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QUITCLAIM DEED

CONCORD HOUSING AUTHORITY, a public body politic and corporate organized under M.G.L. c. 121B,

for consideration paid of ONE and 00/100 (\$1.00) DOLLAR

hereby grants to CHA LOCAL PROPERTIES LLC, a Massachusetts limited liability company, having an address at 34 Everett Street, Concord, Massachusetts 01742,

with Quitclaim Covenants,

Parcel 1 – 277 and 279 Commonwealth Avenue, Concord, MA

A certain parcel of land with the improvements thereon situated on the Westerly side of Commonwealth Avenue, Concord, Middlesex County, Massachusetts, being shown as a parcel of land containing an area of 34,204 square feet of land, more or less, on a plan entitled, "Plan of Land in Concord, Mass. Owned by Concord Hawthorne Associates"; Scale 1" - 20', dated December 9, 1980, Everett M. Brooks Co., Civil Engineers, Newtonville, Mass.; which plan is recorded in the South Middlesex County Registry of Deeds (the "Registry") at Book 14170, Page 9 bounded and described as follows:

- EASTERLY by Commonwealth Avenue, as shown on said plan, 75.00 feet;
- SOUTHERLY by land now or formerly of J. P. Jr. and C. P. King, as shown on said plan, by two distances, measuring respectively 361.23 feet and 20.00 feet, more or less;
- SOUTHWESTERLY by Warner's Pond, as shown on said plan, 220.00 feet, more or less;
- NORTHEASTERLY by land of G. H. Jr. and S. N. Harms, as shown on said plan, by two distances measuring respectively 165.00 feet, more or less and 57.00 feet, more or less; and
- NORTHERLY again by land of G, H. Jr. and S. N. Harms, as shown on said plan, 365.00 feet.

For title to Grantor, see Deed recorded with the Registry in Book 14400, Page 198.

Parcel 2 – 23 Cottage Street, Concord, MA

The land with the buildings thereon, situated in Concord, Middlesex County, Massachusetts, and now numbered 23 Cottage Street formerly known as Estate No. 6 Cottage Street, shown as Lot No. 3 on a subdivision plan of the Harvey Wheeler Tract dated October, 1889, and April, 1893, recorded with the Registry as Plan No. 11 in Plan Book 81, said parcel being bounded:

- NORTHWESTERLY by said Cottage Street eighty-five and 2/10 (85.2) foot;
- NORTHEASTERLY by Lot No. 2 one hundred (100) foot;
- SOUTHESTERLY by Lot No. 13 ninety and 7/10 (90.7) foot;

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Property: 277 and 279 Commonwealth Avenue, 23 Cottage Street, 1031 Main Street, 199, 203 and 205 Conant Street, 102 Upland Road, 156 Peter Spring, 405 Bedford Street, 14-16 Bedford Court, and 145, 147, 149, 151, 153 and 155 Powder Mill Road, Concord, MA

SOUTHWESTERLY by Lot No. 4 one hundred (100) foot;

all as shown on said plan, or however otherwise said promises may be bounded, measured or described, together with all rights, easements and privileges appurtenant to said granted premises.

For title to Grantor, see Deed recorded with the Registry in Book 14331, Page 539.

Parcel 3 – 1031 Main Street, Concord, MA

The following two parcels of land:

Parcel 1

The land with the buildings thereon in said Concord being shown as Lot 20 on a Plan entitled, "Plan of Land in Concord, Mass., dated April 7, 1927, By E. N. Nontague, C.E., and recorded with Middlesex South District Deeds in Book 5246, Page 479, bounded and described as follows:

- NORTHERLY By a slightly curved line on Main Street, eighty- one (81) feet;
- SOUTHEASTERLY By land now or formerly of J. Sheehan & Sons, Inc., as shown on said Plan, one hundred forty (140) feet;
- SOUTHERLY By land now or formerly of Mary E. Sheehan, as shown on said Plan, twenty-two (22) feet, more or less; and
- WESTERLY By land now or formerly of Daniel C. Sullivan, as shown on said Plan, one hundred twenty-five (125) feet.

Containing 6,437 square feet of land, more or less, according to said Plan.

Likewise, a second parcel of land with the buildings thereon located in said Concord and bounded and described as follows:

Parcel 2

Beginning at a Stone Monument located on the Southerly side of Main Street at the Easterly boundary of land now or formerly owned by Fiske and the Westerly boundary of land now or formerly of the J. Sheehan & Sons, Inc., the line runs in a Southwesterly direction, one hundred and forty feet (140') by land of Fiske to a point; thence turns and runs in an Easterly direction by land now or formerly of J. Sheehan & Sons, Inc., fifty-nine feet (59') to a point; thence the line turns and runs in a Northerly direction, one hundred and twenty five feet (125') by land now or formerly of J. Sheehan & sons. Inc., to the point of beginning.

For title to Grantor, see Deed recorded with the Registry in Book 13800, Page 641.

