

CAMBRIDGE  
DEPARTMENT  
OF PUBLIC  
**THE  
WORKS**

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OFFICE OF CITY CLERK

1992 FEB 10 AM 10:41

CAMBRIDGE MA.

TO: Donna Lopez  
City Clerk's Office

FROM: Robert K. Patterson *RKP*  
Senior Construction Engineer

DATE: 7 February 1992

RE: A.O. Wilson Road

147 Hampshire Street  
Cambridge  
Massachusetts 02139

Engineering  
Division

Attached is a copy of a Council Order dated 4 May 1981 stating the City's intention to take and hold various parcels of land for public improvement for roadways and other public purposes.

Parcels Nine and Ten deal specifically with A. O. Wilson Road.

The land is owned by the City, but does not yet have the status of a public way as there is no layout or acceptance plan filed with the Registry or within the possession of the City. A layout plan must be filed with the Registry as one requirement to obtain the status of a public way.

While there is pavement on the surface of A. O. Wilson Road, this alone does not meet the physical requirements the City holds for a public way. It would need curbing and sidewalk as a minimum.

It is my conclusion that A. O. Wilson Road currently is not a public way: it does not meet the City standards for acceptance and has not completed one of the most critical and obvious steps in the acceptance process, the filing of a plan with the Registry of Deeds. It is still being held with the intent of public improvement for roadways. The most likely time for its acceptance will be after the development of the abutting parcels.

Please feel free to call me if I can furnish you with any additional information.





# City of Cambridge

R36.50, 54

IN CITY COUNCIL

May 4, 1981

WHEREAS:

By Section 30 of Chapter 43, Section 14 of Chapter 40, and Chapter 79 of the General Laws, all as amended, it is provided that the City may take in the name of the City for any municipal purpose any land within the limits of the City not already appropriated for public use; and

WHEREAS:

The Department of Public Works has requested and the City Manager and City Council have approved and authorized that the City should, under the provisions of the aforesaid Chapters of the General Laws, take and hold for reasons of public improvement for roadways and other public purposes;

NOW, THEREFORE, BE IT

ORDERED:

By virtue and in pursuance of the authority conferred by said Chapters of the General Laws and by every other power and authority it thereto enabling, the City of Cambridge by its City Council does hereby take the parcels of land hereinafter described and shown on the attached plans for reasons of public improvement, including all easements, privileges and appurtenances thereto belonging as well as all trees and structures thereon. Intending to take and hereby taking all the land included within such descriptions by whomsoever the same may be owned, bounded and described, vis:

PARCEL ONE

Included in the deed from Louis F. DiGiovanni to the President and Fellows of Harvard College recorded in Book 13703, Page 203 on June 1, 1979 at the Middlesex South District Registry of Deeds, Parcel 1 is bounded and described as follows:

Beginning at a point on the centerline of the proposed extension of Mooney Street and at the westerly property corner between Anderson and McQuaid Realty Trust and Wilson-Cambridge Realty Trust; Thence running S 13° 10' 44" E A distance of 48.90 feet along said Wilson-Cambridge Realty Trust property to a point; Thence running S 62° 28' 46" W A distance of 35.26 feet to an angle point; Thence running

SEE PLAN IN RECORD BOOK 14307 PAGE 399

MAY -3-81 PM 1:41 172RE #363

N 72° 31' 14" W A distance of 40.00 feet to an angle point; Thence running  
 N 27° 31' 14" W A distance of 66.47 feet to an angle point; Thence  
 running  
 N 17° 28' 46" E A distance of 40.00 feet to an angle point; Thence  
 running  
 N 62° 28' 46" E A distance of 66.47 feet to an angle point; Thence  
 running  
 S 72° 31' 14" E A distance of 0.29 foot to a point at the Anderson-  
 McQuaid Realty Trust property line; Thence running  
 S 13° 10' 44" E A distance of 77.89 feet along said Anderson-McQuaid  
 Realty Trust property line to the point of beginning.

Said above-described Parcel One contains an area of 8,954<sup>+</sup> square feet and is to be used for Roadway purposes. There is appurtenant to Parcel one a temporary slope easement 10.00 feet wide and parallel thereto containing an area of 2650<sup>+</sup> square feet and is to be used as a temporary slope easement during construction of Mooney Street Extension. Parcel one and temporary slope easement are more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: September 15, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701, "Mooney Street" Taking Plan" Revised: 2/24/81; 3/6/81.

The damages awarded with respect to said parcels are \$1.00 and the supposed owners are The President and Fellows of Harvard College.

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PARCEL TWO

Included in the deed from George A. Ratner, Eugene L. Ratner, William A. Ratner, Trustees of Israel and Dora Ratner Trust to John J. Anderson and John T. McQuaid, Trustees of Anderson and McQuaid Realty Trust recorded in Book 11413, Page 237 on October 19, 1967 at the Middlesex South District Registry of Deeds, Parcel 2 is bounded and described as follows:

Beginning at the southwesterly corner of land now or formerly of C. J. Mabardy and on the proposed centerline of Mooney Street Extension; Thence running  
 N 72° 31' 14" W A distance of 211.12 feet to a point at land now of the President and Fellows of Harvard College; Thence running  
 N 13° 10' 44" W A distance of 77.89 feet to a point; Thence running  
 S 72° 31' 14" E A distance of 39.71 feet to an angle point; Thence running  
 S 27° 31' 14" E A distance of 66.47 feet to an angle point; Thence running  
 S 72° 31' 14" E A distance of 164.12 feet to a point at land of C. J. Mabardy and along the proposed northerly sideline of Mooney Street Extension; Thence running  
 S 17° 28' 26" W A distance of 20.00 feet to the point of beginning.

Said above described Parcel two contains an area of 6,657<sup>+</sup> square feet and is to be used for Roadway purposes. There is appurtenant to Parcel two a Temporary Slope Easement 10.00 feet wide and parallel thereto

containing an area of 1,182<sup>±</sup> square feet and is to be used as a Temporary Slope Easement during construction of Mooney Street Extension.

Parcels Two and Temporary Slope Easement are more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40', Date: September 15, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701 "Mooney Street" Taking Plan" Revised: 2/24/81; 3/6/81.

The damages awarded with respect to said parcels are \$1.00 and the supposed owners are John J. Anderson and John T. McQuaid, Trustees.

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PARCEL THREE

Included in the deed from Albert O. Wilson Jr. and Donald B. Wilson to Albert O. Wilson Jr. and Donald B. Wilson, Trustees of Wilson-Cambridge Realty Trust recorded in Book 11355, Page 217 on July 12, 1967 and Book 751, Page 122 on July 12, 1967 at the Middlesex South District Registry of Deeds, Parcel 3 is bounded and described as follows:

Beginning at a point at the southwesterly corner of land of Anderson & McQuaid Realty Trust and at land of The President and Fellows of Harvard College and the centerline of proposed Mooney Street Extension; Thence running  
 S 72° 31' 14" E A distance of 240.45 feet to a point; Thence running  
 S 17° 28' 46" W A distance of 20.00 feet to a point; Thence running  
 N 72° 31' 14" W A distance of 193.45 feet to an angle point; Thence running  
 S 62° 28' 46" W A distance of 31.21 feet to a point on the Harvard College Property line; Thence running  
 N 13° 10' 44" W A distance of 48.90 feet to the point of beginning.

Said above-described Parcel three contains an area of 5,078<sup>±</sup> square feet and is to be used for Roadway purposes. There is appurtenant to Parcel three a Temporary Slope Easement 10.00 feet wide and parallel thereto containing an area of 375<sup>±</sup> square feet and is to be used as a Temporary Slope Easement during construction of Mooney Street Extension.

Parcels three and Temporary Slope Easement are more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40', Date: September 15, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701 "Mooney Street" Taking Plan" Revised: 2/24/81; 3/6/81.

The damages awarded with respect to said parcels are \$1.00 and the supposed owners are Albert O. Wilson, Jr., and Donald B. Wilson, Trustees.

