



City of Cambridge

CALENDAR ITEM NO. 3

IN CITY COUNCIL

February 11, 1980

ORDERED:

That the sale of lot B on New Street, by deed of the City of Cambridge by its City Manager, James L. Sullivan, to Anthony J. Uglietto, Salvatore R. Uglietto and Dominic R. Uglietto recorded on November 5, 1968 in the Middlesex South District Registry of Deeds in Book 11597, Page 536, is hereby ratified; and be it further

ORDERED:

That the condition that "the property therein referred to will not be sold by the grantee prior to the construction of the building thereon" which appears in said deed in Book 11597, Page 536 is hereby waived; and be it further

ORDERED:

That said waiver be conditional upon Cubby Oil Company executing immediately and, in any event prior to the removal of the deed restriction, an agreement releasing the Cambridge Redevelopment Authority from any present or future claims relative to the acquisition of the so-called non-conforming Porter Street property in the Wellington-Harrington Urban Renewal Area in excess of the fair market value determined by the Authority and already paid as pro-tanto payment since any court award of damages may be borne by the City and that said waiver be further conditional upon any land proceeds derived by Cubby Oil Company in excess of One Hundred and Sixty Thousand Dollars (\$160,000) for the 35,895 sq. ft. parcel of land be forwarded to the City of Cambridge.

In City Council March 10, 1980

Adopted by a yea and nay vote:

Yeas 7; Nays 1; Absent 1.

Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:



City of Cambridge

CALENDAR ITEM NO. 3

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In City Council March 10, 1980

Adopted by a yeas and nays vote:

Yeas 7; Nays 1; Absent 1.

Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

A handwritten signature in black ink that reads "Paul E. Healy".

Re Extension #3
City of Cambridge

MASSACHUSETTS

In City Council

3/10/

1980

Amendment - by C. Francom failed -

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane		✓		
Mr. Thomas W. Danehy		✓		
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell		✓		
Mr. David E. Sullivan		✓		
Mr. Walter J. Sullivan		✓		
Mr. Alfred Vellucci		✓		
Mr. David A. Wylie		✓		
Mayor Francis H. Duehay			✓	

1 7 1

*Delete Development Costs \$ 9,827.44 from
Agenda #7 Communication from City 1980
Motion Failed 4-7-1*

City of Cambridge

MASSACHUSETTS

Agenda #1 Order authorizing the ratification of the 1968 sale of land on New St. to Uglietto Brothers.

In City Council February 11

198 0

Estimada #3

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy	✓			
Ms. Sandra Graham		✓		
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay			✓	

7 1 1

*2512
124
19*



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 876-6800

OFFICE OF
THE CITY CLERK

February 12, 1980

Mr. James L. Sullivan
City Manager
City Hall
Cambridge, MA 02139

Dear Mr. Sullivan:

In connection with Agenda item no. 6, Councillor Sandra Graham exercised her Charter Right and inquired as to why there was no requirement in the deed for the purchaser to build on the land and inquired as to why J. C. Adams should not come in with a design for the building.

In connection with Communication no. 6, the Legislative Agent was required to report in writing and the City Manager was requested to invite a representative of the Telephone Company to appear at a future meeting of the City Council.

Your cooperation in these matters will be greatly appreciated.

Very truly yours,

Paul E. Healy
City Clerk

PEH/cs

Enclosures (2)

REV-5-63 AM 11:57 15011-10.00

BK 11597 PG 536

9/8.00
2.00
10.00

EXHIBIT C

The City of Cambridge, a Municipal Corporation, within the Commonwealth of Massachusetts, by and through its City Manager, James L. Sullivan, by order of the City Council dated June 24, 1968, a copy of which is hereto attached, in consideration of the sum of eighty thousand seven hundred sixty-three dollars and seventy-five cents (\$80,763.75) paid, grant to Anthony J. Uglietto of 32 Lewis Road, Belmont, Massachusetts, Salvatore R. Uglietto of 732 Belmont Street, Watertown, Massachusetts, and Dominic R. Uglietto of 41 Ridge Street, Winchester, Massachusetts, each as individuals with one-third interest as tenants in common and not as joint tenants with quitclaim covenants the land in said Cambridge bounded and described as follows:

Being Lot B on a Plan of Land in Cambridge entitled "Plan of New Street Relocation, Cambridge, Massachusetts, dated July 29, 1968, by Fred R. Joyce, Surveyor," and recorded with Middlesex South District Registry of Deeds as Plan No. 948 and recorded with said Deeds Book 11567, Page 368, and more particularly bounded and described as follows:

SOUTHWESTERLY by Lot A as shown on said Plan one hundred eighteen and 81/100 (118.81) feet.