Parcel 4 – 199, 203 and 205 Conant Street, Concord, MA

The land with the buildings thereon, situated in Concord, Middlesex County, Massachusetts, now numbered 199, 203, 205 Conant Street in that part of said Concord called West Concord, and being shown as Lot B on a plan entitled "Land in Concord surveyed for Concord Junction Investment Co.", by

Horace K. Tuttle, C. E., dated June 20, 1946, and recorded with the Registry, Book 7021, Page 457, and bounded and described as follows:

- NORTHERLY By Lot A as shown on said plan, one hundred seventeen and 85/100 (117.85) feet;
- EASTERLY By land now or formerly of Concord Junction Investment Company, eighty-seven and 8/10 (87.8) feet;
- SOUTHERLY By land of said Concord Junction Investment Company, as shown on said plan, thirty-seven (37.00) feet;
- EASTERLY Again by land of said Concord Junction Investment Company, as shown on said plan, seventy-three and 65/100 (73.65) feet;
- SOUTHERLY By Main Street as shown on said plan, by two courses, a total of sixty-six and 24/100 (66.24) feet;
- WESTERLY By Conant Street, as shown on said plan, one hundred forty-six (146.00) feet.

Containing 14,037 square feet of land, according to said plan and being Lot B as shown on said plan however otherwise bounded, measured or described. Subject to reservations set forth in Deed dated July 26, 1948, recorded with the Registry, Book 7021, Page 457. Said premises are also conveyed subject to restrictions of record, insofar as the same are now in force and applicable.

For title to Grantor, see Deed recorded with the Registry in Book 14423, Page 297.

Parcel 5 – 102 Upland Road, Concord, MA

the land in Concord, in said county, formerly called Concord Junction and now called West Concord, and being shown as lot twenty-seven (27) on a "Plan of Riverview Park, Concord Junction, Mass., dated August 2, 1926, Leonard C. Robinson, Engineer", recorded in the Registry, Book of Plans 404, Plan 25, bounded and described as follows:

Southerly by Upland Road, there measuring one hundred (100) feet;

Westerly by lot numbered twenty-six (26) on said plan, there measuring two hundred and seventy-five (275) feet, more or less;

Northerly by the Assabet River, there measuring one hundred (100) feet, more or less; and

Easterly by lot numbered twenty-eight (28) on said plan, there measuring two hundred and eighty-four (284) foot, more or less.

Containing according to said plan 27,950 square feet, more or less.

Said premises are conveyed subject to and with the benefit of the same restrictions set forth in a deed from Konnan Damon, Trustee, to Annie J, Loring, dated August 6, 1926 and recorded with said Registry, Book 4996, Page 387; the restrictions set forth being imposed for the benefit of all the lots shown on said plan, but only to the extent the same may still be in force and applicable.

For title to Grantor, see Deed recorded with the Registry in Book 13872, Page 207.

Parcel 6 – 156 Peter Spring Road, Concord, MA

The land in Concord with the buildings thereon now numbered 156 Peter Spring Road shown as Lot 19A on the plan entitled "Plan Showing Revised Lot Lines in Concord, Mass.," dated September 22, 1953 by MacCarthy Engineering Services Inc. recorded with Middlesex South District Deeds in Book 8158 at Page 459, containing, according to said plan, 20,623 square feet.

For title to Grantor, see Deed recorded with the Registry in Book 14331, Page 541.

Parcel 7 – 405 Bedford Street, Concord, MA

The land in Concord, Middlesex County, Massachusetts, on the Easterly side of Bedford Road, bounded and described as follows:

BEGINNING at the Southeasterly corner of the premises at a stone post on said road at land now or formerly of Patrick W. White and running Northerly on said land of said White, 10 rods to a stone post;

THENCE turning and running Westerly on land formerly of Abbie M. Saunders, now or late of Enoch Garfield, 5 rods;

THENCE turning and running Southerly on said land of said Saunders, 11 rods to said road;

THENCE Easterly on said road, 4 rods to land first mentioned.

For title to Grantor, see Deed recorded with the Registry in Book 14402, Page 52.

Parcel 8 – 14-16 Bedford Court, Concord, MA

A certain parcel of land, together with the buildings thereon, situated in said Concord and being Lot "B" on a "Plan of the Estate of F. W. Dowd's Heirs, Albert E. Wood, Surveyor. Concord, Mass," July, 1901, recorded with Middlesex South District Deeds at the end of Book 3187, bounded and described as follows:

Beginning at the dividing line between Lot "A" and Lot "B" at the red line as shown on said plan on Bedford Court. and running Southwesterly by Bedford Court fifty-eight (58) feet to land now or formerly of James Maguire;

Thence turning and running Northwesterly by said Maguire land eighty and 8/12 (80.8/12) feet to land now or formerly of Carson:

Thence turning and running Northerly by land now or formerly of Carson forty-nine and 1/2 (49.50) feet:

Thence turning and running Southeasterly by Lot "A" as shown on said plan seventy-five (75) feet to the point of beginning.

Containing 4,069 feet.

Said Lot "B" is bounded by the black lines on Bedford Court, Maguire land and Carson land and the red line dividing Lots "A" and "B" as shown on said plan.