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PARCEL FOUR

Included in the deed from Charles J. and Diana R. Mabardy to Charles J. Mabardy, Trustee recorded in Book 12382, Page 461 on February 21, 1973 at the Middlesex South District Registry of Deeds, Parcel 4 is bounded and described as follows:

Beginning at the southwest property corner of land of Charles J. Mabardy, Trustee, being on the projected centerline of Mooney Street Extension; Thence running  
 N 72° 31' 14" W A distance of 231.22 feet to a point; Thence running  
 N 17° 28' 46" E A distance of 20.00 feet to a point; Thence running  
 S 72° 31' 14" E A distance of 231.22 feet to a point; Thence running  
 S 17° 28' 46" W A distance of 20.00 feet to the point or place of beginning.

Said Parcel Four contains an area of 4,624± square feet and is to be used for Roadway purposes. Parcel Four is more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: September 15, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701 "Mooney Street" Taking Plan".

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Charles J. Mabardy, Trustee.

PARCEL FIVE

Included in the deed from George A. Ratner et al, Trustees, to Charles J. Mabardy, Trustee, recorded in Book 13863, Page 205 on December 20, 1979 at the Middlesex South District Registry of Deeds, Parcel 5 is bounded and described as follows:

Beginning at a point at the northwesterly end of Mooney Street and at the southwesterly corner of land of Salem Realty Trust; Thence running  
 S 17° 28' 46" W Along the end of Mooney Street a distance of 20.00 feet to a point; Thence running  
 N 72° 31' 14" W A distance of 218.25 feet to a point; Thence running  
 N 17° 28' 46" E A distance of 20.00 feet to a point; Thence running  
 S 72° 31' 14" W A distance of 218.25 feet to the point of beginning.

Said above-described Parcel Five contains an area of 4,365± square feet and is to be used for Roadway purposes. Parcel Five is more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: September 15, 1980 Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701 "Mooney Street" Taking Plan".

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Charles J. Mabardy, Trustee.

PARCEL SIX

Included in the deed from Benjamin R. Goodman to Joseph Biotti, Jr. and Francis Biotti d/b/a/ J. Biotti and Sons recorded in Book 13696, Page 59 on May 22, 1979 at the Middlesex South District Registry of Deeds, Parcel 6 is bounded and described as follows:

Beginning at the northwest corner of land of Tenva Realty Corp. of Massachusetts and at the northeast corner of the described parcel; Thence running

S 17° 28' 46" W A distance of 20.00 feet to a point; Thence running  
 N 72° 31' 14" W A distance of 184.38 feet to a point at land of the Grantor; Thence running  
 N 17° 28' 46" E A distance of 20.00 feet to a point; Thence running  
 S 72° 28' 46" E A distance of 184.38 feet to a point or place of beginning.

Said above-described Parcel Six contains an area of 3,688± square feet and is to be used for Roadway purposes. Parcel Six is more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: September 15, 1980 Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701 "Mooney Street" Taking Plan"

The damages awarded with respect to said parcel are \$1.00 and the supposed owners are Joseph Biotti, Jr. and Francis Biotti d/b/a/ J. Biotti and Sons.

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PARCEL SEVEN

Included in the deed from Joseph C. Cornoni to Tenva Realty Corporation of Massachusetts in Book 10079, Page 84 on July 17, 1962 at the Middlesex South District Registry of Deeds, Parcel 7 is bounded and described as follows:

Beginning at a point at the northwest corner of property of James Farina Corp. and at the northeast corner of the described premises, Parcel Seven; Thence running

N 72° 31' 14" W A distance of 150.00 feet to a point; Thence running  
 S 17° 28' 46" W A distance of 20.00 feet to a point; Thence running  
 S 72° 31' 14" E A distance of 150.00 feet to a point; Thence running  
 N 17° 28' 46" E A distance of 20.00 feet to the point of beginning.

Said above-described Parcel Seven contains an area of 3,000± square feet and is to be used for Roadway purposes. Parcel Seven is more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: September 15, 1980 Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701 "Mooney Street" Taking Plan".

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Tenva Realty Corporation of Massachusetts.

PARCEL EIGHT

Included in the deed from James Farina Corporation to John A Farina, Joseph B. Farina and Arthur Ceruolo, Trustees, recorded in Book 13365, Page 409 on December 30, 1977 at the Middlesex South District Registry of Deeds, Parcel 8 is bounded and described as follows:

Beginning at a point at the southeasterly corner of land of Charles J. Mabardy, Trustee at the centerline westerly end of Mooney Street; Thence running

N 72° 31' 14" W A distance of 85.76 feet to a point; Thence running  
 N 17° 28' 46" E A distance of 20.00 feet to a point; Thence running  
 S 72° 31' 14" E A distance of 85.76 feet to a point at the end of  
 Mooney Street; Thence running  
 S 17° 28' 46" W Along the end of Mooney Street a distance of 20.00 feet  
 to the point of beginning.

Said above-described Parcel Eight contains an area of 1,715± square feet and is to be used for Roadway purposes. Parcel Eight is more particularly described and shown on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: September 15, 1980 Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701 "Mooney Street" Taking Plan".

The damages awarded with respect to said parcel are \$1.00 and the supposed owners are John A. Farina, Joseph B. Farina and Arthur Ceruolo, Trustees.

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PARCEL NINE

Included in the deed from A. O. Wilson Co., Inc. to Albert O. Wilson, Jr. and Donald B. Wilson, Trustees of Wilson-Cambridge Realty Trust, recorded in Book 12014, Page 708 on June 14, 1971 at the Middlesex South District Registry of Deeds, Parcel Nine is bounded and described as follows:

Beginning at a point on the easterly sideline of Smith Place said point being 401.27 feet southerly from the southerly sideline intersection of Fawcett Street Extension; Thence running

S 80° 53' 14" E A distance of 302.59 feet to a point; Thence running  
 S 09° 30' 46" W A distance of 40.00 feet to a point; Thence running  
 N 80° 53' 14" W A distance of 302.59 feet to a point on the easterly  
 sideline of Smith Place; Thence running  
 N 09° 30' 46" E A distance of 40.00 feet to the point of beginning.

Said above-described Parcel Nine contains an area of 12,104± square feet. Parcel Nine is to be used for Roadway purposes and is more particularly described and shown on a plan entitled "'Wilson Road" Taking Plan Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: August 15, 1980, Schofield Brothers, Inc. Professional Engineers and Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/26/81; Description Revised: 3/12/81.

The damages awarded with respect to said parcel are \$1.00 and the supposed owners are Albert O. Wilson, Jr. and Donald B. Wilson, Trustees of Wilson-Cambridge Realty Trust.

deed# 610456

PARCEL TEN

Included in the deed from A. O. Wilson Co., Inc. to Albert O. Wilson, Jr. and Donald B. Wilson, Trustees of Wilson-Cambridge Realty Trust recorded in Book 12014, Page 711 on June 14, 1971 and Book 805, Page 85 on June 14, 1967 at the Middlesex South District Registry of Deeds, Parcel 10 is bounded and described as follows:

Beginning at a point at the northeast corner of the previously-described Parcel Nine and being 302.59 feet easterly from Smith Place; Thence running  
 S 80° 53' 14" E A distance of 334.77 feet to the northwesterly sideline of the Boston & Maine R.R. second lateral spur track; Thence running  
 S 54° 54' 14" W A distance of 57.37 feet along said sideline of the spur track to a point; Thence running  
 N 80° 53' 14" W A distance of 293.93 feet to a point; Thence running  
 N 09° 30' 46" E A distance of 40.00 feet to the point of beginning.

Said above-described Parcel Ten contains an area of 12,574± square feet. Parcel Ten is to be used for Roadway purposes and is more particularly described and shown on a plan entitled "Wilson Road" Taking Plan Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: August 15, 1980, Schofield Brothers, Inc. Professional Engineers and Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/26/81; Description revised: 3/12/81.

