



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

PLANNING & COMMUNITY
DEVELOPMENT

2021 AUG -11 P 2:19

Docket No. 3665

1. Property Address 645 Massachusetts Avenue, Arlington MA 02476
Name of Record Owner(s) Key West Realty LLC Phone _____
Address of Owner 63 Trapelo Road, Belmont MA 02478
Street City, State, Zip
2. Name of Applicant(s) (if different than above) JPMorgan Chase Bank NA
Address 1111 Polaris Parkway Columbus OH 43240 Phone c/o 617.874.0131
Status Relative to Property (occupant, purchaser, etc.) Occupant
3. Location of Property 645 Massachusetts Avenue, Arlington MA 02476 05-07-7
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 50073, Page 393;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____
5. Present Use of Property (include # of dwelling units, if any) Presently a restaurant
6. Proposed Use of Property (include # of dwelling units, if any) Proposed Commercial Bank Branch
7. Permit applied for in accordance with the following Zoning Bylaw section(s)

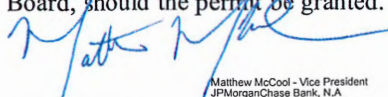
| | |
|---------------|------------------------------------------------|
| <u>3.4</u> | <u>Environmental design review</u> |
| <u>6.1.4</u> | <u>Table of Off-Street Parking Regulations</u> |
| <u>6.1.12</u> | <u>Bicycle Parking</u> |

section(s)

title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that _____ is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 645 Massachusetts Avenue, Arlington MA 02476 which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.


Matthew McCool - Vice President
JPMorganChase Bank, N.A.

Signature of Applicant(s)

100 International Dr, Floor 21
Baltimore, MD, 21202-4673, United States

Address

410-949-2150

Phone



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

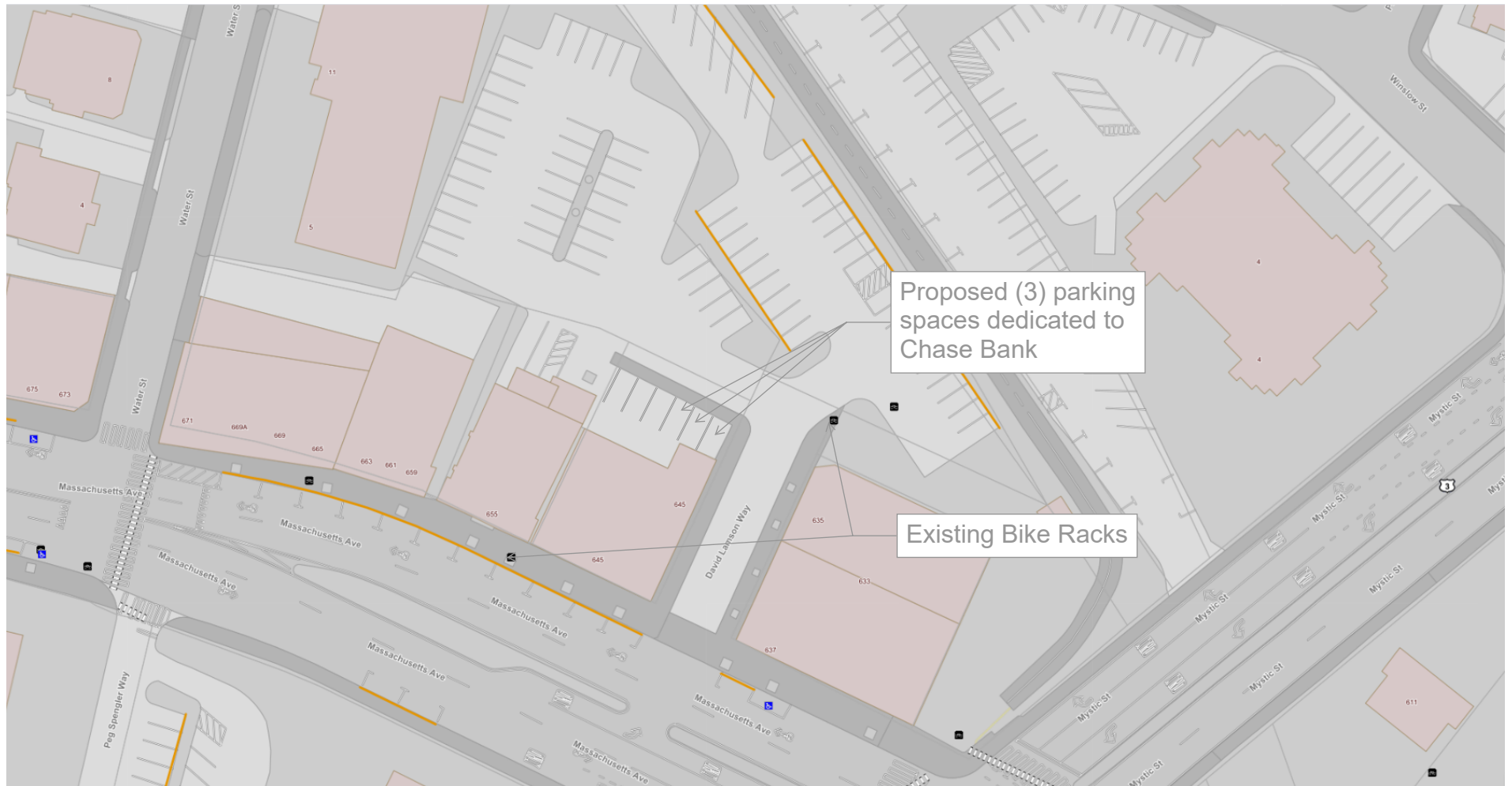
Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- X Dimensional and Parking Information Form (see attached)
- X Site plan of proposal
- NA Model, if required
- X Drawing of existing conditions
- X Drawing of proposed structure
- NA Proposed landscaping. May be incorporated into site plan
- X Photographs
- X Impact statement
- X Application and plans for sign permits
- NA Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

| | | |
|-------|------------------------------------------------------|-------------|
| _____ | Special Permit Granted | Date: _____ |
| _____ | Received evidence of filing with Registry of Deeds | Date: _____ |
| _____ | Notified Building Inspector of Special Permit filing | Date: _____ |



Proposed (3) parking spaces dedicated to Chase Bank

Existing Bike Racks

Project Details

| | | | |
|------------------|---------------------------------------------------------------|----------|---|
| Project Name: | Arlington Mass Ave P373597 | DND#: | 0 |
| Branch Name: | | Region: | |
| Document Name: | 20210701_Arlington Mass Ave_Brand Book_DRC PENDING.pdf | Market: | |
| DRC Date: | 07/06/2021 | Address: | |
| OVP#: | 38100P373597 | City: | |
| Program: | New Build Program | State: | |
| | <input type="checkbox"/> ATM - Offline | Zip: | |
| | <input type="checkbox"/> BBI - Offline | | |
| | <input type="checkbox"/> Large Cap Retrofit | | |
| | <input type="checkbox"/> Merch Only – Offline | | |
| | <input checked="" type="checkbox"/> NB - Regular or Expansion | | |
| | <input type="checkbox"/> Path | | |
| Project Program: | <input type="checkbox"/> Path of Travel - Offline | | |
| | <input type="checkbox"/> Relocations | | |
| | <input type="checkbox"/> Retrofit - BAU - Offline | | |
| | <input type="checkbox"/> Retrofit - Community - Offline | | |
| | <input type="checkbox"/> Retrofit - Companion - Offline | | |
| | <input type="checkbox"/> RSU | | |
| | <input type="checkbox"/> Signage - Offline | | |
| Project Type: | New Build Signage/Elevation | | |
| Designer: | Kanishka Moham Salehi | | |
| Status: | Approved | | |

| Comment | By | On |
|-----------------------------------------------------------------------------------|----------------------|------------------|
| AV Approved. If AV changes during any phase of the project contact Allison Howard | Allison Miche Howard | 7/2/2021 |
| Approver | Approval Status | Responded |
| Ashlee Jo Kelly | Approved | 07/08/2021 15:38 |
| Robert John Placek | Approved | 07/06/2021 11:14 |
| Tiffany Anne McLeod | Approved | 07/08/2021 08:24 |