NORTHWESTERLY by Lot D as shown on said Plan by two lines one hundred twenty-eight and 61/100 (128.61) feet and two hundred twelve and 53/100 (212.53) feet.

NORTHEASTERLY by a curved line ^{by said New Street} one hundred seventy-five and 18/100 (175.18) feet (it being an arc with a radius of 122.23).

SOUTHEASTERLY by two lines by New Street as shown on said Plan ninety and 39/100 (90.89) feet and one hundred nineteen and 56/100 (119.56) feet and comprising together thirty-five thousand eight hundred ninety-five (35,895) square feet according to said Plan together with the right to use the full length of New Street for such purposes as streets in the City of Cambridge are commonly used and for the purpose of ingress to and egress from said lot and with a further right to use the land adjoining said Lot B and located between said Lot B and New Street as presently existing for all purposes of ingress and egress to said New Street as presently existing until such time as New Street is laid out and located in accordance with the above-described Plan.

For title to said Plan reference is hereby made to a taking by the City of Cambridge, dated May 20, 1946, and recorded with Middlesex South District Deeds in Book 6987, Page 315, and to deed of New England Brick Company to said City dated March 3, 1950, and recorded with Middlesex South District Registry of Deeds, Book 7576, Page 275.

This conveyance is made with the condition that the property therein referred to will not be sold by the grantees prior to the construction of the building thereon in accordance with the building laws and regulations of the City of Cambridge.

An Affidavit by the Building Commissioner or the Superintendent of Buildings of the City of Cambridge of the construction of such a building, when recorded, shall constitute a compliance with the above condition.

WITNESS the execution hereof and the affixing of its seal by the City of Cambridge by its City Manager, James L. Sullivan, hereunto duly authorized this thirtieth day of October, 1968.

CITY OF CAMBRIDGE

By James L. Sullivan
City Manager

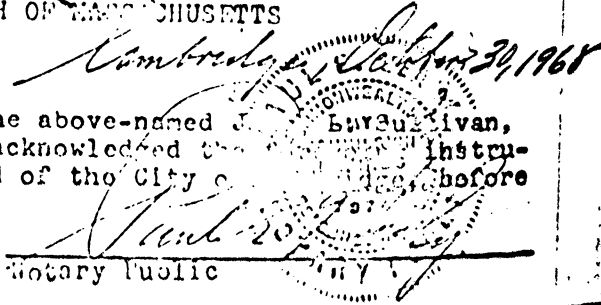
THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

Then personally appeared the above-named James L. Sullivan, City Manager as aforesaid, and acknowledged the instrument to be the free act and deed of the City of Cambridge before me

My commission expires
March 8, 1974

Notary Public



Middlesex Federal Savings Building
421 Highland Avenue
Somerville, Massachusetts
02144

625-6114
625-6115
625-6141
Lowell 453-4411

Corish & Vincent
Attorneys and Counsellors at Law

Joseph R. Corish
William H. Vincent

January 23, 1980

James L. Sullivan, City Manager
City Hall
Cambridge, Massachusetts

Re: Sale of Lot B on New Street, Cambridge, Massachusetts, as shown on Plan entitled "Plan of New Street Relocation, Cambridge, Massachusetts, dated July 29, 1968, by Fred R. Joyce, Surveyor" recorded in Middlesex South District Registry of Deeds in Book 11567 Page 368 (copy attached as Exhibit A)

Dear Mr. Sullivan:

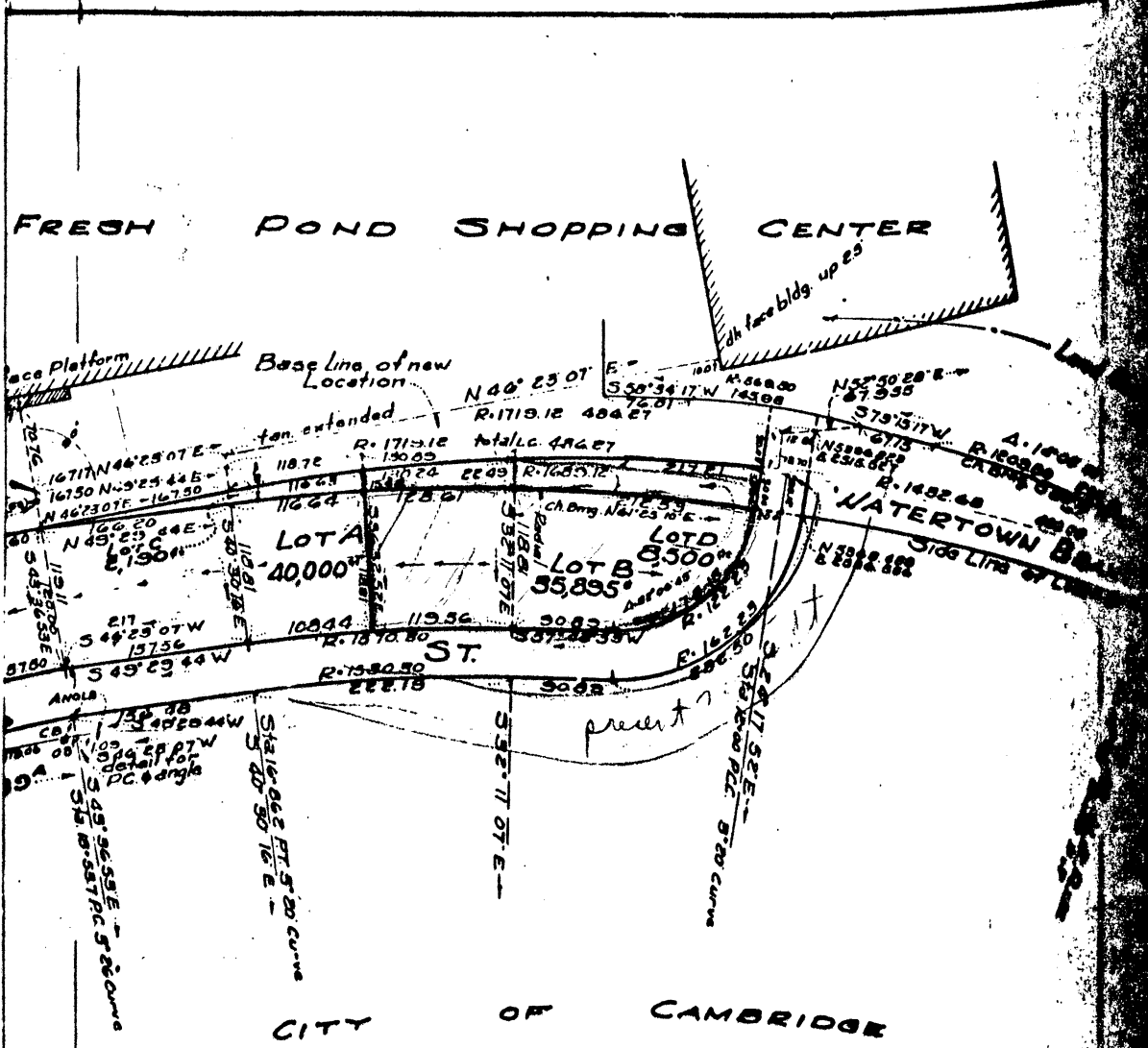
I am writing you concerning the proposed sale of the above property and am listing for your information the following:

1. Name of Sellers: Anthony J. Uglietto, Salvatore R. Uglietto and Dominic R. Uglietto
2. Name of Buyers: Thomas F. Adams and Joseph G. Adams, Jr. of J & C Adams Company, Inc.
3. Sales Price: \$175,000
4. Passing Date: March 4, 1980
5. Property: Lot B, New Street, Cambridge, Massachusetts

The current Sellers purchased the property from the City of Cambridge on October 30, 1968. (See order of the City Council dated June 24, 1968, Exhibit B)

The deed recorded in Book 11597 Page 536 from the City to the Sellers included a condition that the property not be sold by the grantee prior to the construction of a building. (See copy of deed attached as Exhibit C) The Buyers have already built on their adjoining property and want to purchase this lot for their future expansion.