The damages awarded with respect to said parcel are \$1.00 and the supposed owner are Albert O. Wilson, Jr. and Donald B. Wilson, Trustees of Wilson-Cambridge Realty Trust.

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PARCEL ELEVEN

Included in the deed from Haskell Cohn et al to John T. Spinelli recorded in Book 643, Page 197 on September 19, 1960 at the Middlesex South District Registry of Deeds, Parcel 11 is bounded and described as follows:

Beginning at a point at the northwest corner of Land Court Parcel B-18 at land of Comstock & Westcott, Inc. being Land Court Parcel 32 on Plan 7191-2; Thence running  
 N 12° 42' 42" E A distance of 610.44 feet to a point; Thence running  
 S 69° 39' 39" E A distance of 40.36 feet to a point; Thence running  
 S 12° 42' 42" W A distance of 648.01 feet to a point; Thence running  
 Northwesterly by a curve to the left having a radius of 230.00 feet a length of 2.91 feet to a point of tangency; Thence running  
 N 30° 17' 11" W A distance of 55.77 feet to the point of beginning.

Being a portion of Land Court Parcel 26 on Land Court Case 7191-3.

Said above-described Parcel Eleven contains an area of 25,167± square feet and is to be used for Roadway purposes. Said Parcel Eleven is more particularly described and shown on a plan entitled "Being a Sub-division of Parcel B-18 as shown on Land Court Plan No. 7191-L, and parcel 26 on Plan 7191-3 Plan of Land in Cambridge, Mass. Scale" 1" =

40', Date: November 26, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/25/81

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is John T. Spinelli, Certificate No. 102747.

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PARCEL TWELVE

Included in the deed from John T. Spinelli to Robert J. Conty and Edith M. Conty recorded in Book 919, Page 79 on May 1, 1979 at the Middlesex South District Registry of Deeds, Parcel 12 is bounded and described as follows:

Beginning at a point on the southwest corner of land of Jorus Realty Trust being the northeast corner of the described Parcel Twelve;  
 Thence running  
 S 10° 11' 38" W A distance of 21.05 feet by land of Peter J. Spinelli to a point; Thence running  
 S 82° 02' 46" W A distance of 3.33 feet to an angle point; Thence running  
 N 45° 21' 18" W A distance of 139.53 feet through land of the grantor to a point at land of Spinelli (Lot 28); Thence running  
 N 14° 12' 46" E A distance of 23.20 feet along said Lot 28 to a point; Thence running  
 S 45° 21' 18" E A distance of 141.40 feet through land of the grantor to the point of beginning.

The above-described Parcel Twelve contains an area of 2,842± square feet and is to be a 20-foot wide Sewer-Drain Easement. There is appurtenant and adjacent to Parcel Twelve a Temporary Easement being 10 feet wide and lying parallel to and southwest from the above-described Parcel Twelve. Said Temporary Easement Parcel contains an area of 1,432± square feet and lies partially inside the building on Lot 34 and having an address of #701 Concord Avenue. Nothing shall be construed in any way to mean that any part of said building is to be removed or damaged in order to utilize said Temporary Easement Parcel. Said Parcel Twelve and Temporary Easement Parcel are more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 30' Date: August 15, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass."

The damages awarded with respect to said parcels are \$1.00 and the supposed owners are Robert J. Conty and Edith M. Conty, Certificate No. 157829.

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PARCEL THIRTEEN

Included in the deed from West Cambridge Realty, Incorporated to Peter J. Spinelli recorded in Book 729, Page 118 on December 30, 1965 at the Middlesex South District Registry of Deeds, Parcel 13 is bounded and described as follows:

Beginning at the southeast corner of land of Jorus Realty Trust Lot B-5 and on the westerly sideline of Smith Place; Thence running S 07° 57' 14" E A distance of 20.00 feet along the sideline of Smith Place to a point; Thence running S 82° 02' 46" W A distance of 66.56 feet through land of the grantor to a point at land of R. J Conty; Thence running N 10° 11' 38" E A distance of 21.05 feet along land of said Conty to a point of land of Jorus Realty Trust; Thence running N 82° 02' 46" E A distance of 60.00 feet along said Jorus Realty Trust land to the point of beginning.

The above-described Parcel Thirteen contains an area of 1,266± square feet and is to be a 20-foot wide Sewer-Drain easement. There is appurtenant and adjacent to said Parcel Thirteen a Temporary Easement being 10.00 feet wide and being parallel to and lying southerly of the above-described Parcel Thirteen. Said Temporary Easement Parcel contains an area of 682± square feet and is to be utilized during construction of the permanent easement. Said Parcels Thirteen and Temporary Easement Parcel are more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 30' Date: August 15, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701".

The damages awarded with respect to said parcels are \$1.00 and the supposed owner is Peter J. Spinelli, Certificate No. 119868.

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PARCEL FOURTEEN

Included in the deed from Look, Incorporated to Sisa, Incorporated recorded in Book 940, Page 197 on November 20, 1980 at the Middlesex South District Registry of Deeds, Parcel 14 is bounded and described as follows:

Beginning at a point on the easterly sideline of a "way" A.K.A. "Spinelli Place" 80.00 feet southerly of Lot 63 being the northwesterly corner of the premises; Thence running S 77° 24' 48" E A distance of 238.66 feet to a point; Thence running N 12° 35' 12" E A distance of 96.80 feet to a point; Thence running S 80° 53' 14" E A distance of 10.02 feet to a point; Thence running S 12° 35' 12" W A distance of 107.40 feet to a point; Thence running N 77° 24' 48" W A distance of 248.68 feet to a point on the easterly sideline of a "way" A.K.A. "Spinelli Place"; Thence running N 12° 42' 42" E A distance of 10.00 feet along the easterly sideline of said "way" to the point of beginning.

Being a portion of Land Court Lot 60 on Land Court Case 7191-15.

Said above-described Parcel Fourteen contains an area of 3,458± square feet and is to be used as a utility easement. Parcel Fourteen is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980,

Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: February 26, 1981.

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Sisa Incorporated.

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PARCEL FIFTEEN

Included in the deed from Look, Incorporated to Sisa, Incorporated recorded in Book 940, Page 197 on November 20, 1980 at the Middlesex South District Registry of Deeds, Parcel 15 is bounded and described as follows:

Beginning at a point on the easterly sideline of a "way" A.K.A. "Spinelli Place" 90.00 feet southerly of Lot 63 being the north-westerly corner of the premises; Thence running  
 S 77° 24' 48" E A distance of 248.68 feet to a point; Thence running  
 N 12° 35' 12" E A distance of 107.40 feet to a point; Thence running  
 S 80° 53' 14" E A distance of 10.02 feet to a point; Thence running  
 S 12° 35' 12" W A distance of 113.01 feet to a point; Thence running  
 N 77° 24' 48" W A distance of 258.70 feet to a point on the easterly side of a "way" A.K.A. "Spinelli Place"; Thence running  
 N 12° 42' 42" E A distance of 5.00 feet along the easterly sideline of said "way" to the point of beginning.

Being a portion of Land Court Lot 60 on Land Court Case 7191-15.

Said above-described Parcel 15 contains an area of 2,371± square feet and is to be used as a temporary construction easement. Parcel 15 is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/26/81.

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Sisa, Incorporated.

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PARCEL SIXTEEN

Included in the deed from Look, Incorporated to Sisa, Incorporated recorded in Book 940, Page 197 on November 20, 1980 at the Middlesex South District Registry of Deeds, Parcel 16 is bounded and described as follows:

Beginning at a point on the easterly sideline of a "way" A.K.A. "Spinelli Place" 60.00 feet southerly of Lot 63 being the northwesterly corner of the premises; Thence running

S 77° 24' 48" E A distance of 228.62 feet to a point; Thence running  
 N 12° 35' 12" E A distance of 60.00 feet to a point; Thence running  
 S 77° 24' 48" E A distance of 4.00 feet to a point; Thence running  
 N 12° 35' 12" E A distance of 16.43 feet to a point; Thence running  
 S 80° 53' 14" E A distance of 6.01 feet to a point; Thence running  
 S 12° 35' 12" W A distance of 96.80 feet to a point; Thence running  
 N 77° 24' 48" W A distance of 238.66 feet to a point at the easterly  
 sideline of a "way" A.K.A. "Spinelli Place"; Thence running  
 N 12° 42' 42" E Along the easterly sideline of said "way" a distance  
 of 20.00 feet to the point of beginning.