CHS.NB.961

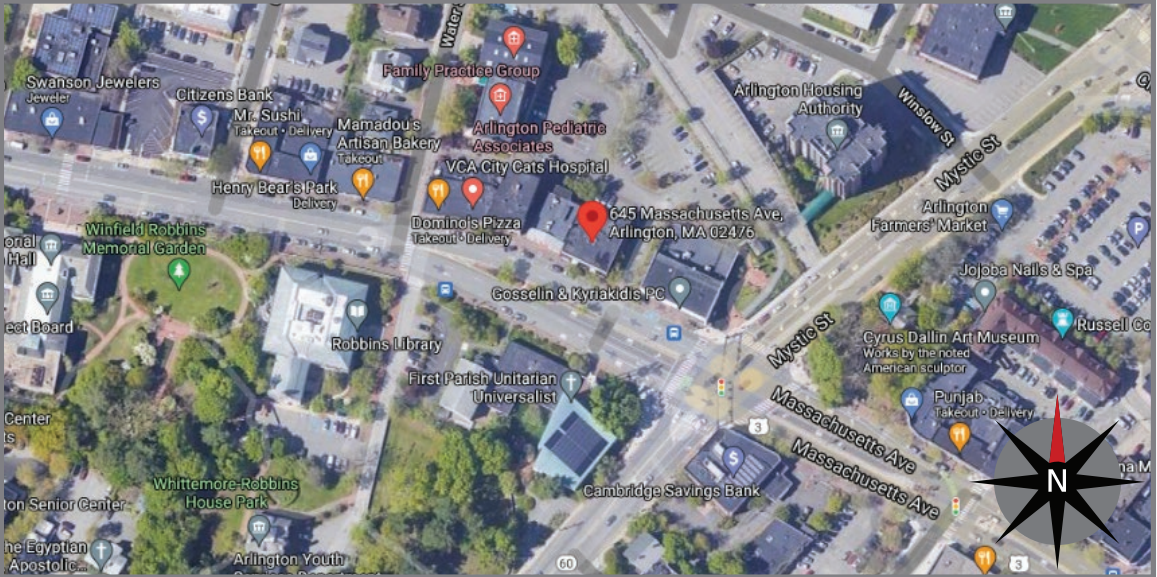
ARLINGTON MASS AVENUE

645 Massachusetts Avenue
Arlington, MA 02476



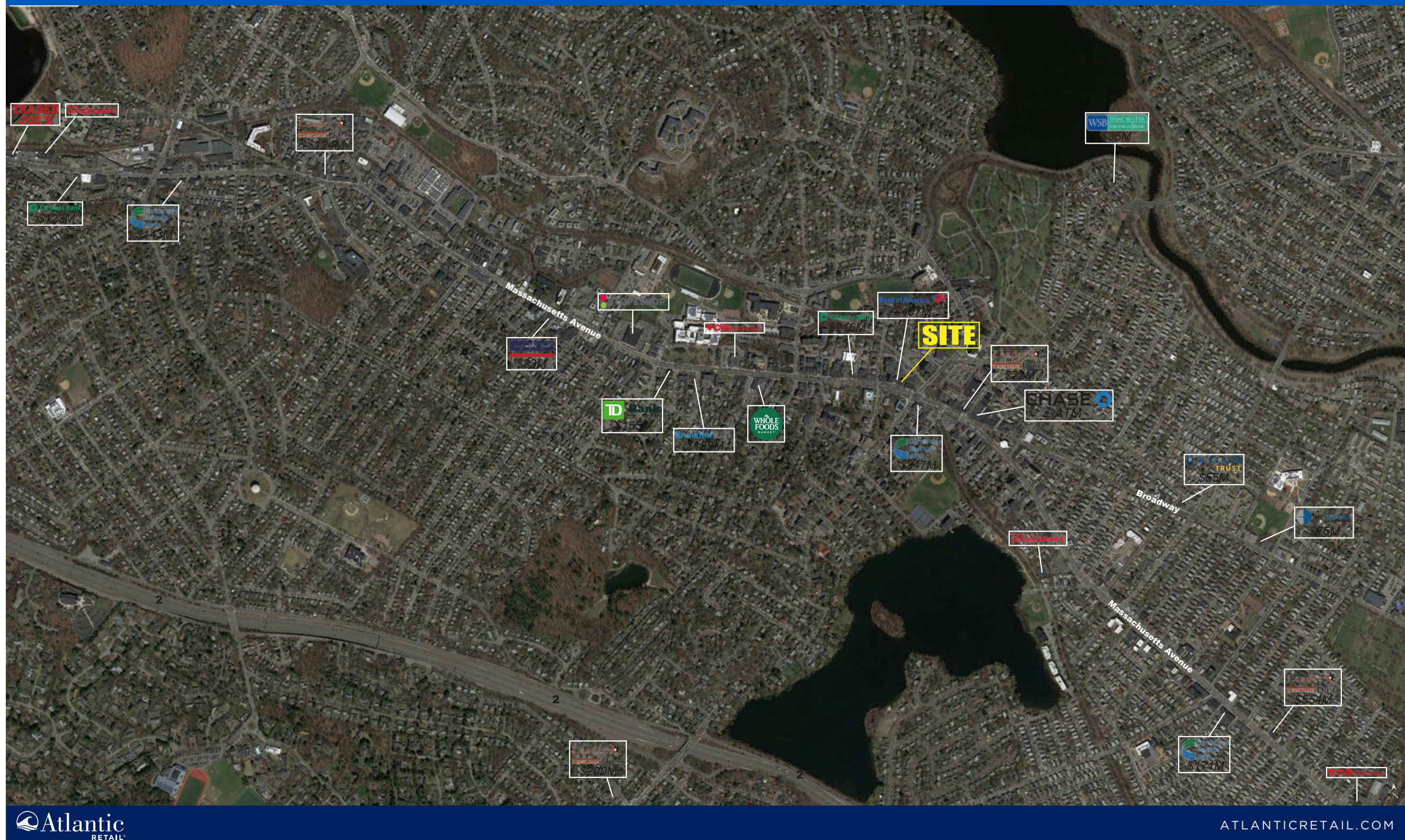
REVISION NOTES:

| | | |
|----------|-----|-------------------------------------------------------------|
| 06.23.21 | JM | Delete Octagons from All Awnings. Add Option 2, E12 and E13 |
| 07.01.21 | RJW | Revised as noted. |



B95122

ARLINGTON, MA



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CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM

CREATED - 06.17.21

DRAWING - B95122



PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

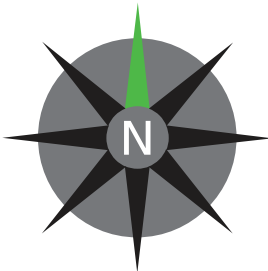
707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065
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Exterior Scope of Work

| | | | |
|-----|------------------|--------------------------------------------------------------|--------|
| E01 | LIF-R-BLK-18-LED | BLACK W/ BLUE OCT DAY/NIGHT ILLUM CHNL LTRS - TOP MTD RCWY | 20.7SF |
| E02 | NMP-XX | DARK NICKEL METAL PANEL | |
| E03 | F-6 | DOUBLE-FACED ILLUMINATED FLAG MOUNTED SIGN | 8.2SF |
| E04 | NMP-XX | DARK NICKEL METAL PANEL | |
| E05 | LIF-WBO-14-LED | WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS | 12.7SF |
| E06 | NMP-XX | DARK NICKEL METAL PANEL | |
| E07 | TC-W-A-RE | WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED) | 2SF |
| E08 | TC-W-A-RE | WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED) | 2SF |
| E09 | TC-W-A-RE | WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED) | 2SF |

ALL SIGNS TO BE
REVIEWED/APPROVED
BY HRC



Exterior Signs
Interior Signs



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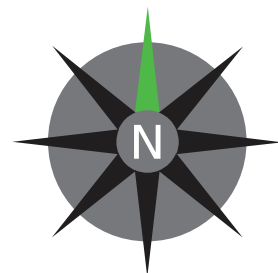
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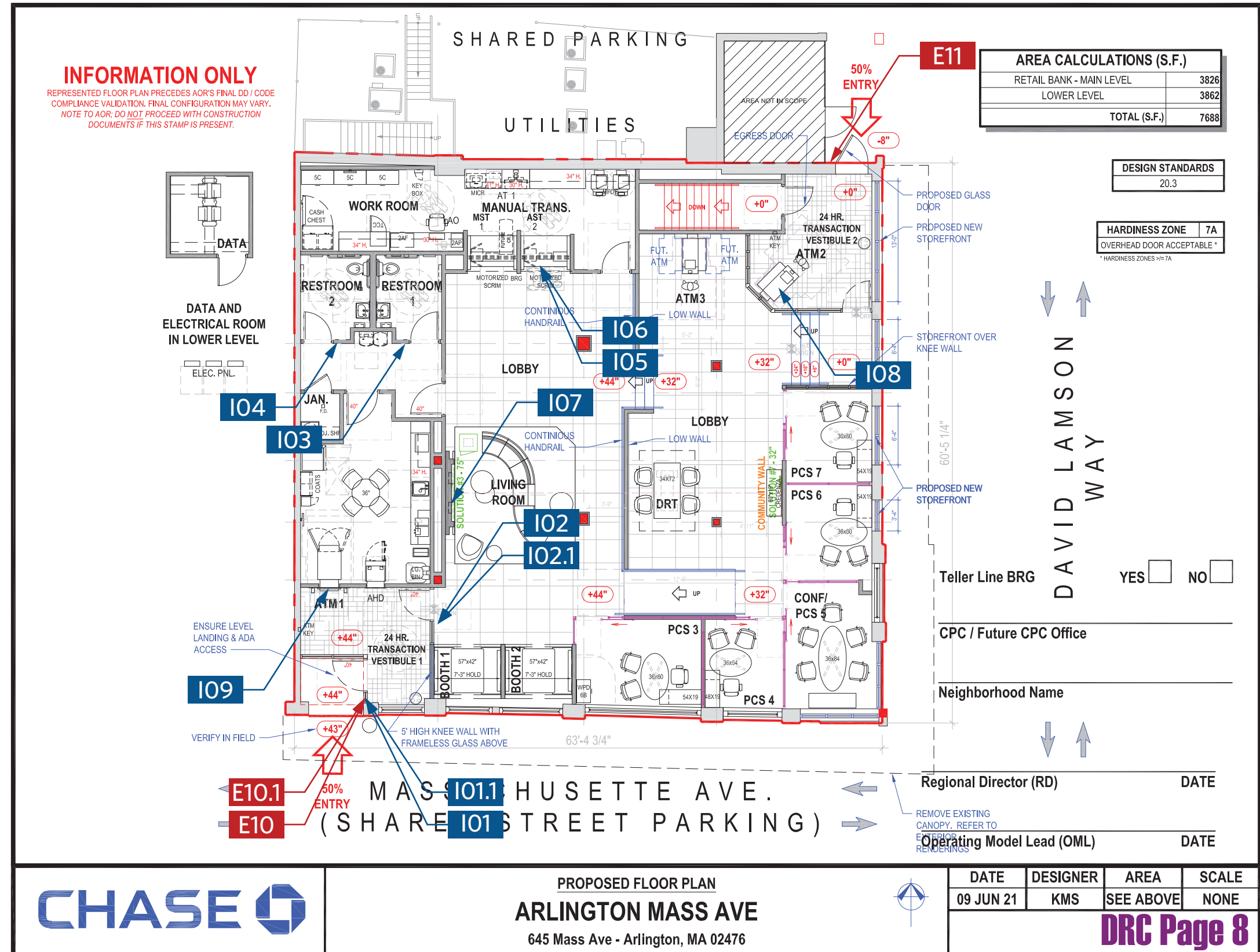
Floor Plan

