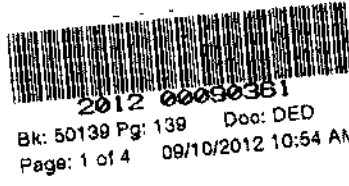


8/27/12
9.7.12



After recording, return to:
Rebecca A. Lee, Esq.
Edwards Wildman Palmer LLP
111 Huntington Avenue
Boston, MA 02199

Attested hereto
Francis M. Roache
Francis M. Roache
Register of Deeds

QUITCLAIM DEED

A portion of 135 A Street, Boston, Massachusetts

The undersigned, the UNITED STATES POSTAL SERVICE, an independent establishment of the Executive Branch of the federal government, with a business address of 475 L'Enfant Plaza SW, Room 6611, Washington, D.C. 20260-1861 ("Grantor") for consideration paid and in full consideration of the payment of Ten Million Three Hundred Thousand and 00/100 Dollars (\$10,300,000), hereby GRANTS to AP CHANNEL CENTER GARAGE LLC, a Delaware limited liability company having an address of c/o AREA Property Partners, Two Manhattanville Road, 2nd Floor, Purchase, New York 10577 ("Grantor"), with QUITCLAIM COVENANTS, the land located in Boston, Suffolk County, Massachusetts, as more particularly described on Exhibit A attached hereto and made a part hereof, together with all improvements thereon and appurtenant rights belonging thereto (the "Real Estate").

This conveyance is made subject to (i) all recorded easements, conditions, restrictions and agreements and all other matters of record that lawfully apply to the Real Estate or any part thereof, including without limitation, that certain Notice of Activity and Use Limitation made as of May 18, 2009 by the Grantor and recorded with the Suffolk County Registry of Deeds (the "Registry") in Book 45005, Page 320, and (ii) all real estate taxes accruing after the date hereof.

A portion of the Real Estate hereby conveyed is a portion of the premises described in a Judgment of Condemnation dated December 27, 1939, recorded with the Registry at Book 5832, Page 146, and in a Decree, dated March 5, 1940, recorded with the Registry at Book 5843, Page 306. The Grantor is the successor-in-interest to the United States of America by an interagency agreement entered into pursuant to 39 U.S.C. s. 2002(c).

[End of Page]

PLEASE RETURN TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
133 FEDERAL STREET, 12TH FLOOR
BOSTON, MA 02110 12-0180

Plan
① Book 2012 Page 327

WITNESS the execution hereof, under seal, as of the 7 day of September, 2012.

GRANTOR:

UNITED STATES POSTAL SERVICE, an independent establishment of the Executive branch of the federal government



By: TA Samra
Name: Tom A. Samra
Title: USPS Contracting Officer
Vice President, Facilities

STATE OF _____)
District of Columbia) ss.
County of _____)

On this 21 day of AUGUST, 2012, before me, the undersigned notary public, personally appeared Tom A. Samra, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as the USPS Contracting Officer, Vice President, Facilities of the UNITED STATES POSTAL SERVICE, an independent establishment of the Executive Branch of the federal government.

Shirley A. Asia
Notary Public Shirley A. Asia
My Commission Expires: Feb. 14, 2016

[Signature page to Quitclaim Deed]