Being a portion of Land Court Lot 60 on Land Court Case 7191-15.

Said above-described Parcel 16 contains an area of 5,472± square feet and is to be used as a temporary construction easement. Parcel 16 is more particularly shown and described on a plan entitled "Easement Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980. Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/26/81.

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Sisa, Incorporated.

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PARCEL SEVENTEEN

Included in the deed from Look, Incorporated to Sisa, Incorporated recorded in Book 940, Page 197 on November 20, 1980 and Book 14138, Page 298 on November 20, 1980 at the Middlesex South District Registry of Deeds, Parcel 17 is bounded and described as follows:

Beginning at a point at the northeasterly corner of the premises being a point on a lot line 5.00 feet southerly of the northerly lot corner dividing Lots 50 and 54; Thence running  
 S 80° 53' 14" E A distance of 2.66 feet to a point; Thence running  
 S 09° 30' 46" W A distance of 25.00 feet to a point; Thence running  
 S 12° 35' 12" W A distance of 16.43 feet to a point; Thence running  
 N 77° 24' 48" W A distance of 4.00 feet to a point; Thence running  
 N 12° 35' 12" E A distance of 41.23 feet to the point of beginning.

Being a portion of Land Court Lot 50, Land Court Case 7191-11.

Said above-described Parcel Seventeen contains an area of 148± square feet and is to be used as a temporary construction easement. Parcel Seventeen is more particularly shown and described on a plan entitled "Easement Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/26/81.

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Sisa, Incorporated.

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PARCEL EIGHTEEN

Included in the deed from John T. Spinelli to Charles J. Mailman recorded in Book 891, Page 53 on July 8, 1977 at the Middlesex South District Registry of Deeds, Parcel 18 is bounded and described as follows:

Beginning at a point on the westerly sideline of proposed Adley Road 5.00 feet southerly of the northeast corner of Lot 54 and being the northeast corner of the premises; Thence running  
 S 09° 30' 46" W By the proposed westerly sideline of Adley Road a distance of 20.00 feet to a point; Thence running  
 N 80° 53' 14" W A distance of 144.89 feet to a point; Thence running  
 S 12° 35' 12" W A distance of 5.01 feet to a point; Thence running  
 N 80° 53' 14" W A distance of 6.01 feet to a point; Thence running  
 N 09° 30' 46" E A distance of 25.00 feet to a point; Thence running  
 S 80° 53' 14" E A distance of 151.17 feet to the point of beginning.

Being a portion of Land Court Lot 54 on Land Court Case 7191-13.

Said above-described Parcel Eighteen contains an area of 3,054± square feet and is to be used as a temporary construction easement. Parcel Eighteen is more particularly shown and described on a plan entitled ""Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date" October 30, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/26/81.

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Charles J. Mailman.

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PARCEL NINETEEN

Included in the deed from John T. Spinelli to Charles J. Mailman recorded in Book 891, Page 53 on July 8, 1977 at the Middlesex South District Registry of Deeds, Parcel 19 is bounded and described as follows:

Beginning at a point on the westerly sideline of proposed Adley Road 25.00 feet southerly from the northeast corner of Lot 54 being the northeast corner of the premises; Thence running  
 S 09° 30' 46" W A distance of 5.00 feet along the westerly sideline of Adley Road to a point; Thence running  
 N 80° 53' 14" W A distance of 145.16 feet to a point; Thence running  
 N 12° 35' 12" E A distance of 5.01 feet to a point; Thence running  
 S 80° 53' 14" E A distance of 144.89 feet to the point of beginning.

Being a portion of Land Court Lot 54 on Land Court Case 7191-13.

Said above-described Parcel Nineteen contains an area of 725± square feet and is to be used as a Utility Easement. Parcel Nineteen is more particularly shown and described on a plan entitled ""Easement" Plan of Land in Cambridge, Mass. Scale" 1" = 40' Date: October 30,

1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/26/81; Description revised: 3/12/81.

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Charles J. Mailman.

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PARCEL TWENTY

Included in the deed from Certificate No. 106527 to Horn Brothers, Incorporated recorded in Book 662, Page 177 on at the Middlesex South District Registry of Deeds, Parcel 20 is bounded and described as follows:

Beginning at the northwesterly corner of Lot 35 at Lot 54 being the northwesterly corner of the described premises; Thence running

S 80° 53' 14" E A distance of 40.81 feet to a point; Thence running  
 S 16° 05' 11" W A distance of 10.07 feet to a point; Thence running  
 N 80° 53' 14" W A distance of 40.19 feet to a point; Thence running  
 N 12° 35' 12" E A distance of 10.02 feet to the point of beginning.

Being a portion of Horn Brothers, Inc. Land Court Case 7191-S.

Said above-described Parcel Twenty contains an area of 405± square feet and is to be used as a utility easement. Parcel Twenty is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/26/81.

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Horn Brothers, Incorporated, Certificate No. 106527.

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PARCEL TWENTY-ONE

Included in the deed from Arthur W. Nile and Florence J. Nile to Horn Brothers, Inc. recorded in Book 484, Page 121 on April 11, 1951 at the Middlesex South District Registry of Deeds, Parcel 21 is bounded and described as follows:

Beginning at a point on the westerly sideline of proposed Adley Road 30.00 feet southerly of the northeast corner of Lot 54 and being the northeast corner of the described premises; Thence running  
 S 09° 30' 46" W Along the proposed westerly sideline of Adley Road a distance of 10.00 feet to a point; Thence running  
 N 80° 53' 14" W A distance of 85.47 feet to a point; Thence running  
 N 16° 05' 11" E A distance of 10.07 feet to a point; Thence running  
 S 80° 53' 14" E A distance of 84.31 feet to the point of beginning.

Being a portion of Horn Brothers, Inc. Land Court Case 7191-S.

Said above-described Parcel Twenty-One contains an area of 849± square feet and is to be used as a utility easement. Parcel Twenty-One is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/26/81.

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Horn Brothers, Incorporated, Certificate No. 72529.

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PARCEL TWENTY-TWO

Included in the deed from John T. Spinelli to Boda, Incorporated recorded in Book 938, Page 73 on September 17, 1980 at the Middlesex South District Registry of Deeds, Parcel 22 is bounded and described as follows:

Beginning at the southeasterly corner of Land Court Parcel 48 being the southwest corner of Parcel Twenty-Three; Thence running N 69° 39' 34" W A distance of 138.29 feet partly by Lot 41 and by land of the City of Cambridge to a point; Thence running N 09° 27' 44" W A distance of 11.52 feet by land of Joseph Amaroso to a point; Thence running S 69° 39' 34" E A distance of 138.29 feet to a point; Thence running S 09° 27' 44" E A distance of 11.52 feet to the point of beginning.

Being a portion of Land Court Parcel 48 on Land Court Case 7191-11.

Said above-described Parcel Twenty-Two contains an area of 1,383± square feet and is to be used as a Temporary Easement. Said Parcel Twenty-Two is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701". Description revised: 3/12/81.

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Boda, Incorporated, Certificate No. 161623.

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PARCEL TWENTY-THREE

Included in the deed from John T. Spinelli to Boda, Incorporated recorded in Book 938, Page 73, on September 17, 1980 at the Middlesex South District Registry of Deeds, Parcel 23 is bounded and described as follows:

Beginning at the southeasterly corner of the parcel at the northeast corner of a "way" A.K.A. "Spinelli Place" proposed "Sunny Road" Thence running

N 69° 39' 34" W A distance of 98.18 feet along the northerly end of the "way" to a point; Thence running  
 N 09° 27' 44" W A distance of 11.52 feet to a point; Thence running  
 S 69° 39' 34" E A distance of 102.56 feet to a point; Thence running  
 S 12° 42' 42" W A distance of 10.09 feet to the point of beginning.