Interior Scope of Work

| | | | |
|-------|----------------------------|----------------------------------------------------|-------|
| I01 | ADA-EX | ADA HANDICAPPED EXIT PLAQUE | .25SF |
| I01.1 | CUST-VIN | MATCHING BRONZE VINYL BACKER | |
| I02 | ADA-EX | ADA HANDICAPPED EXIT PLAQUE | .25SF |
| I02.1 | CUST-VIN | MATCHING BRONZE VINYL BACKER | |
| I03 | ADA-RRAG-A-G | ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE | 1.4SF |
| I04 | ADA-RRAG-A-G | ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE | 1.4SF |
| I05 | ADA-TW | ADA TELLER WALL SIGN | .1SF |
| I06 | ADA-TW-ALS | ADA TELLER WINDOW - ASSISTIVE LISTENING SYSTEM | .1SF |
| I07 | TPL-BTR-B-24 | 24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON | 4SF |
| I08 | eATM-PANEL-SINGLE-SIDE-CAR | BRANDING PANEL FOR SINGLE SIDE CAR eATM 3.0 | |
| I09 | SUR-TTW-U-4-TP | ILLUMINATED THIN PROFILE ATM SURROUND | 33SF |
| E10 | ADA-EP | ADA HANDICAPPED ENTRANCE PLAQUE | .25SF |
| E10.1 | CUST-VIN | MATCHING BLUE VINYL BACKER | |
| E11 | ADA-EP-NA | ADA HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE | .38SF |



- Exterior Signs
- Interior Signs

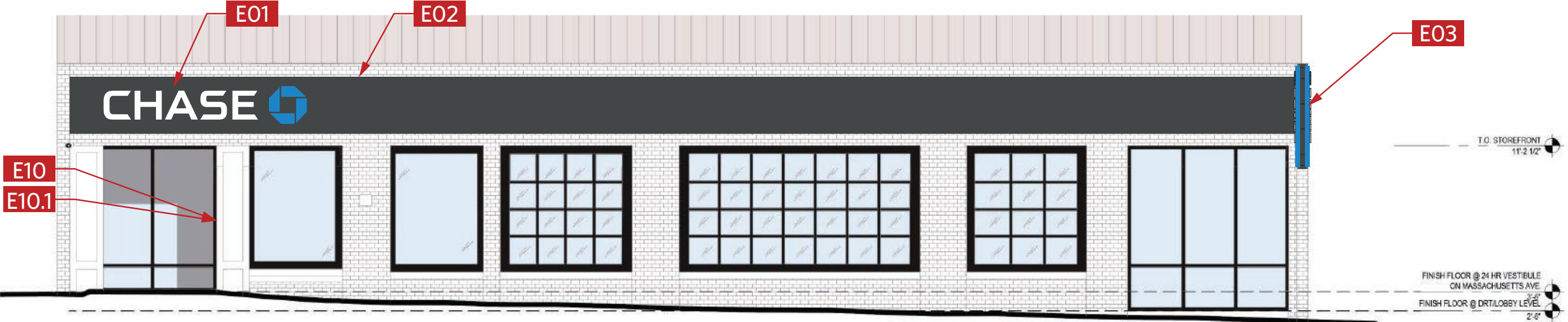


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645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

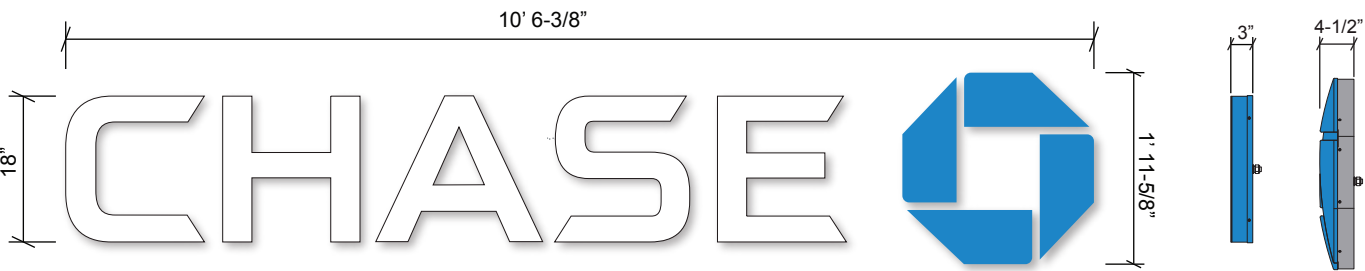


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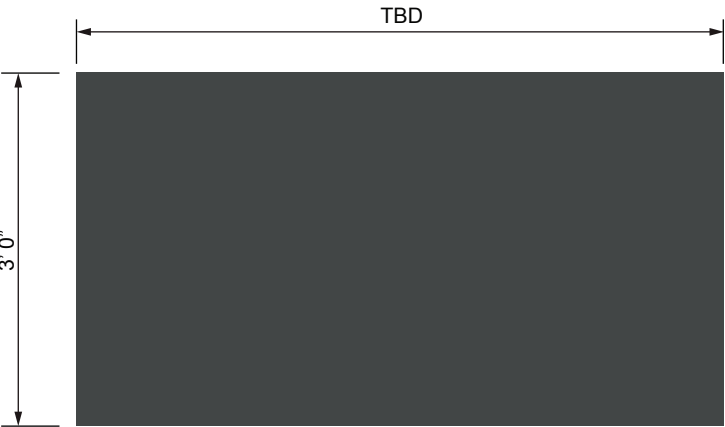


South Elevation - Massachusetts Ave

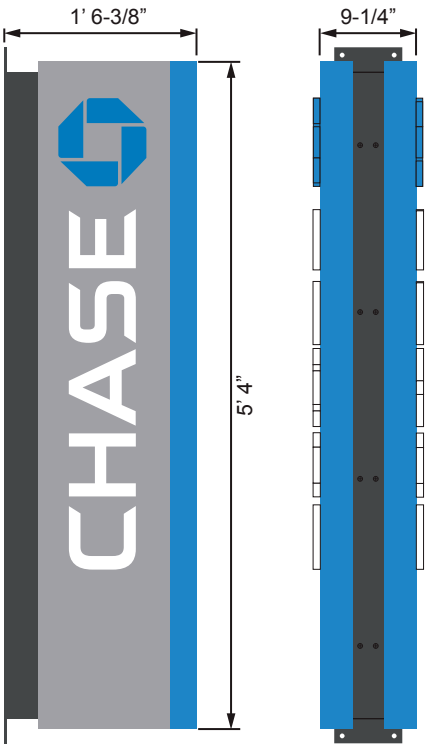
SIGN E10 NOT SEEN FROM THIS ANGLE



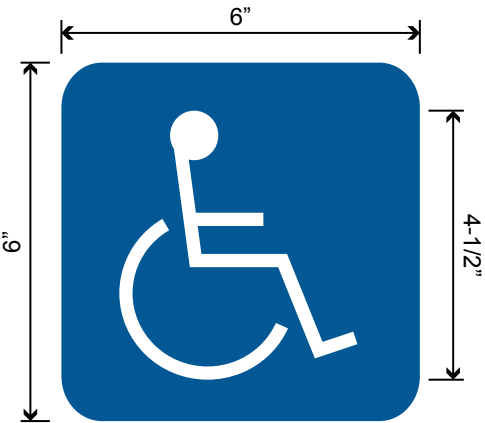
LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



F-6
ILLUMINATED FLAG SIGN
SCALE: NTS



ADA-EP
HANDICAPPED ENTRANCE PLAQUE
SCALE: NTS

CUST-VIN
MATCHING BLUE VINYL BACKER
SCALE: NTS



SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.



