



City of Cambridge

(Agenda Item No. 3)

IN CITY COUNCIL

June 15, 1987

- WHEREAS: The Cambridge Enterprise Collaborative, Inc. (CEC) a private, non-profit corporation was formed to assist in the establishment of a boys and girls club facility in Cambridge and to provide incubator space for start-up enterprises; and
- WHEREAS: The CEC has purchased the former Hyde Shoe Factory located at 432 Columbia Street and is in the process of rehabilitating the building into a commercial condominium and business incubator facility (hereinafter referred to as "Project"); and
- WHEREAS: As part of said rehabilitation, it is necessary to reconstruct a wall abutting the easterly sideline of Columbia Street; and
- WHEREAS: To facilitate the reconstruction of said wall, the CEC has requested that an easement pertaining to a portion of the sidewalk on the east side of Columbia Street be granted to CEC; and
- WHEREAS: This City Council is desirous of supporting said Project and of granting an easement to the CEC for a portion of the easterly sidewalk of Columbia Street consisting of a six inch strip running for a distance of 100 feet and containing 50 square feet more or less, more particularly shown on the attached plan; now therefore, be it
- ORDERED: That the Cambridge Enterprise Collaborative, Inc. be granted an easement in the form of the Easement Agreement attached hereto; and be it further
- ORDERED: That the City Manager is hereby authorized to execute and deliver to Cambridge Enterprise Collaborative, Inc. such Easement Agreement.

In City Council June 15, 1987.

Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton

Joseph E. Connarton, City Clerk.

City of Cambridge

MASSACHUSETTS

In City Council June 15, 198 ⁷

AGENDA ITEM NO. 3

RE: GRANTING AN EASEMENT TO THE CAMBRIDGE ENTERPRISE COLLABORATIVE, INC. & AUTHORIZING THE CITY MANAGER TO EXECUTE & DELIVER SAME

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. William H. Walsh	✓			
Ms. Alice K. Wolf	✓			
Mayor Walter J. Sullivan			✓	

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- ORDERED: That the Cambridge Enterprise Collaborative, Inc. be granted an easement in the form of the Easement Agreement attached hereto; and be it further
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EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT the City of Cambridge, a Massachusetts municipal corporation duly organized under the laws of the Commonwealth of Massachusetts, for itself, its successors and assigns, in consideration of One Dollar (\$1.00) and other good and valuable consideration the sufficiency and receipt of which are hereby acknowledged, does hereby grant to Cambridge Enterprise Collaborative, Inc., a Massachusetts charitable corporation, having a principal place of business at Cambridge Street, Cambridge, Massachusetts (and whose mailing address is 526 Cambridge Street, Cambridge, Massachusetts), and its successors and assigns, the perpetual easement, right and authority to construct, maintain, alter, repair and replace an edifice and/or wall of a building, presently located on land of the Grantee adjacent to the easterly side of Columbia Street, on and within the following described appurtenant easement:

A certain easement located in the City of Cambridge, County of Middlesex, Massachusetts, situated entirely within Columbia Street, a public way, as shown on a plan entitled "Plan of Proposed Easement to be Granted to Cambridge Enterprise Collaborative, Inc. by the City of Cambridge -- Columbia Street, Cambridge, Massachusetts, dated April 11, 1987, prepared by Cullinan Engineering Co., Inc., Civil Engineers and Surveyors, Boston-Auburn, Mass.", to be recorded herewith, bounded and described as follows:

Beginning at a point on the easterly side of said Columbia Street one hundred seventy nine and 89/100 (179.89) feet on a bearing of N 00° 06' 18" W from the intersection of the land of the grantee with the land of Thomas J. Riselli as shown on said plan; thence S 89° 53' 42" W six (6) inches;

thence, N 00° 06' 18" W one hundred and 21/100 (100.21) feet to a point;

thence, N 89° 53' 42" E six (6) inches to a point on the easterly side of said Columbia Street;

thence, S 00° 06' 18" E one hundred 21/100 (100.21) feet to the point of beginning.

Said easement containing 50 square feet, more or less. For Grantor's title to said Columbia Street, see Order of Taking, dated December 22, 1874, filed with the Office of the Clerk of the City of Cambridge in the Records of said City at Volume Q, Page 487.

Together with the right to enter upon said easement area at any time for the purpose of constructing, maintaining, altering repairing, or replacing said edifice and exterior wall or any material therein, and for the purpose of conducting soil investigations, surveys or similar investigations related to said construction, maintenance, alteration, repair, or replacement.