Being a portion of Land Court Parcel 49 on Land Court Case 7191-11.

Said above-described Parcel Twenty-Three contains an area of 1,004± square feet and is to be used as a Temporary Easement. Said Parcel Twenty-Three is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40', Date: October 30, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass." Description revised: 3/12/81.

The damages awarded with respect to said parcel are \$1.00 and the supposed owner is Boda, Incorporated, Certificate No. 161623.

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PARCEL TWENTY-FOUR

Included in the deed from John C. Sheehan, et al to Look, Incorporated recorded in Book 915, Page 157 on January 9, 1979 at the Middlesex South District Registry of Deeds, Parcel 24 is bounded and described as follows:

Beginning at the northeast corner of Land Court parcel #41 at the northwest corner of a "way" A.K.A. "Spinelli Place" and "Sunny Road"; Thence running  
 S 12° 42' 42" W Along the westerly sideline of the "way" a distance of 20.18 feet to a point; Thence running  
 N 69° 39' 34" W A distance of 103.46 feet to a point at land of the City of Cambridge; Thence running  
 N 33° 44' 41" E A distance of 20.56 feet to a point; Thence running  
 S 69° 39' 34" E A distance of 96.01 feet to the point of beginning.

Being a portion of Land Court Parcel 41 on Land Court Case 7191 Plan 7.

Said above-described Parcel Twenty-Four contains an area of 1,995± square feet and is to be used as a Sewer-Drain easement. There is appurtenant to Parcel Twenty-Four a Temporary Easement which is adjacent to the southerly side of Parcel Twenty-Four and parallel thereto and being 10.00 feet in width. Said Temporary Easement Parcel contains an area of 1,053± square feet.

Said Parcels Twenty-Four and Temporary Easement are more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass."

The damages awarded with respect to said parcels are \$1.00 and the supposed owner is Look, Incorporated, Certificate No. 157107.

PARCEL TWENTY-FIVE

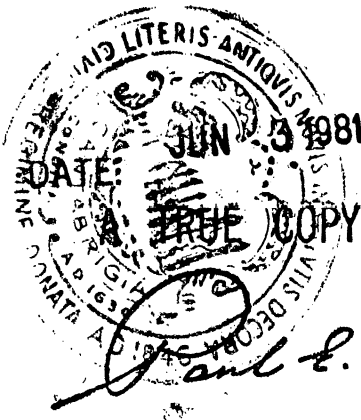
Included in the deed from Louis F. DiGiovanni to The President and Fellows of Harvard College recorded in Book 13703, Page 203 on June 1, 1979 at the Middlesex South District Registry of Deeds, Parcel 25 is bounded and described as follows:

Beginning at a point on the centerline end of the proposed Mooney Street Extension and being 87.00 feet westerly from the property corner between lands of Anderson and McQuaid Realty Trust and Wilson-Cambridge Realty Trust; Thence running  
S 17° 28' 46" W A distance of 10.00 feet to a point on the southerly sideline; Thence running  
N 72° 31' 14" W A distance of 102.26 feet along the southerly sideline to a point on the centerline of the Little Pond Conduit; Thence running  
N 14° 13' 42" W A distance of 23.50 feet along the centerline of said conduit to a point; Thence running  
S 72° 31' 14" E A distance of 114.62 feet along the northerly sideline to a point at the end of Mooney Street to a point; Thence running  
S 17° 31' 14" W A distance of 10.00 feet to the point of beginning.

Being a 20.00 foot wide Permanent Drain Easement through land of Harvard College.

Said above-described Parcel Twenty-Five contains an area of 2,169± square feet and is to be used as a Permanent Easement. Said Parcel Twenty-Five is more particularly shown on a plan hereinafter described. There are appurtenant to the above-described 20.00 foot Permanent Easement two (2) 10.00 foot wide Temporary Easements on both the northerly and southerly sides of the 20.00 foot Permanent Easement. The northerly 10.00 foot Temporary Easement contains an area of 1,177± square feet and the southerly 10.00 foot Easement contains an area of 992± square feet. The above-described Permanent Easement and Temporary Easements are more particularly shown on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: December 24, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701". Revised: 3/6/81.

The damages awarded with respect to said parcels are \$1.00 and the supposed owners are The President and Fellows of Harvard College.



*Paul E. Huby*

CITY CLERK

In City Council May 4, 1981  
Adopted by vote and was 7 to  
Yeas 7 Nays 0 Absent 1 **PRESENT 1**  
*Paul E. Huby* City Clerk

# City of Cambridge

MASSACHUSETTS

In City Council

May 4 1981

Agenda # 7

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓ <sup>0</sup>		→	✓ <sup>2</sup>
Mr. Thomas W. Danehy	✓			
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓ <sup>3</sup>	←	✗ <sup>0</sup>	
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay			✓	

~~6~~    0    2    1  
 7    0    1    1

CFP  
RF  
A

<u>Listed on Council Taking Order as Parcel:</u>	<u>Supposed Owner is</u>	<u>Middlesex South District Registry Book/Page</u>	<u>Certificate Number if Registered</u>	<u>Shown on Schofield Map as Parcel:</u>	<u>Land Area (square feet)</u>
Thirteen	Peter J. Spinelli	729/118 12/30/65	119868	3-E-6 3-TE-6	1266 682
Fourteen	Sisa Incorporated	940/197 11/20/80	157043 LC7191-15	3-E-1	3458
Fifteen	Sisa Incorporated	940/197 11/20/80	157043 LC7191-15	3-TE-1	2371
Sixteen	Sisa Incorporated	940/197 11/20/80	157043 LC7191-15	3-TE-7	5472
Seventeen	Sisa Incorporated	14138,298 940,197 11/20/80	LC7191-11	3-TE-2	148
Eighteen	Charles J. Mailman	891,53 7/8/77	152203	3-TE-3	3054
Nineteen	Charles J. Mailman	891,53 7/8/77	152203	3-E-2	725
Twenty	Horn Brothers	662,177	106527	3-E-3	405
Twenty- One	Horn Brothers	484,121 4/11/51	72529	3-E-4	849
Twenty- Two	Boda Incorporated	938,73 9/17/80	161623	3-TE-8	1383
Twenty- Three	Boda Incorporated	983,73 9/17/80	161623	3-TE-9	1004
Twenty- Four	Look, Inc	915,157 1/9/79	157107	3-E-7 3-TE-10	1995 1053
Twenty- Five	President & Fellows of Harvard College	13703,203 6/1/79			TE1177 E2169 TE992