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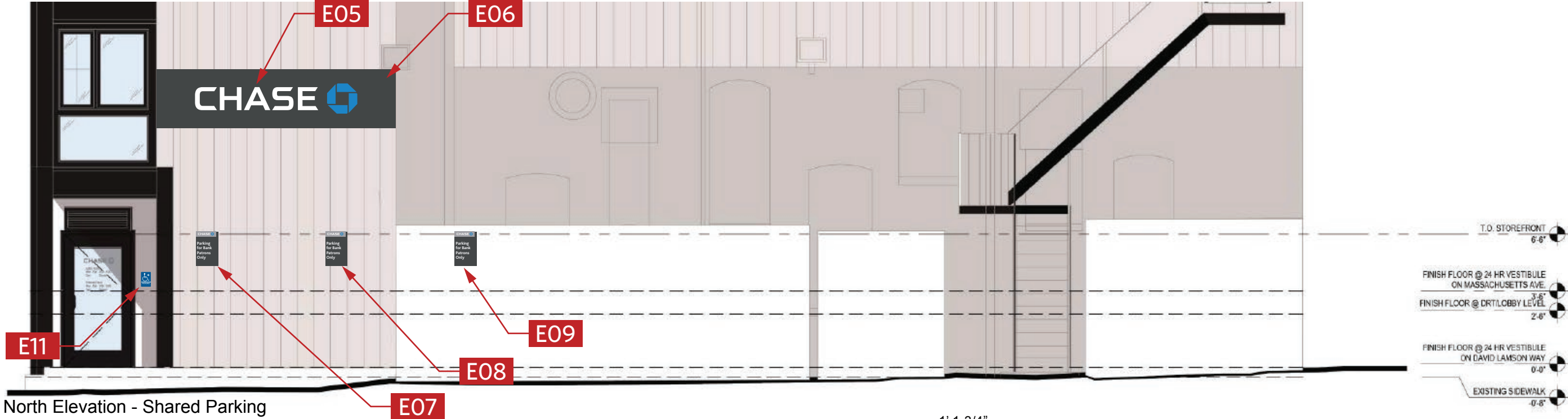
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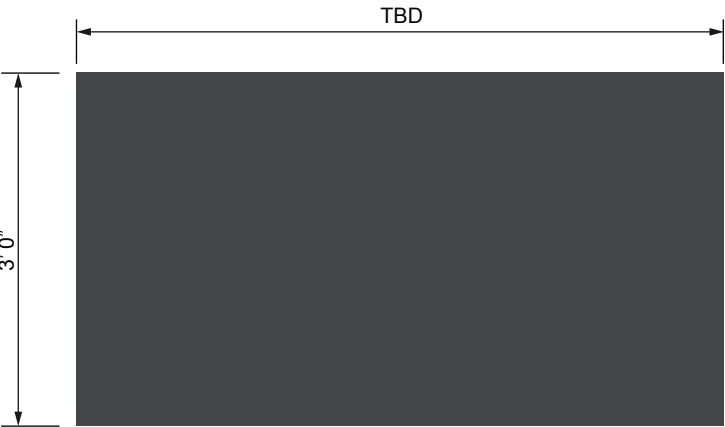
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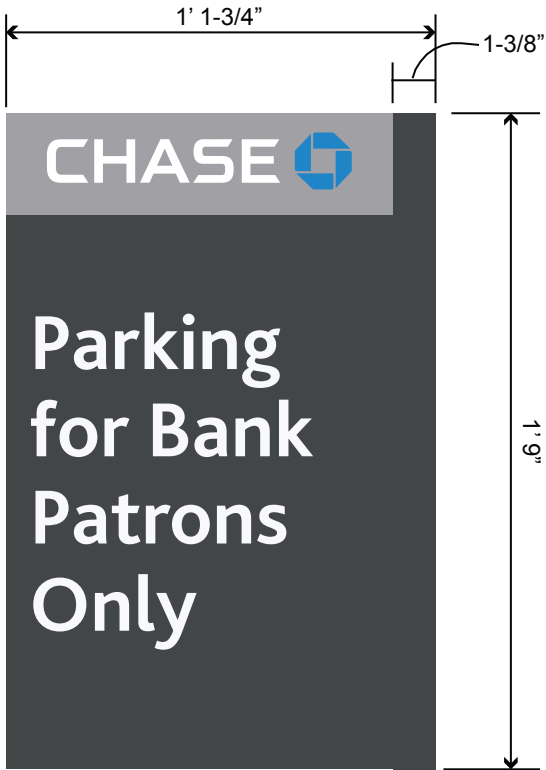
NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



LIF-WBO-14-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



TC-W-A-RE
WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF
SCALE: NTS



ADA-EP-NA
HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE
SCALE: NTS



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Arlington, MA 02476

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CREATED - 06.17.21
DRAWING - B95122

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ARCHITECTURAL RENDERING - CORNER ELEVATION



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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION

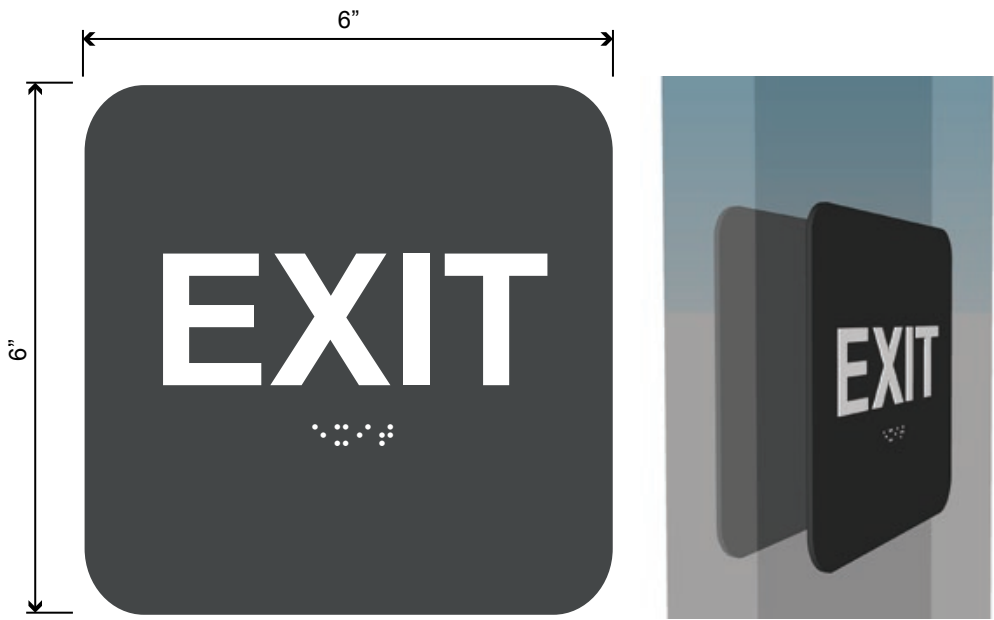


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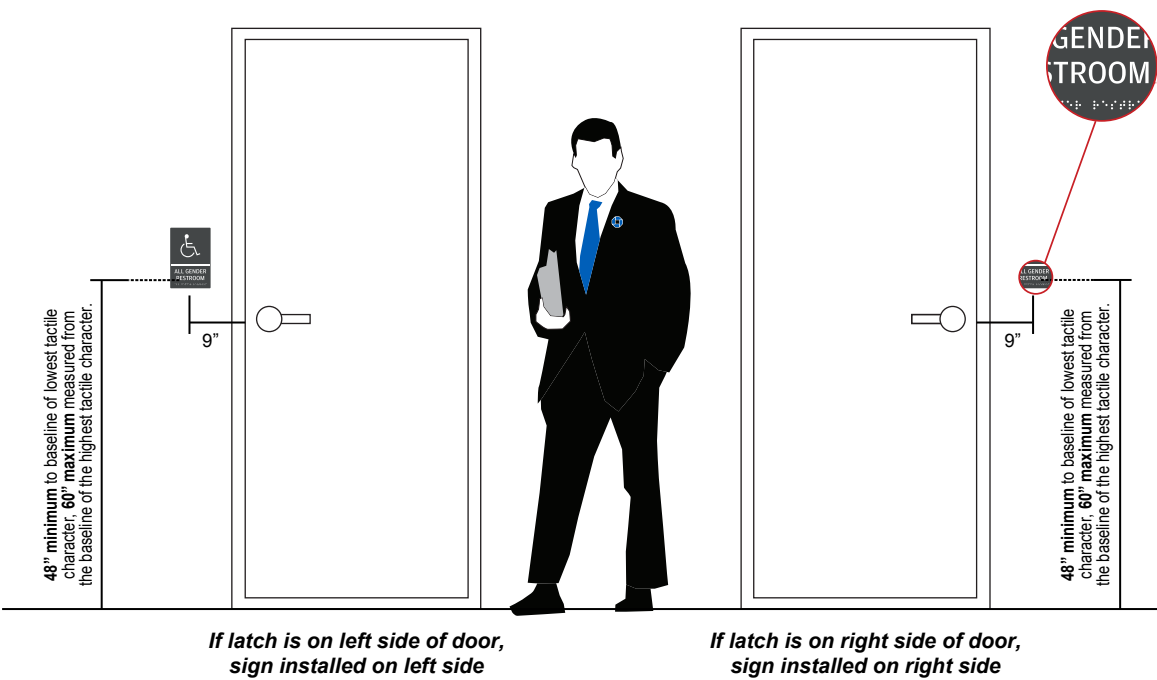
ADA-EX
HANDICAPPED EXIT PLAQUE
SCALE: NTS

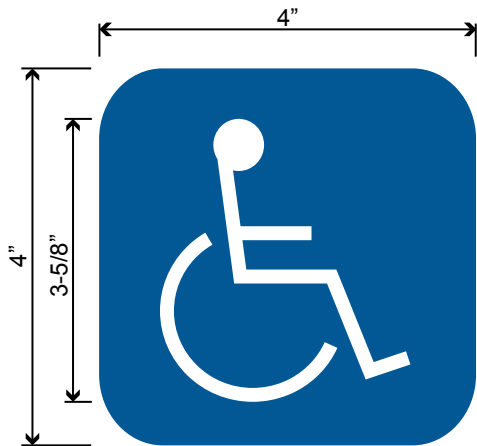
CUST-VIN
MATCHING BRONZE VINYL BACKER
SCALE: NTS

**SIGN I01 MOUNTS
BACK-TO-BACK WITH
SIGN E10.**

ADA-RRAG-A-G All Gender Neutral Restroom Signage
for Restrooms that **ARE** Accessible

- Tactile sign identifying an accessible restroom entrance.
- Mounted on the wall, next to the door, on the latch side of the door.
- Acrylic tactile signs designed to meet Federal ADA 2010 ADAAG standards.