Said easement shall be appurtenant to those certain parcels of adjoining land in Cambridge and Somerville, Massachusetts (one of which is registered land) described in a deed from Phyllis J. Fisher, et als., Trustees of Hyde Realty Trust, and Hyde Athletic Industries, Inc. to Grantee, dated May 28, 1985, and recorded with Middlesex South Registry of Deeds at Book 16262, Page 203.

TO HAVE AND TO HOLD the above granted rights, privileges, and authorities unto the said Grantee, its successors and assigns forever, to them and their own proper use.

IN WITNESS WHEREOF, the undersigned Robert W. Healy, the City Manager of the City of Cambridge, and the person duly authorized to act on its behalf, has caused this instrument to be executed and delivered in behalf of said City of Cambridge this _____ day of _____, 1987.

CITY OF CAMBRIDGE

By: _____
Robert W. Healy,
City Manager

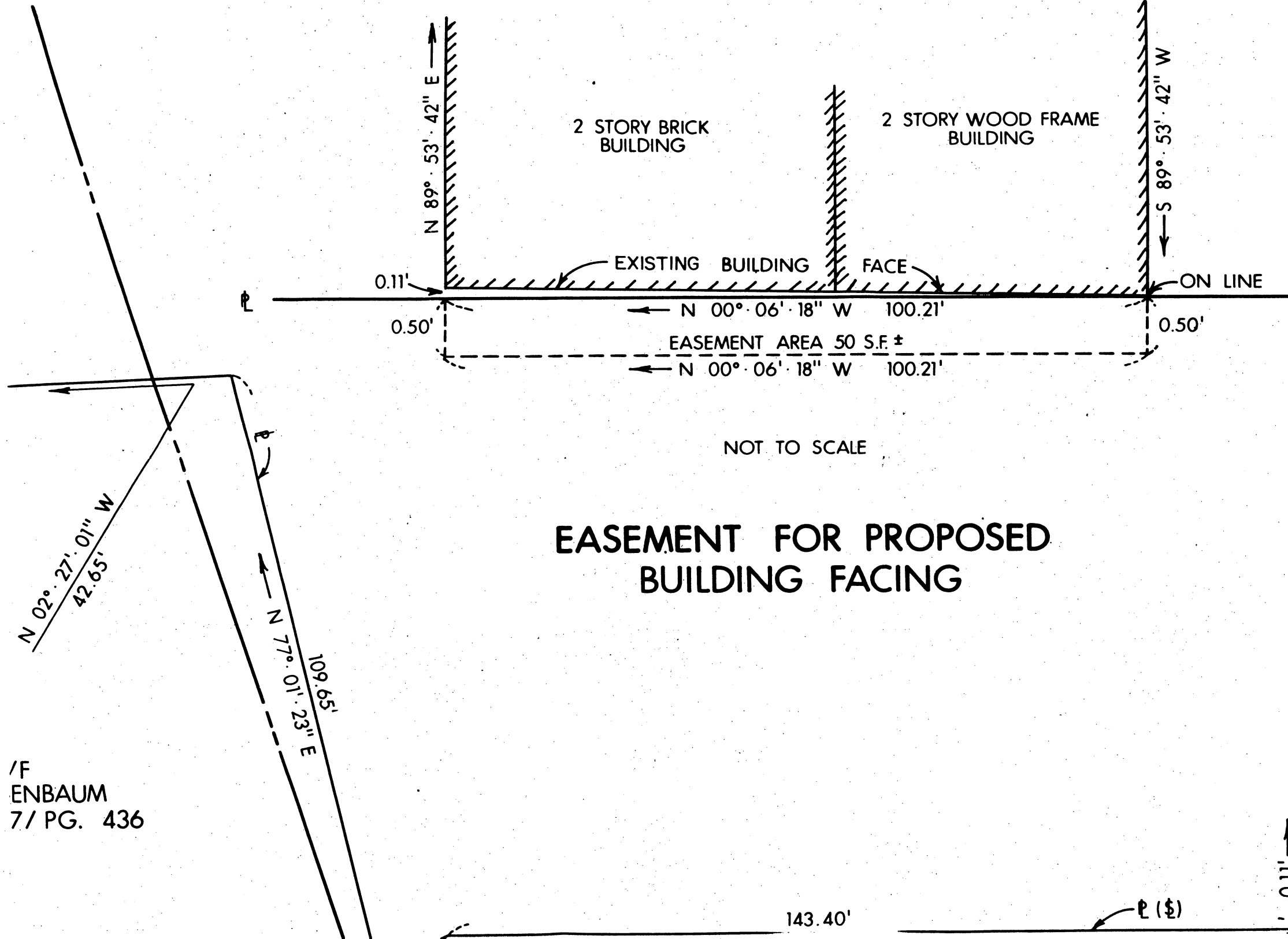
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss: _____, 1987

Then personally appeared before me the aforesaid Robert W. Healy and acknowledged that he executed the foregoing instrument on behalf of the City of Cambridge as his free act and deed.