ALEWIFE QUADRANGLE LAND DONATIONS  
EDA PUBLIC INFRASTRUCTURE IMPROVEMENT PROJECT

<u>Parcel</u>	<u>Owner</u>	<u>Area</u>	<u>Appraised Value</u>
<u>Mooney Street</u>			
3-0	Harvard University	8,954 s.f.	\$ 35,816.00
3-1	Kevin McQuaid	6,657 s.f.	\$ 26,628.00
3-2	A.O. Wilson Structural Co.	5,078 s.f.	\$ 20,312.00
✓3-3	Charles Mabardy	4,624 s.f.	\$ 18,496.00
3-4	J. Biotti & Sons	3,688 s.f.	\$ 14,752.00
✓3-5	Charles Mabardy	4,365 s.f.	\$ 17,460.00
3-6	Tenva Realty	3,000 s.f.	\$ 12,000.00
3-7	John Farina	<u>1,715 s.f.</u>	<u>\$ 6,860.00</u>
<u>Subtotal, Mooney Street</u>		<u>38,081 s.f.</u>	<u>\$152,324.00</u>
<u>Adley Way</u>			
3-9	Thomas D. Murray	6,094 s.f.	\$ 36,564.00
3-10	Thomas D. Murray	3,190 s.f.	\$ 19,140.00
3-11	Thomas D. Murray	9,484 s.f.	\$ 54,904.00
3-12	Horn Corporation	1,192 s.f.	\$ 7,152.00
3-13	Conniff, DiGiovanni, Nissenbaum	1,969 s.f.	\$ 11,814.00
<u>Subtotal, Adley Way</u>		<u>21,929 s.f.</u>	<u>\$131,574.00</u>
<u>Wilson Road</u>			
3-14	A.O. Wilson Structural Co.	12,104 s.f.	\$ 72,624.00
3-15	A.O. Wilson Structural Co.	12,574 s.f.	\$ 75,444.00
✓3-17	Peter Spinelli	<u>533 s.f.</u>	<u>\$ 3,198.00</u>
<u>Subtotal, Wilson Road</u>		<u>25,211 s.f.</u>	<u>\$151,266.00</u>
<u>Spinelli Place</u>			
✓3-19	John T. Spinelli	<u>25,167 s.f.</u>	<u>\$201,336.00</u>
<u>Subtotal, Spinelli Place</u>		<u>25,167 s.f.</u>	<u>\$201,336.00</u>
<u>Grand Total, All Donations</u>		<u>110,388 s.f.</u>	<u>\$636,500.00</u>

Appraised \$ 700,000.00

ALEWIFE QUADRANGLE PERMANENT AND TEMPORARY EASEMENTS  
EDA PUBLIC INFRASTRUCTURE IMPROVEMENT PROJECT

<u>Parcel</u>	<u>Owner</u>	<u>Area</u>	<u>Type of Easement</u>
<u>Eastern States to Smith Place Utility Lines</u>			
3-E-5	RJC Realty Trust	2,842 s.f.	Sewer-Drain
3-TE-5	RJC Realty Trust	1,432 s.f.	Temporary
3-E-6	Peter Spinelli	1,266 s.f.	Sewer-Drain
3-TE-6	Peter Spinelli	682 s.f.	Temporary
<u>Spinelli Place to Adley Way Utility Lines</u>			
3-E-1	Sisa	3,458 s.f.	Utility
3-TE-1	Sisa	2,371 s.f.	Temporary
3-TE-7	Sisa	5,472 s.f.	Temporary
3-TE-2	Sisa	148 s.f.	Temporary
3-TE-3	C.J. Mailman	3,054 s.f.	Temporary
3-E-2	C.J. Mailman	725 s.f.	Utility
3-E-3	Horn Corporation	405 s.f.	Utility
3-E-4	Horn Corporation	849 s.f.	Utility
<u>Spinelli Place to Little Pond Conduit Utility Lines</u>			
3-TE-8	Boda, Inc.	1,383 s.f.	Temporary
3-TE-9	Boda, Inc.	1,004 s.f.	Temporary
3-E-7	Sisa	1,995 s.f.	Sewer-Drain
3-TE-10	Sisa	1,053 s.f.	Temporary
<u>Mooney Street to Little Pond Conduit Utility Lines</u>			
-TE-	Harvard University	1,177 s.f.	Temporary
-E-	Harvard University	2,169 s.f.	Drain
-TE-	Harvard University	992 s.f.	Temporary
<u>Mooney Street, Cul-de-sac Roadway Improvements</u>			
(3-TS)-0	Harvard University	2,650 s.f.	Temporary Slope
(3-TS)-1	Kevin McQuaid	1,182 s.f.	Temporary Slope
(3-TS)-2	A.O. Wilson Structural Co.	375 s.f.	Temporary Slope



ALEWIFE QUADRANGLE LAND & EASEMENT TAKINGS  
EDA PUBLIC INFRASTRUCTURE IMPROVEMENT PROJECT

Council Order 5/4/81  
Registry of Deeds 6/3/81

<u>Listed on Council Taking Order as Parcel:</u>	<u>Supposed Owner is</u>	<u>Middlesex South District Registry Book/Page</u>	<u>Certificate Number if Registered</u>	<u>Shown on Schofield Map as Parcel:</u>	<u>Land Area (square feet)</u>
One	President & Fellows of Harvard College	13703/203 6/1/79		3-0	8954 TS 2650
Two	John J. Anderson, & John T. McQuaid, Trustees	11413/237 10/19/67		3-1	6657 TS 1182
Three	Albert O. Wilson, Jr. & Donald B. Wilson, Trustees	11355/217 7/12/67		3-2	5078 TS 375
Four	Charles J. Mabardy, Trustee	12382/461 2/21/73		3-3	4624
Five	Charles J. Mabardy, Trustee	13863/205 12/20/79		3-5	4365
Six	Joseph Biotti Jr. & Francis Biotti d/b/a J. Biotti & Sons	13696/59 5/22/79		3-4	3688
Seven	Tenva Realty Corp. of Massachusetts	10079/84 7/17/62		3-6	3000
Eight	John A. Farina, Joseph B. Farina, Arthur Ceruolo	13365/409 12/30/77		3-7	1715
Nine	Albert O. Wilson, Jr. & Donald B. Wilson Trustees	12014/708 6/14/71		3-14	12104
Ten	Albert O. Wilson, Jr. & Donald B. Wilson Trustees	12014/711 805/85 6/14/71		3-15	12574
Eleven	John T. Spinelli	643/197 9/19/60	102747 LC 7191-L LC 7191-3	3-19	25167
Twelve	RJC Realty: Robert J. Conty & Edith M. Conty	919/79 5/1/79	157829	3-E-5 3-TE-5	2842 1432

<u>Listed on Council Taking Order as Parcel:</u>	<u>Supposed Owner is</u>	<u>Middlesex South District Registry Book/Page</u>	<u>Certificate Number if Registered</u>	<u>Shown on Schofield Map as Parcel:</u>	<u>Land Area (square feet)</u>
Thirteen	Peter J. Spinelli	729/118 12/30/65	119868	3-E-6 3-TE-6	1266 682
Fourteen	Sisa Incorporated	940/197 11/20/80	157043 LC7191-15	3-E-1	3458
Fifteen	Sisa Incorporated	940/197 11/20/80	157043 LC7191-15	3-TE-1	2371
Sixteen	Sisa Incorporated	940/197 11/20/80	157043 LC7191-15	3-TE-7	5472
Seventeen	Sisa Incorporated	14138,298 940,197 11/20/80	LC7191-11	3-TE-2	148
Eighteen	Charles J. Mailman	891,53 7/8/77	152203	3-TE-3	3054
Nineteen	Charles J. Mailman	891,53 7/8/77	152203	3-E-2	725
Twenty	Horn Brothers	662,177	106527	3-E-3	405
Twenty-One	Hörn Brothers	484,121 4/11/51	72529	3-E-4	849
Twenty-Two	Boda Incorporated	938,73 9/17/80	161623	3-TE-8	1383
Twenty-Three	Boda Incorporated	983,73 9/17/80	161623	3-TE-9	1004
Twenty-Four	Look, Inc	915,157 1/9/79	157107	3-E-7 3-TE-10	1995 1053
Twenty-Five	President & Fellows of Harvard College	13703,203 6/1/79			TE1177 E2169 TE992

## ALEWIFE QUADRANGLE LAND &amp; EASEMENT TAKINGS

## EDA PUBLIC INFRASTRUCTURE IMPROVEMENT PROJECT

Council Order 5/4/81  
Registry of Deeds 6/3/81

<u>Listed on Council Taking Order as Parcel:</u>	<u>Supposed Owner is</u>	<u>Middlesex South District Registry Book/Page</u>	<u>Certificate Number if Registered</u>	<u>Shown on Schofield Map as Parcel:</u>	<u>Land Area (square feet)</u>
One	President & Fellows of Harvard College	13703/203 6/1/79		3-0	8954 TS 2650
Two	John J. Anderson, & John T. McQuaid, Trustees	11413/237 10/19/67		3-1	6657 TS 1182
Three	Albert O. Wilson, Jr. & Donald B. Wilson, Trustees	11355/217 7/12/67		3-2	5078 TS 375
Four	Charles J. Mabardy, Trustee	12382/461 2/21/73		3-3	4624
Five	Charles J. Mabardy, Trustee	13863/205 12/20/79		3-5	4365
Six	Joseph Biotti Jr. & Francis Biotti d/b/a J. Biotti & Sons	13696/59 5/22/79		3-4	3688
Seven	Tenva Realty Corp. of Massachusetts	10079/84 7/17/62		3-6	3000
Eight	John A. Farina, Joseph B. Farina, Arthur Ceruolo	13365/409 12/30/77		3-7	1715
Nine	Albert O. Wilson, Jr. & Donald B. Wilson Trustees	12014/708 6/14/71		3-14	12104
Ten	Albert O. Wilson, Jr. & Donald B. Wilson Trustees	12014/711 805/85 6/14/71		3-15	12574
Eleven	John T. Spinelli	643/197 9/19/60	102747 LC 7191-L LC 7191-3	3-19	25167
Twelve	RJC Realty: Robert J. Conty & Edith M. Conty	919/79 5/1/79	157829	3-E-5 3-TE-5	2842 1432

March , 1981

RECEIVED

'81 MAR 9 PM 2 55

Mr. David R. Vickery  
Assistant City Manager  
for Community Development  
Department of Community Development  
57 Inman Street  
Cambridge, Massachusetts 02139

CAMBRIDGE COMMUNITY  
DEVELOPMENT DEPT.

Dear Mr. Vickery:

This letter shall serve to inform you that subject to the construction of the public infrastructure improvements agreed upon in the next paragraph, I hereby donate to the City of Cambridge for use as a public right-of-way that portion of my property described as Parcel 3-1 in the attached legal description. I understand that I cannot be required to transfer this portion of my property to the City of Cambridge for less than the established fair market value of \$ 26,628.00; but, that by this letter, I voluntarily waive my right to such just compensation.

In return for this donation it is my understanding that the City of Cambridge agrees to construct a public roadway within the aforementioned right-of-way and that this roadway will be part of an estimated two year, \$4.3 million public infrastructure improvement project planned for the Alewife Quadrangle under a \$2.6 million U. S. Economic Development Administration grant. It is my further understanding that the City of Cambridge will use the value of my donation to help offset the \$1.7 million local matching contribution required under the terms of the federal grant.

Sincerely,

*[Handwritten signature]*

Enclosure

LEGAL DESCRIPTION

PLAN C

Parcel 3-1 and appurtenant Temporary Slope Easement

Supposed Owner: Anderson & McQuaid Realty Trust

Beginning at the southwesterly corner of land now or formerly of C. J. Marbardy and on the proposed centerline of Mooney Street Extension; Thence running N 72° 31' 14" W A distance of 211.12 feet to a point at land now or formerly of Louis F. Digiovanni; Thence running N 13° 10' 44" W A distance of 77.89 feet to a point; Thence running S 72° 31' 14" E A distance of 39.71 feet to an angle point; Thence running S 27° 31' 14" E A distance of 66.47 feet to an angle point; Thence running S 72° 31' 14" E A distance of 164.12 feet to a point at land of C. J. Marbardy and along the proposed northerly sideline of Mooney Street Extension; Thence running S 17° 28' 46" W A distance of 20.00 feet to the point of beginning.

Said above described Parcel 3-1 contains an area of 6,657± square feet and is to be used for Roadway purposes. There is appurtenant to Parcel 3-1 a Temporary Slope Easement 10.00 feet wide and parallel thereto containing an area of 1,182± square feet and is to be used as a Temporary Slope Easement during construction of Mooney Street Extension.

Parcels 3-1 and Temporary Slope Easement are more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40', Date: September 15, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701 "MOONEY STREET" Taking Plan" Revised: 2/24/81; 3/6/81



CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

March 2, 1981

Mr. Kevin McQuaid  
170 Fawcett Street  
Cambridge, Mass. 02138

Dear Kevin:

I am writing to ask you to consider donating a portion of your property to the City of Cambridge effort to improve the public infrastructure in the Alewife Quadrangle.

Over the next two years an estimated \$4.3 million in roadway, sewer and water system improvements are planned for streets in this area. Primary funding for this project will come from a previously approved \$2.6 million U. S. Economic Development Administration Grant. Your donation would help the city offset the \$1.7 million required as a local matching contribution.

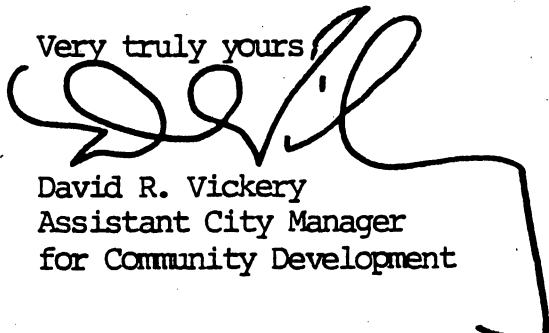
Pending Cambridge City Council and U. S. Economic Development Administration approval, construction on the Alewife Quadrangle public infrastructure improvements could begin this spring. Before the final approval process can begin, however, the city must secure the land necessary to complete the public roadway improvements planned for this project. Some of this land is included on the portion of your property described in the attached legal description.

The City of Cambridge has established \$26,628.00 as the fair market value of the 6,657 square feet contained within this portion of your property. By law you cannot be required to transfer your property to the city at less than this established fair market value. However, due to present budgetary constraints, the City of Cambridge cannot both purchase your portion and initiate the infrastructure improvement plan at Alewife.

I am, therefore, requesting that you consider donating the above described portion of your property to the City of Cambridge. Although your portion is an important part of the roadway improvement project, should you decide not to donate this portion, the city will not acquire it and will modify the roadway improvement plan accordingly.

In the near future, I will be contacting you to discuss this matter in more detail. In the meantime please call me at 498-9034 if you have any questions or need assistance. Thank you for your consideration and I look forward to your response.

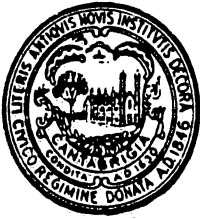
Very truly yours,



David R. Vickery  
Assistant City Manager  
for Community Development

DRV:jp

Enc



CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

March 2, 1981

Mr. Albert Wilson, President  
A. O. Wilson Structural Company  
40 Smith Place  
Cambridge, Mass. 02138

Dear Al:

I am writing to ask you to consider donating a portion of your property to the City of Cambridge effort to improve the public infrastructure in the Alewife Quadrangle.

Over the next two years an estimated \$4.3 million in roadway, sewer and water system improvements are planned for streets in this area. Primary funding for this project will come from a previously approved \$2.6 million U. S. Economic Development Administration Grant. Your donation would help the city offset the \$1.7 million required as a local matching contribution.

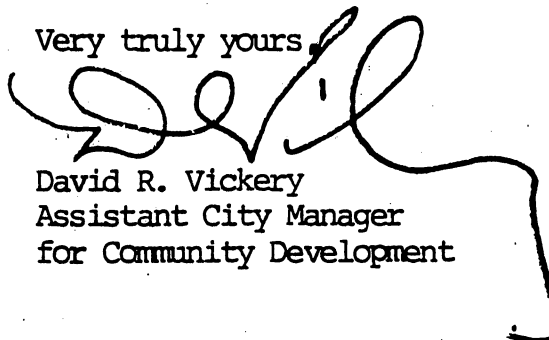
Pending Cambridge City Council and U. S. Economic Development Administration approval, construction on the Alewife Quadrangle public infrastructure improvements could begin this spring. Before the final approval process can begin, however, the city must secure the land necessary to complete the public roadway improvements planned for this project. Some of this land is included on the portion of your property described in the attached legal description.