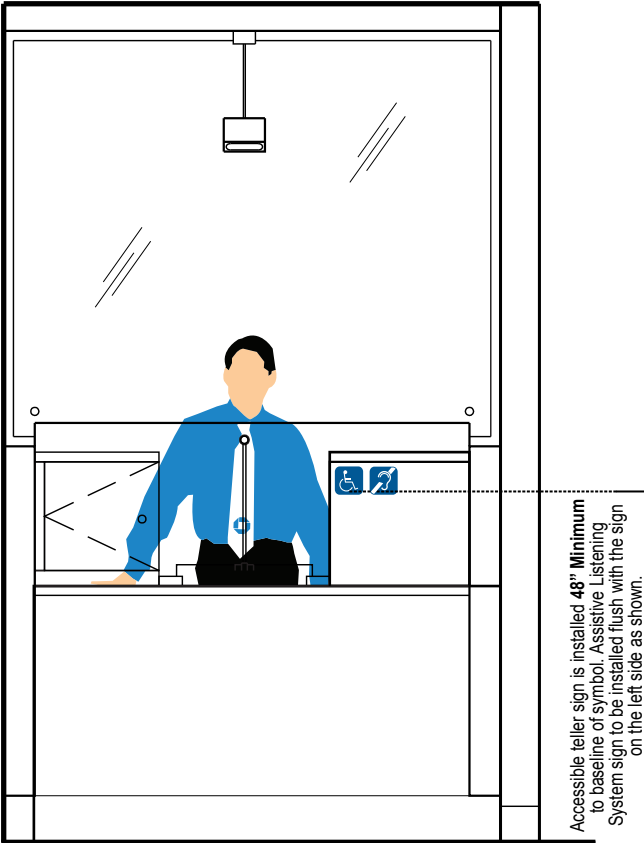




ADA-TW
ADA TELLER WALL SIGN
SCALE: NTS



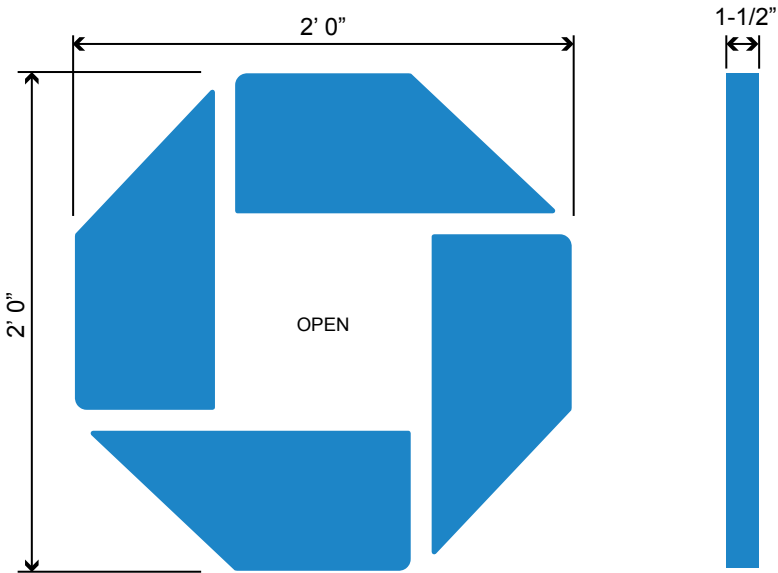
ADA-TW-ALS
ADA TELLER WALL SIGN - ASSISTIVE LISTENING SYSTEM
SCALE: NTS



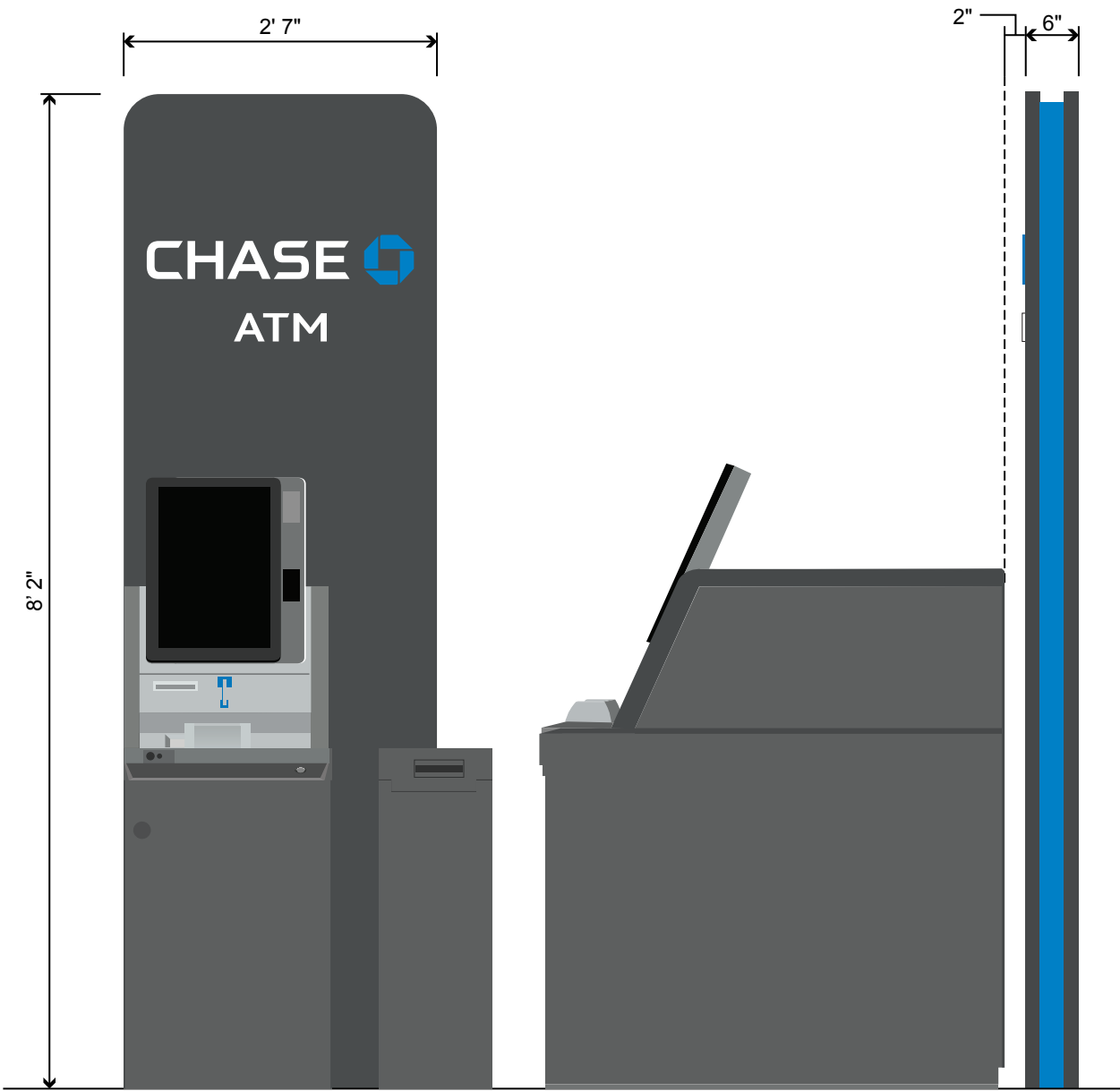
**Placement at Modular Teller Stations
with Bullet-Resistant Glass**



