

QUITCLAIM DEED

THE CITY OF LOWELL (the "City") a municipal corporation duly organized pursuant to the provisions of the Massachusetts General Laws, with a usual place of business at City Hall, 375 Merrimack Street, Lowell, Massachusetts 01852, for consideration of SEVEN HUNDRED FIFTY THOUSAND (\$750,000.00) DOLLARS paid, by periodic payment credits with imputed interest pursuant to a written agreement between Grantor and Grantee, having an agreed value over twenty years of One Million Three Hundred Eighty-nine Thousand Six Hundred (\$1,389,600.00) Dollars,

grants to

Nicholas C. Sarris and George D. Behrakis, as Trustees of City Barns Trust, under a declaration of trust dated October 5, 2001 (the "Buyer"), to be recorded herewith in the Middlesex County North District Registry of Deeds (the "Registry"),

WITH QUITCLAIM COVENANTS,

the land and buildings thereon in Lowell, Middlesex County, Massachusetts, known as and numbered 276 Broadway, 154 Adams Street, 168 Adams Street and 172 Adams Street, shown as Lot A on a plan entitled "Land Title Survey" Plan of Land in Lowell, MA for City Barns, LLC," prepared by Robert M. Gill & Associates, Inc., dated July 31, 2001, revised October 2, 2001, to be recorded in the Registry herewith, more particularly bounded and described as follows:

- NORTHERLY by Broadway, as shown on the Plan, 304.75 feet;
- EASTERLY by land now or formerly of Coastal Bank, SSB, as shown on the Plan, 56.65 feet;
- NORTHERLY by land of Coastal Bank SSB, Ronald L. Mireault et ux., Ray Allen et ux., and Hing Sok et ux., as shown on the Plan, 87.00 feet;
- EASTERLY by Adams Street, as shown on the Plan, 166.83 feet;
- SOUTHERLY by land of Hol Chitravuth et ux. and Hronis Demitropoulos et ux., as shown on the Plan, 87.00 feet;
- EASTERLY by land of Hronis Demitropoulos et ux., as shown on the Plan, 51.68 feet;
- SOUTHERLY by LaGrange Street, as shown on the Plan, 198.94 feet;
- SOUTHWESTERLY by Fletcher Street, as shown on the Plan, 287.16 feet; and
- NORTHWESTERLY by an arc with a length of 24.56 feet and a radius of 12.34 feet, as shown on the Plan.

Lot A contains, according to the Plan, 87,017 square feet.

10/19/2001 PLAN BK: 296 PAGE: 113

10/19/2001 12:00:05 29.00

10/19/2001 12:00:05 29.00

For Grantor's title, see the following:

1. Deed of Tappan Wentworth dated May 31, 1869, recorded in the Registry in Book 67, Page 244;
2. Final Judgment in Tax Lien Case No. 112585 T.L., recorded in the Registry in Book 9306, Page 303;
3. Final Judgment in Tax Lien Case No. 112587 T.L., recorded in the Registry in Book 9429, Page 118; and
4. Final Judgment in Tax Lien Case No. 112588 T.L., recorded in the Registry in Book 9429, Page 119.

Full compliance has been made with the provisions of Chapter 44, Paragraph 63A and Chapter 60, Section 77B, as amended, of Massachusetts General Laws.

Grantee acknowledges receipt of a copy of Massachusetts General Laws, Chapter 7, Section 40J and agrees to comply therewith.

Since the City of Lowell is a party to this deed no documentation stamps are required per Mass. G.L. Chapter 64D, Section 1.

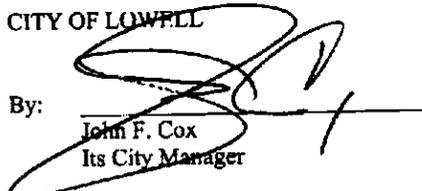
For authority see City Council Vote dated MAY 8, 2001 recorded herewith.

Property Address: 276 Broadway, 154, Adams Street, 168 Adams Street and 172 Adams Street, Lowell, Massachusetts
 Grantees' Address: City Barns Trust, 187 Pevey Street, Lowell, Massachusetts

WITNESS the execution of this instrument under seal as of this 5th day of October, 2001.

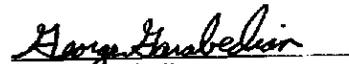
CITY OF LOWELL

By:



John F. Cox
 Its City Manager

By:



George Garabedian
 Its Collector of Taxes

BK 12237PG291

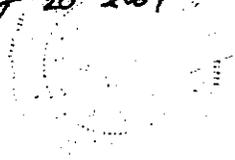
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 5, 2001

Then personally appeared the above-named John Cox, City Manager and acknowledged the foregoing to his free act and deed and the free act and deed of the City of Lowell, before me.


Notary Public DAVID J. FENTON
My Commission Expires: SEPT 20 2007



END OF DOCUMENT