Notary Public

My commission expires





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June 15, 1987

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In City Council June 15, 1987.

Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk.

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IN WITNESS WHEREOF, the undersigned Robert W. Healy, the City Manager of the City of Cambridge, and the person duly authorized to act on its behalf, has caused this instrument to be executed and delivered in behalf of said City of Cambridge this _____ day of _____, 1987.

CITY OF CAMBRIDGE

By: _____
Robert W. Healy,
City Manager

COMMONWEALTH OF MASSACHUSETTS

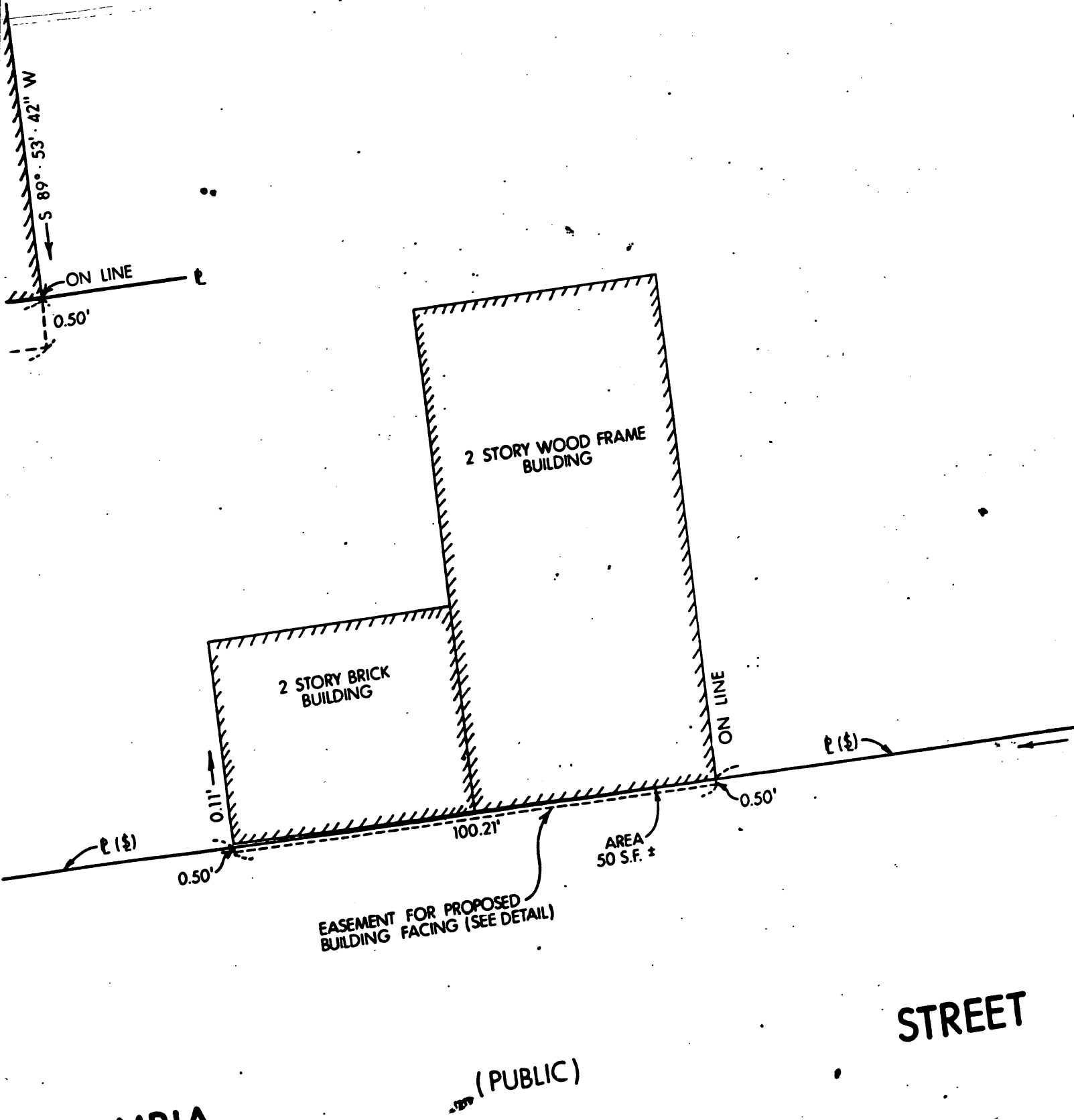
Middlesex, ss:

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Notary Public

My commission expires



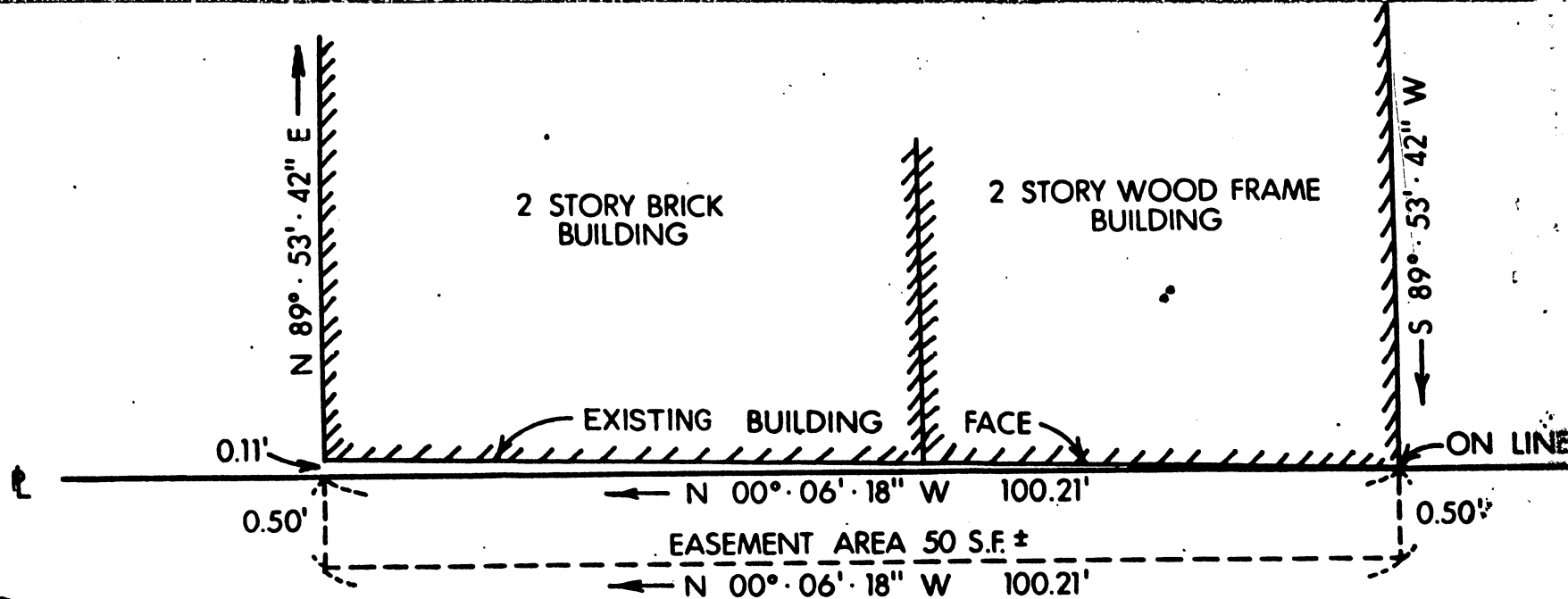
COLUMBIA

STREET

(PUBLIC)

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS AND RECORDS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS

C. M. Kind



NOT TO SCALE

EASEMENT FOR PROPOSED BUILDING FACING

N 02° 27' 01" W
42.55'

N 77° 01' 23" E
109.65'



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI
Deputy City Manager

June 15, 1987

To the Honorable, the City Council:

Enclosed for your consideration and action is an order which would grant to the Cambridge Enterprise Collaborative, Inc. (CEC) a perpetual easement to a portion of the sidewalk on the easterly side of Columbia Street. This easement, consisting of a 6-inch strip running for a distance of 100 feet and containing 50 square feet, more or less, is needed by the CEC to reconstruct the west wall of the project.

The rehabilitation program calls for a new "Sto-wall" or stucco wall system at this location to provide for energy efficiency and to unify the various types of materials used in the original construction by Hyde. Since the existing building is already situated almost exactly on the property line, this new wall (which will be attached to the building) will extend out over the sidewalk up to a maximum of six inches. This easement, therefore, is needed to allow for the wall reconstruction.

The job is proceeding basically on schedule and should be completed by early Fall. In fact, the first buyer (Pressley Associates) has already moved into the building, with other moves expected in late August. Sales activity is continuing and it is anticipated that the building will be completely sold by the time construction is completed.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Re: enclosed order which would grant a perpetual easement to the Cambridge Enterprise Collaborative, Inc. for a portion of the sidewalk on the easterly side of Columbia St.

In City Council,

June 15, 1987

Order Adopted
Roll Call

8-0-1