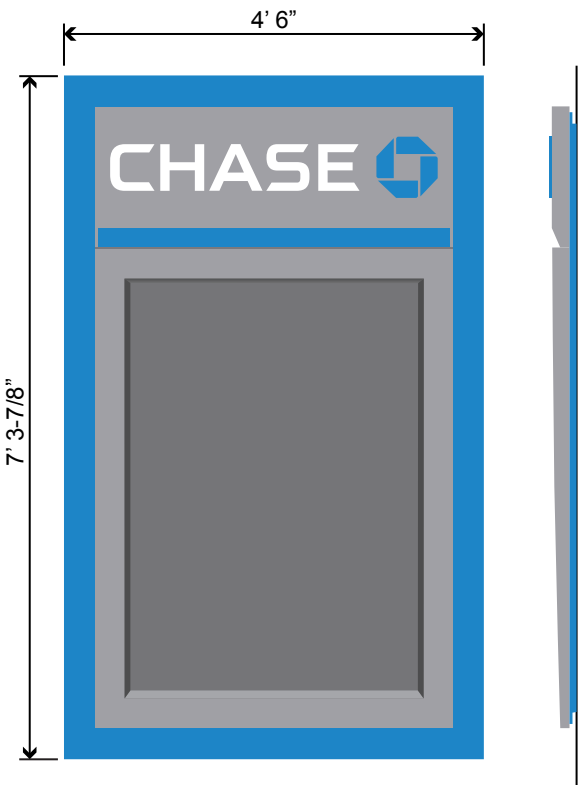
For Reference Only



TPL-BTR-B-24
24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON - 4SF
SCALE: NTS
NOTE: Octagon to be Purchased from Bitro.



eATM-PANEL-SINGLE-SIDE-CAR
BRANDING PANEL FOR SINGLE SIDE CARE eATM 3.0
SCALE: NTS



SUR-TTW-U-4-TP
THIN PROFILE ATM SURROUND - 33SF
SCALE: NTS



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Survey Photos



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Approach Photos



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| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Code Allowances - Completed by Sign Vendor | |
| General Info | |
| Zoning Designation | B-5, Central Business |
| Temporary Signs | |
| Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many? | Downtown location not suitable for F/S signs |
| Are temporary banners allowed? If so, for how long? | n/a |
| Are fly guys allowed? If so, for how long? | n/a |
| Primary Ground Sign | |
| Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed? | Downtown location not suitable for F/S signs |
| If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements) | n/a |
| List the set back requirements. | n/a |
| Building Sign | |
| Prototypical FS branch - Will code allow our standard illuminated bldg. sign package (30" letterset on front & sides, 24" letterset on the rear)? Please list size and locations of signs allowed. | 1 sign per street, no SF limitations; no flashing/blinking |
| If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements)? | n/a |
| In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination). | n/a |
| Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements. | 25% window area |
| ATM Topper- does this count against our overall allowable sf.? Is illumination allowed? | ATM signs subject to review and approval |
| Are decorative logos allowed (EFIS octagon)? Does it count against overall SF? | n/a |
| Directional / Regulatory Signs | |
| Is our standard directional and regulatory sign package allowed? | Downtown location not suitable for F/S signs |
| If not, what are the variables/restrictions? | n/a |
| Awnings / ATM Sunscreens | |
| Are branded awnings allowed? | yes |
| What if any restrictions are there (Illumination, color/materials, min & max projection)? | 8' clearance, no SF limitation, see add'l comments |
| Are ATM sunscreens allowed? Do they count against overall SF? | ATM signs subject to review and approval |
| Other Governing Agencies | |
| Identify other governing agencies that could override code (ARB, HRB, PUD, etc) and list the known restrictions. | ALL SIGNS TO BE REVIEWD AND APPROVED BY the ARLINGTON HISTORICAL COMMISSION |
| Permitting / Variance Process | |
| What is the application process and timing for variance approval ? What are the variance application fees? | 2-3 months |
| What is the likelihood of being granted a variance with this municipality? | 25% |
| Architectural Lighting | |
| Is Architectural lighting allowed? Does it count against overall SF? List provisions. | no flashing/blinking. NO SIGNS TO BE ILLUMINATED FROM 12am - 6am |
| Additional Comments | |
| Please list any additional comments | Permitted 2 of the following categories of signs: wall sign, window sign, awning sign |



July 28, 2021

Town of Arlington
Redevelopment Board
730 Mass Ave. Annex
Arlington, MA 02476

Re: Application for Special Permit Review, 645 Massachusetts Avenue

The whom it may concern;

The following information is regarding a proposed Chase Bank facility at 645 Massachusetts Avenue, Arlington MA. The project will entail the installation of a new financial center in the location formerly occupied by Not Your Average Joe's restaurant and bar. The project will involve work on the first floor of the building and is an interior renovation, not exceeding the building limits.

Please see below, provided to meet the informational requests of the Petition for Special Permit under Environmental Design Review, per section 3.4 of the Arlington Zoning Bylaw for Applicability.

1. Preservation of Landscape: The proposed Chase Bank will be within the existing building limits. As such, the proposed project will not impact any of the existing landscape.
2. Relation of buildings to environment: The proposed project is largely contained in the first floor of the existing two-storey building, so the relationship of the existing building to the adjacent structures will be maintained. Additionally, exterior materials (largely brick) will be maintained, retaining the current building's character.
3. Open Space: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not alter any existing open space.
4. Circulation: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not alter any existing circulation. The bank will have two entrances, one in the front, one in the rear facing the parking lot.
5. Surface Water Drainage: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not impact any existing surface water drainage, nor will it contribute any new load to the drainage systems.
6. Utility Service: Chase Bank intends to reuse the existing utilities that were feed the prior tenant (Not Your Average Joe's). This includes electrical, gas, water, sewer, and fire sprinkler services.



The bank, in all likelihood, will use significantly less utilities and resources than the prior restaurant use.

7. Advertising Features: The bank is proposing a set of 18" internally illuminated channels over the entrance on Massachusetts Avenue. The bank is also proposing a set of 14" internally illuminated letters at the rear entrance, facing the parking lot. The (2) building letter sets comply with section 6.2.8 of the zoning by-laws. Refer to attached for additional information on the proposed signage package.
8. Special Features: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The bank proposes to remove the existing awning from the front and side of the building as part of the project. While the existing equipment area in the rear of the building is to remain, the bank use will require significantly less equipment, and will remove any of those features made obsolete by the conversion such as the exhaust system, exterior storage, and food waste containment.
9. Safety: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The existing life safety systems, including fire alarm and fire sprinkler, will be modified as needed based on the proposed work to maintain all current and required life safety requirements. The project will not impact the exterior sidewalks, posing no impact to public safety beyond the confines of the building.
10. Heritage: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The building will mostly maintain the existing building materials and character, as not to impact the character of the building or the streetscape.
11. Microclimate: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not pose any new impact on the microclimate of the area.
12. Sustainable building and Site Design: Chase Bank incorporates sustainable measures into their projects. While the building is not a LEED building Chase still takes measures in the form of energy efficient HVAC systems, efficient plumbing fixtures, LED light fixtures, and products incorporating low/no VOCs and recycled content.

In addition to the above, Chase bank is seeking relief on the parking requirements in the Zoning By-Laws. Section 6.1.4 of the By-Laws indicate that a business use would be required to provide 1 space per 500sf of gross floor area. Since the proposed Chase Bank space is 3,826sf on the first floor (customer floor), that would require 8 parking spaces. The landlord is providing the bank with 3 dedicated spaces for their use, which falls short of the 8 space requirement. Since the Chase Bank space has on-street parking directly in front along Massachusetts Avenue and a large municipal parking lot directly behind, Chase Bank is seeking relief from the requirement in the By-Laws.

Chase bank is seeking relief on the bicycle parking requirements in the Zoning By-Laws. Section 6.1.12 of the By-Laws indicate that a business use would be required to provide .3 spaces per 1000sf of gross floor area. . Since the proposed Chase Bank space is 3,826sf on the first floor (customer floor), that would require 1.2 spaces (rounds up to 2). Since the Chase Bank space has a bicycle rack in the sidewalk directly



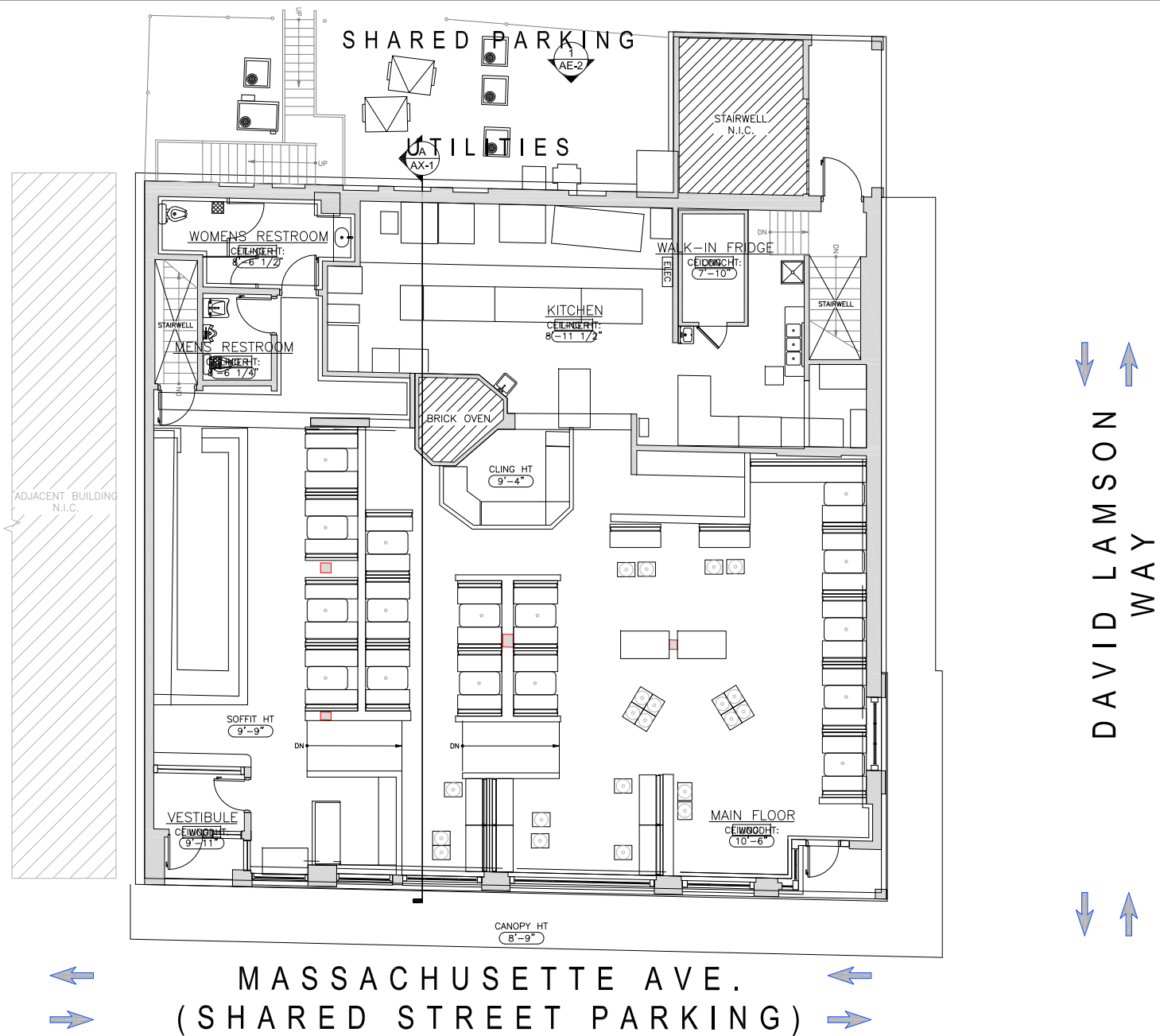
in front along Massachusetts Avenue and 6 racks in the large municipal parking lot directly behind, as well as pay per ride bicycles, Chase Bank is seeking relief from the requirement in the By-Laws.

Please let us know should any further information be required.

Sincerely,

James Lalli
Director of Architecture - Financial
908.462.9949 | jlalli@core-states.com





EXISTING FLOOR PLAN
ARLINGTON MASS AVE
 645 Mass Ave - Arlington, MA 02476

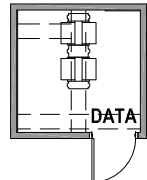


| DATE | DESIGNER | AREA | SCALE |
|-----------|----------|--------------|-------|
| 09 JUN 21 | KMS | AREA sq. ft. | NONE |

DRC Page 6

INFORMATION ONLY

REPRESENTED FLOOR PLAN PRECEDES AOR'S FINAL DD / CODE COMPLIANCE VALIDATION. FINAL CONFIGURATION MAY VARY. NOTE TO AOR; DO NOT PROCEED WITH CONSTRUCTION DOCUMENTS IF THIS STAMP IS PRESENT.



DATA AND ELECTRICAL ROOM IN LOWER LEVEL



SHARED PARKING

UTILITIES

50% ENTRY

EGRESS DOOR

AREA CALCULATIONS (S.F.)

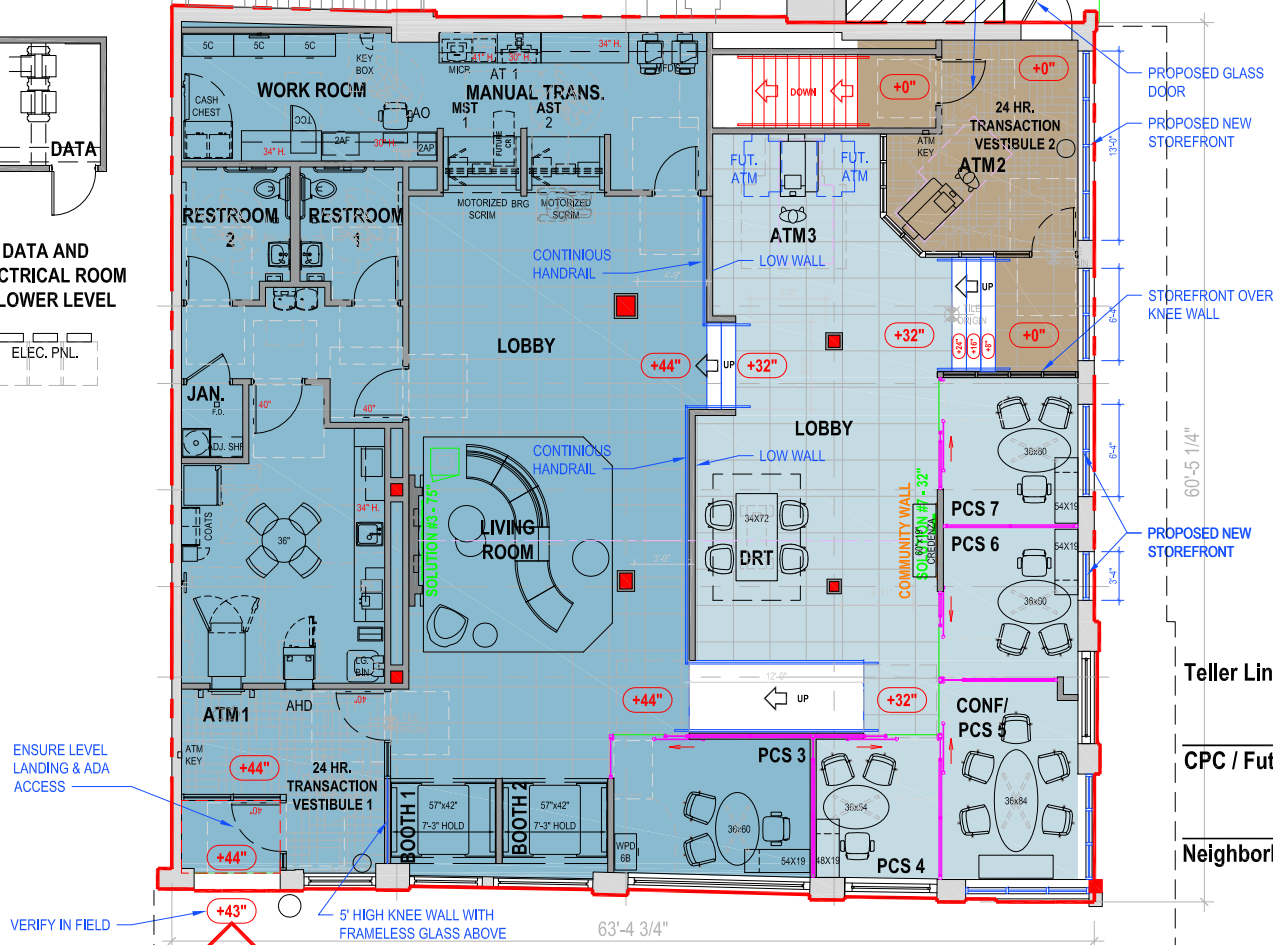
| | |
|--------------------------|-------------|
| RETAIL BANK - MAIN LEVEL | 3826 |
| LOWER LEVEL | 3862 |
| TOTAL (S.F.) | 7688 |

DESIGN STANDARDS

20.3

HARDINESS ZONE 7A

OVERHEAD DOOR ACCEPTABLE *
* HARDINESS ZONES >= 7A



DAVID LAMSON WAY

Teller Line BRG

YES ☐ NO ☐

CPC / Future CPC Office

Neighborhood Name

Regional Director (RD)

DATE

Operating Model Lead (OML)

DATE



PROPOSED FLOOR PLAN ARLINGTON MASS AVE

645 Mass Ave - Arlington, MA 02476

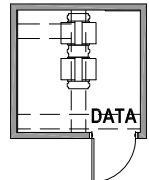


| DATE | DESIGNER | AREA | SCALE |
|-----------|----------|-----------|-------|
| 09 JUN 21 | KMS | SEE ABOVE | NONE |

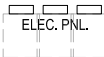
DRC Page 7

INFORMATION ONLY

REPRESENTED FLOOR PLAN PRECEDES AOR'S FINAL DD / CODE COMPLIANCE VALIDATION. FINAL CONFIGURATION MAY VARY. NOTE TO AOR; DO NOT PROCEED WITH CONSTRUCTION DOCUMENTS IF THIS STAMP IS PRESENT.