For title to Grantor, see Deed recorded with the Registry in Book 14402, Page 56.

Parcel 9 – 145, 147, 149, 151, 153 and 155 Powder Mill Road, Concord, MA

The land on the southerly side of Powder Mill Road in said Concord (hereinafter referred to as the "Parcel") bounded and described as follows:

Beginning at a stone bound at the northeasterly comer of the Parcel at Powder Mill Road and thence running:

South 6 degrees 37' 00" West, four hundred and eighty five and 00/100 (485.00) feet along land now or formerly of Elizabeth R. Poutasse; thence turning and running

North 83 degrees 23' 00" West, one hundred and seventy-three and 86/100 (173.86) feet along Lot B as shown on the Plan hereinafter referred to; thence turning and running

North 12 degrees 28' 54" East, five hundred and twenty and 23/100 (520.23) feet by said Lot B; thence turning and running

South 68 degrees 18' 30" East, along said Powder Mill Road one hundred and twenty-four and 07/100 (124.07) feet; and 93/100 (0.93) feet along said Powder Mill Road to the point of beginning.

The foregoing Parcel being shown as Lot A on "Plan of Land in Concord, Mass. Owned by; Town of Concord School Department, Scale: 1" = 80', Oct. 6, 1994, rev. Dec. 7, 1994" prepared by David M. Perley (the "Plan"), said Plan to be recorded herewith, to which Plan reference is made for a more particular description of said Parcel.

Said Lot A containing 74,256 s.f. +/- land more or less according to said Plan.

Said conveyance is subject to the following conditions for breach of which said Parcel may revert to the grantor as set forth below:

1. No more than six (6) housing units shall be constructed on said Parcel. The housing constructed on the Parcel shall be family housing (as defined by the Concord Housing Authority in accordance with applicable state and federal law and regulations),
2. Construction of said housing units shall be substantially completed on or before April 14, 2002, the issuance of an Occupancy Permit to be conclusive evidence of said substantial completion.

In the event that either of the foregoing conditions is not complied with, then, the Board of Selectmen may cause title to the Parcel to revert to the Town of Concord by filing with the Registry a Certificate of the Clerk of said Board stating that either of said conditions has been breached and that, on account thereof, said Board of Selectmen has voted by a majority of the full Board that the Parcel shall revert to the Town of Concord, said vote shall be taken only upon thirty (30) days written notice to the Concord Housing Authority of the intended action of the Board of Selectmen in accordance with the terms hereof, and the giving of such notice shall be attested in the foregoing Certificate.

Said conveyance shall also be subject to the following conditions for the benefit of the Town of Concord, and which may be enforced by the Board of Selectmen on behalf of said Town, but shall not cause a reversion of the fee to the Parcel

3. Said housing shall be built in accordance with a Comprehensive Permit issued by the Town of Concord Board of Appeals under M.G.L. Chapter 40B Section 21 as the same may be amended from time to time, and consistent with applicable state and local building codes as affected by said Comprehensive Permit.
4. A buffer shall be provided within the area to the east of the "Treeline" as shown on the Plan. There shall be no cutting or clearing of vegetation within this buffer except for routine maintenance. Otherwise than for such routine maintenance, such cutting or clearing may be permitted by the Board of Selectmen as evidenced by the filing with the Registry of a Certificate of the , Clerk of said Board stating that such cutting or clearing has been authorized by the vote of a majority of the full Board of Selectmen.
5. Vehicular access to the Parcel shall be only from Powder Mill Road.
6. No development, construction, placement of structures or alteration of existing conditions shall take place on the portion of the Parcel to the west of the line designated on the Plan as "Treeline" within the area designated on the Plan as "Open Area."

The foregoing conditions numbered 1 through 6 are solely for the benefit of the Town of Concord, and may be enforced on behalf of said Town only by the Board of Selectmen and not by any third party.

The said Selectmen hereby declare that, to the extent required, this conveyance is being made in full compliance with the provisions of General Laws Chapter 44, Section 63A.

The foregoing Parcel is a portion of the 20 acre parcel (more or less) described in an Order of Taking dated January 7, 1957 recorded with these deeds at Book 8887 Page 224, and shown on a plan of land entitled "Plan of Land in Concord, Mass., January 25, 1956" prepared by Laurence A. Murray, and recorded with said deed as Plan No. 26 of 1957.

See also, "An Act Authorizing the Town of Concord to Use of Certain Land for Housing Purposes" enacted as Chapter 252 of , the Acts of 1992.

For title to Grantor, see Deed recorded with the Registry in Book 25053, Page 308.

[Signatures appear on following page]

Executed as a sealed instrument this 28th day of April, 2022.

CONCORD HOUSING AUTHORITY, a public body politic and corporate organized under M.G.L. c. 121B,

Jennifer Polito

Name: Jennifer Polito

Title: Executive Director

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk

On this 29th day of March, 2022, before me, the undersigned notary public, personally appeared Jennifer Polito, proved to me through satisfactory evidence of identification, which was MA license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Executive Director of Concord Housing Authority.

Donna M. Brown

_____, Notary Public

My Commission Expires:

