 01 36' 06" E

a distance of sixteen and fifty-eight one hundredths feet (16.58') to a point along the access and utility easement, EA-1; thence running

N 87 59' 10" W

a distance of eighty-nine and twenty-six one hundredths feet (89.00') along to an angle; thence running

N 02 00' 50" E

a distance of fourteen and seventy-five one hundredths feet (14.75') along the western lot line of Parcel A to the point of beginning.

Easement EA-4:

Beginning at a point on the southeast corner of Parcel B; thence running

N 36 37' 39" W

a distance of fifty-six and thirty-one one hundredths feet (56.31') along to an angle; thence running

N 02 00' 50" E

a distance of thirty-six and ninety-seven one hundredths feet (36.97') to an angle; thence running

S 87 59' 10" E

a distance of five and zero one hundredths feet (5.00') to an angle; thence running

N 02 00' 50" E

a distance of sixty-two and zero one hundredths feet (62.00') to an angle; thence running

MUTUAL EASEMENTS For 237-253 Watertown Street, Newton, Massachusetts

N 00 13' 49" E

a distance of forty-seven and ninety-one one hundredths feet (47.91')
to a point on the rear lot line of Parcel B; thence running

N 70 32' 27" E

a distance of twelve and thirty-five one hundredths feet (12.35') along
the said rear lot line to an angle; thence running

S 02 00' 50" W

a distance of one hundred fifty-four and thirteen one hundredths feet
(154.13') to an angle; thence running

S 36 37' 39" E

a distance of thirty-two and nineteen one hundredths feet (32.19') to
an angle; thence running

S 01 47' 45" W

a distance of sixteen and nine one hundredths feet (16.09') along land
N/F of said city of Newton to the point of beginning.

MUTUAL EASEMENTS For 237-253 Watertown Street, Newton, Massachusetts

Easement EA-5:

Beginning at a point on the northerly (rear) lot line of Parcel B a distance of eighteen and forty-five one hundredths feet (18.45') from the northeast corner of said Parcel B; thence running

S 42 28' 45" E a distance of twenty-four and sixty-four one hundredths feet (24.64') to a point on the eastern lot line of Parcel B at land n/f of the City of Newton; thence running

S 01 47' 45" W a distance of fourteen and thirty-two one hundredths feet (14.32') along land N/F of said city of Newton to an angle; thence running

S 42 28' 45" E a distance of thirty-nine and fourteen one hundredths feet (39.14') to an angle; thence running

N 70 32' 2" E a distance of ten and eighty-seven one hundredths feet (10.87') along the said rear lot line the point of beginning.

Easement EA-6:

Beginning at a point on the southeast corner of Parcel B; thence running

N 01 47' 45" E a distance of sixty-eight and ninety-six one hundredths feet (68.96') along land N/F of said city of Newton to an angle; thence running

S 87 56' 43" E a distance of twenty and thirteen one hundredths feet (20.13') to an angle; thence running

S 02 03' 17" W a distance of ninety-three and seventy-one one hundredths feet (93.71') to a point along the northeast lot line of Parcel A; thence running

N 36 37' 39" W a distance of thirty-one and seventy-one one hundredths feet (31.71') to the point of beginning.

Easement EA-7:

Beginning at a point on the northwest corner of easement, EA-6; at a point along the eastern lot line of Parcel B; thence running

N 01 47' 45" E a distance of eighty-six and zero one hundredths feet (86.00') along land N/F of said city of Newton to an angle; thence running

MUTUAL EASEMENTS For 237-253 Watertown Street, Newton, Massachusetts

- S 87 56' 43" E a distance of twenty and fifty-two one hundredths feet (20.52) to an angle; thence running
- S 02 03' 17" W a distance of eighty-six and zero one hundredths feet (86.00') to an angle; thence running
- N 87 56' 43" W a distance of twenty and thirteen one hundredths feet (20.13') to the point of beginning.

Easement EA-8:

Beginning at a point on the southeast corner of Parcel B; thence running

- S 36 37' 39" E a distance of seventy-five and seventy-five one hundredths feet (75.75') along land N/F of said City of Newton to an angle; thence running
- S 01 57' 28" W a distance of one hundred twenty-eight and eighty-four one hundredths feet (128.84') along land N/F of the said City of Newton to an angle; thence running
- N 88 02' 32" W a distance of twenty-five and zero one hundredths feet (25.00'); thence running
- N 01 57' 28" E a distance of one hundred three and thirty-three one hundredths feet (103.33') to an angle; thence running
- N 12 45' 12" W a distance of fifty-three and forty-six one hundredths feet (53.46') to an angle; thence running
- N 87 59' 10" W a distance of sixty-nine and twenty-four one hundredths feet (69.24') to a point on the easement, EA-1; thence running
- Northerly along a curve to the right having a radius of thirty-five and zero one hundredths feet (35.00'), a length of ten and two one hundredths feet (10.02') along EA-1 to a point; thence running
- S 87 59' 10" E a distance of sixty-seven and one one hundredths feet (67.01') to an angle; thence running
- N 12 45' 12" W a distance of twenty-three and seventy-nine one hundredths feet (23.79') to an angle; thence running to the point of beginning.