EXHIBIT A



PLAN NUMBER 948 (8 of 3) OF 1968
RECORDED BOOK 11567 PAGE 368



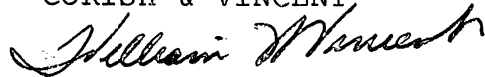
James L. Sullivan, City Manager
January 23, 1980

-2-

Therefore, in order to clear the record title on the property, the Sellers and the Buyers request that the City Council by new orders at this time ratify the 1968 sale to Anthony J. Uglietto, Salvatore R. Uglietto and Dominic R. Uglietto and waive the condition in the deed requiring the construction of a building prior to transfer. (See suggested copy or order attached as Exhibit D)

Very truly yours,

CORISH & VINCENT



gf

3 22 1980

RECEIVED
JAN 24 3 55 PM '00
OFFICE OF THE
CITY MANAGER

City of Cambridge

In City Council,

June 24, 1968.

ORDERED:-

That the City Manager be and hereby is authorized to sell 40,000 square feet of land to the J & C Adams Co. for the purpose of relocating their operation in the New Street area on land owned by the City of Cambridge, bounded by New Street and the Watertown Branch of the Boston & Maine Railroad at not less than \$2.00 per square foot, and be it further

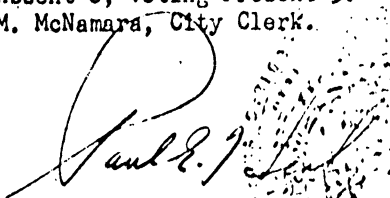
ORDERED:-

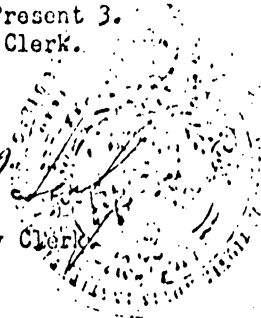
That the City Manager be and hereby is authorized to sell 40,000 square feet of land to the Cubby Oil Co. for the purpose of relocating their operation in the New Street area on land owned by the City of Cambridge, bounded by New Street and the Watertown Branch of the Boston & Maine Railroad at not less than \$2.00 per square foot.

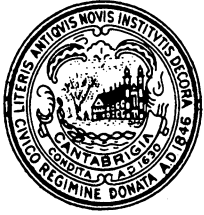
In City Council June 24, 1968.
Adopted by a yea and nay vote -
Yeas 6; Nays 0; Absent 0; Voting Present 3.
Attest:- Thomas M. McNamara, City Clerk.

A true copy,

Attest:-


Assistant City Clerk





CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

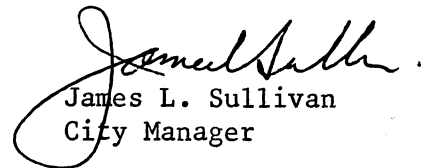
February 11, 1980

To the Honorable, the City Council:

I transmit herewith for your consideration a self-explanatory communication from William Vincent, Attorney for Anthony J. Uglietto, et al, requesting that the City Council ratify the 1968 sale of land on New Street by waiving the condition in the deed requiring that the owner of the land construct a building prior to transferring the land to a new owner.

Your favorable consideration of the enclosed orders authorizing this action is requested.

Very truly yours,


James L. Sullivan
City Manager

Cal #3

Agenda #1

F-91

Order authorizing the ratification of the 1968 sale of land on New Street to Uglietto Brothers.

3/10/1980
Amendment by Councilman
Francis to eliminate 982244
from collection passed on
Floor line 1-7-1

In City Council,

February 11, 1980

2/11/1980
Charter Right
By
Councilman Francis

CHARTER RIGHT
BY C. Graham

3/10/1980 Order Adopted

7-1-1

2/11/80
C.G.

ADOPTED