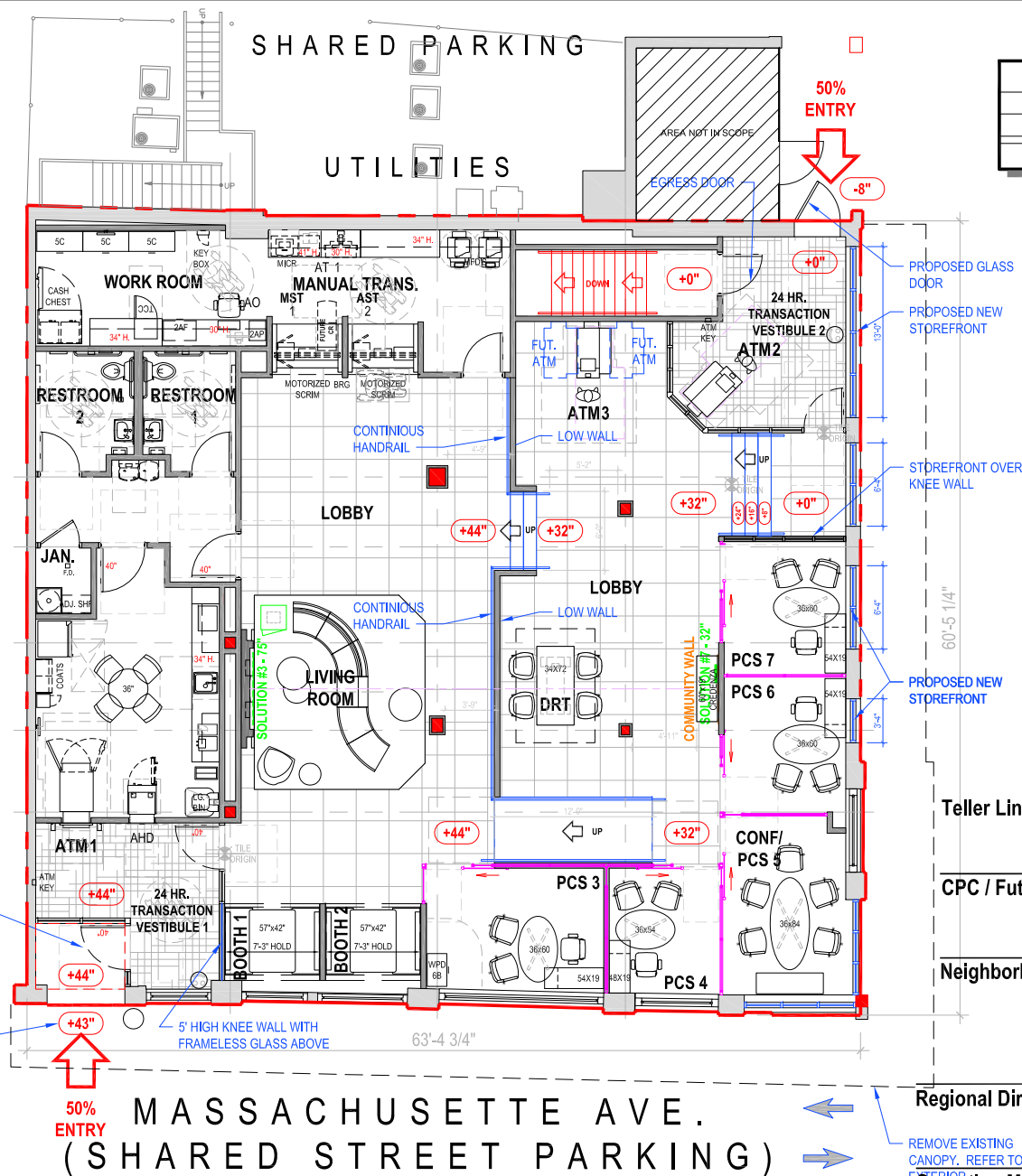


DATA AND ELECTRICAL ROOM IN LOWER LEVEL



ENSURE LEVEL LANDING & ADA ACCESS

VERIFY IN FIELD



AREA CALCULATIONS (S.F.)

| | |
|--------------------------|-------------|
| RETAIL BANK - MAIN LEVEL | 3826 |
| LOWER LEVEL | 3862 |
| TOTAL (S.F.) | 7688 |

DESIGN STANDARDS

20.3

HARDINESS ZONE 7A

OVERHEAD DOOR ACCEPTABLE *
* HARDINESS ZONES >= 7A

Teller Line BRG

YES ☐ NO ☐

CPC / Future CPC Office

Neighborhood Name

Regional Director (RD)

DATE

Operating Model Lead (OML)

DATE



PROPOSED FLOOR PLAN ARLINGTON MASS AVE

645 Mass Ave - Arlington, MA 02476



| DATE | DESIGNER | AREA | SCALE |
|-----------|----------|-----------|-------|
| 09 JUN 21 | KMS | SEE ABOVE | NONE |

DRC Page 8







Rear egress (Not ADA Compliant)

Tenant will have exclusive rights to 3/5 parking spots (TBD)



View from Massachusetts Ave



Views from David Lamson Way



View from
municipal
parking



Caldwell Bankers



Bank of America



Rear entrance







2007 00168668

Bk: 50073 Pg: 393 Doc: DEED
Page: 1 of 2 09/07/2007 04:01 PM**QUITCLAIM DEED**

645 Mass. Ave. LLC, a Massachusetts limited liability company with a principal place of business at 11 Pepper Hill Drive, Winchester, MA 01890 for ONE MILLION NINE HUNDRED FIFTY THOUSAND and 00/100 (\$1,950,000.00) DOLLARS consideration paid grants to Key West Realty LLC, a Massachusetts limited liability company with a principal place of business at 63 Tropelo Road, Waltham, MA with quitclaim covenants the land and buildings thereon situated in Arlington, Middlesex County, Massachusetts and now numbered 645 to 651 Massachusetts Avenue and shown on a plan of "Land in Arlington, Mass., Boston & Maine Railroad to Myer Dana, E. D. Chapman, R. E. Engr. June 1922" recorded with Middlesex South District Deeds Book 4534, End, and bounded and described as follows:

SOUTHWESTERLY by said Massachusetts Avenue, as now laid out and existing, 64 feet;
NORTHWESTERLY by land now or late of Menotomy Trust Company, 100 feet;
NORTHEASTERLY by land now or formerly of Boston & Maine Railroad, 64 feet; and
SOUTHEASTERLY by other land now or formerly of Boston & Maine Railroad, 100 feet.

Containing about 6,400 square feet according to said plan.

Be any or all of said measurements or contents more or less or however otherwise said premises may be measured, bounded or described.

Together with the right to sue for the ordinary purposes of a passageway to and from the granted premises, the existing passageway on the Southeasterly side of the granted premises, said passageway being shown on said plan and extending 100 feet Northeasterly from Massachusetts Avenue.

Subject to and with the benefit of easements, rights, restrictions and agreements of record so far as now in force and applicable.

For title, see deed recorded with Middlesex South District Registry of Deeds at Book 49471, Page 543.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/07/2007 04:01 PM
Ctri# 099332 27101 Doc# 00168668
Fee: \$8,892.00 Cons: \$1,950,000.00

645 MASS. AVE. LLC

By: 

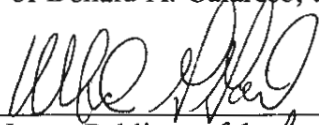
Donald A. Calareso, Manager

CLARK, HUNT AND EMBRY
55 CAMBRIDGE PARKWAY
CAMBRIDGE, MA 02142

COMMONWEALTH OF MASSACHUSETTS

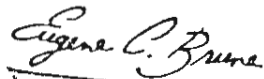
Middlesex, ss.

On this 7th day of September, 2007, before me, the undersigned notary public, personally appeared 645 Mass. Ave. LLC by Donald A. Calareso, its Manager, proved to me to be the person whose name is signed on the preceding or attached document, through satisfactory evidence of identification, namely, a driver's license issued by the State of Massachusetts bearing the photographic image of the face and signature of Donald A. Calareso, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public Michael G. Gault
My Commission Expires: March 14, 2008

SAWDOX\Bank_RE\RE\06423\00009\00010931.DOC



Attest Middlesex S. Register

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location Corner of Mass Ave/David Lamson Way

Zoning District B-5

Owner: Key West Realty LLC

Address: 645 Massachusetts Ave

Present Use/Occupancy: No. of Dwelling Units:

Restaurant/Bar

Uses and their gross square feet:

6400 sf

Proposed Use/Occupancy: No. of Dwelling Units:

Financial Center > 2000sf

Uses and their gross square feet:

3826 sf (first floor only)

| | Present Conditions | Proposed Conditions | Min. or Max. Required by Zoning for Proposed Use |
|------------------------------------------------|-----------------------|------------------------|--------------------------------------------------------|
| Lot Size | 6400sf | 3826sf | min. >2,000 sf (with special permit) |
| Frontage | 63'-5" | 63'-5" | min. |
| Floor Area Ratio | | | max. |
| Lot Coverage (%), where applicable | N/A | N/A | max. |
| Lot Area per Dwelling Unit (square feet) | N/A | N/A | min. |
| Front Yard Depth (feet) | N/A | N/A | min. |
| Side Yard Width (feet) right side | N/A | N/A | min. |
| left side | N/A | N/A | min. |
| Rear Yard Depth (feet) | N/A | N/A | min. |
| Height | | | min. |
| Stories | 2 | 2 | stories Existing |
| Feet | 31'-6" | 31'-6" | feet Existing |
| Open Space (% of G.F.A.) | | | min. |
| Landscaped (square feet) | N/A | N/A | (s.f.) |
| Usable (square feet) | N/A | N/A | (s.f.) |
| Parking Spaces (No.) | 0 | 3 | min. 8 (based on 1 per 500sf) |
| Parking Area Setbacks (feet), where applicable | N/A | N/A | min. |
| Loading Spaces (No.) | 0 | 0 | min. |
| Type of Construction | IIIA | | |
| Distance to Nearest Building | 0-Adjacent | 0-Adjacent | min. Existing |