The City of Cambridge has established \$168,380.00 as the fair market value of the 29,756 square feet contained within this portion of your property. By law you cannot be required to transfer your property to the city at less than this established fair market value. However, due to present budgetary constraints, the City of Cambridge cannot both purchase your portion and initiate the infrastructure improvement plan at Alewife.

I am, therefore, requesting that you consider donating the above described portion of your property to the City of Cambridge. Although your portion is an important part of the roadway improvement project, should you decide not to donate this portion, the city will not acquire it and will modify the roadway improvement plan accordingly.

In the near future, I will be contacting you to discuss this matter in more detail. In the meantime please call me at 498-9034 if you have any questions or need assistance. Thank you for your consideration and I look forward to your response.

Very truly yours,



David R. Vickery  
Assistant City Manager  
for Community Development

DRV:jp

Enc

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

MASSACHUSETTS

Statute Form of

Quitclaim Deed

(INDIVIDUAL) Jr

Albert O. Wilson/and  
Donald B. Wilson, Trustees

TO

City of Cambridge

....., 19.....  
at..... o'clock and ..... minutes..... m.  
Received and entered with .....  
..... Deeds  
Book..... Page.....  
Attest:

Register

FROM THE OFFICE OF

BICKNELL & SMITH  
ONE BROADWAY  
CAMBRIDGE, MASS. 02142

RETURN TO ➔

HOBBS & WARREN, INC.  
PUBLISHERS STANDARD LEGAL FORMS  
BOSTON - MASS.  
FORM 881  
REVISED CHAPTER 497-1000

(Please print or type)

We, Albert O. Wilson, Jr. of Lexington, Middlesex County, Massachusetts and Donald B. Wilson of Boston, Suffolk County, as we are Trustees of Wilson-Cambridge Realty Trust, under a written Declaration of Trust dated July 6, 1967, recorded with Middlesex South District Deeds in Book 11355, Page 219 and filed with Middlesex South District Registered Deeds as Document No. 445439

for consideration paid, and in full consideration of One Hundred Eighty-Four Thousand Four Hundred Thirty-Eight and no/100 (\$184,438.00) grants to the City of Cambridge, a municipal corporation with a usual place of business in Cambridge

with quitclaim covenants

Parcel I

A certain parcel of vacant land being shown as Parcel 3-2 on a plan entitled "City of Cambridge, Community Development Department, Mooney Street Extension" dated February 1981 to be recorded herewith, bounded and described as follows:

- NORTHEASTERLY by Parcel 3-1 and Mooney Street Extension, two hundred eleven and 12/100 (211.12) feet;
- SOUTHEASTERLY by part of said Mooney Street Extension, twenty (20) feet;
- SOUTHWESTERLY by remaining land of the grantor, one hundred ninety-three and 45/100 (193.45) feet;
- SOUTHERLY by remaining land of the grantor, thirty-three and 23/100 (33.23) feet; and
- WESTERLY by land of The President and Fellows of Harvard College (Harvard University), forty-six and 9/100 (46.09) feet.

Said Parcel is to be used for roadway purposes and the grantors reserve the right to use the same for all purposes for which streets and ways are commonly used in the City of Cambridge.

Parcel II

Parcels 3-14 and 3-15 are to be used for roadway purposes and are more particularly described and shown on a plan entitled "Wilson Road' Taking Plan, Plan of Land in Cambridge, Mass. Scale: 1"=40' Date: August 15, 1980, Schofield Brothers, Inc. Professional Engineers and Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" to be recorded herewith. Said Parcel 3-14 being bounded and described as follows:

Beginning at a point on the easterly sideline of Smith Place said point being 401.27 feet southerly from the southerly sideline intersection of Fawcett Street Extension; Thence running

- S 80° 53' 14" E A distance of 302.59 feet to a point;
- Thence running
- S 09° 30' 46" W A distance of 40.00 feet to a point;
- Thence running
- N 80° 53' 14" W A distance of 302.59 feet to a point on the easterly sideline of Smith Place;
- Thence running
- N 09° 30' 46" E A distance of 40.00 feet to the point of beginning.

Said above-described Parcel 3-14 contains an area of 12,104 square feet more or less.

Parcel 3-15 being bounded and described as follows:

Beginning at a point at the northeast corner of the previously described Parcel 3-14 and being 302.59 feet easterly from Smith Place; Thence running

- S 80° 53' 14" E A distance of 334.77 feet to the northwesterly sideline of the Boston & Maine R.R. second lateral spur track;
- Thence running
- S 54° 54' 14" W A distance of 57.37 feet along said sideline of the spur track to a point;
- Thence running
- N 80° 53' 14" W A distance of 293.93 feet to a point;
- Thence running
- N 09° 30' 46" E A distance of 40.00 feet to the point of beginning.

Said above described Parcel 3-15 contains an area of 12,574 square feet more or less.

Said parcels are to be used for roadway purposes and the grantors reserve the right to use the same for all purposes for which streets and ways are commonly used in the City of Cambridge.

Witness...OUR hand s and seal s this 20th day of March 19 81.

*Albert O. Wilson, Jr.*  
Trustee as aforesaid

Trustee as aforesaid

The Commonwealth of Massachusetts

Middlesex ss. March 19 81

Then personally appeared the above named Albert O. Wilson, Jr. and Donald B. Wilson, trustees as aforesaid and acknowledged the foregoing instrument to be their free act and deed, before me

Notary Public — ~~John O. Decker~~

My commission expires 19

(\*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantor remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.



# J. Biotti and Sons general contractors

97 ADAMS STREET · P.O. BOX 83, NEWTON, MASSACHUSETTS 02195 · 617 527-6242

RECEIVED

201 MAR 19 PM 4 46

CAMBRIDGE COMMUNITY  
DEVELOPMENT DEPT. March 17, 1981

Mr. David R. Vickery  
Assistant City Manager for Community Dev.  
Department of Community Development  
57 Inman Street  
Cambridge, Mass. 02139

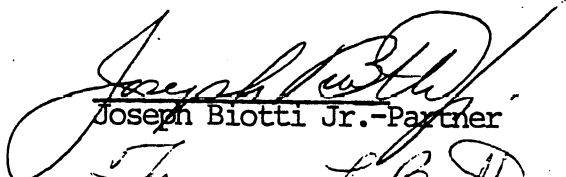
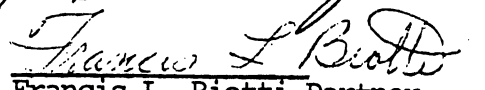
Dear Mr. Vickery:

This letter shall serve to inform you that subject to the construction of the public infrastructure improvements agreed upon, we hereby give notice of our intent to donate to the City of Cambridge for use as a public right-of-way that portion of our property described as Parcel 3-4 in the legal description attached hereto as Exhibit "A". This donation will be conditioned upon your commitment and actual construction, over the next two years of an estimated \$4.3 million in roadway, sewer and water systems improvements which are planned for streets in this area, primary funding for which project will come from a previously approved \$2.6 million U.S. Economic Development Administration Grant. Our donation is based upon our understanding that it will help the city offset the \$1.7 million required as a local matching contribution.

We understand that we cannot be required to transfer this portion of our property to the City of Cambridge for less than the established fair market value of \$14,752.00; but, that by this letter, we voluntarily waive our right to such just compensation.

If you require anything in addition to this letter, we will be happy to have our attorney or ourselves sit down with you at your convenience.

Very truly yours,

  
Joseph Biotti Jr.-Partner  
  
Francis L. Biotti-Partner

cc: Jerry Benezra Esq.



LEGAL DESCRIPTION

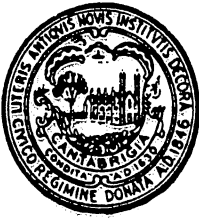
PLAN C

Parcel 3-4

Supposed Owner: J. Biotti and Sons

Beginning at the northwest corner of land of Tenva Realty Corp. of Massachusetts and at the northeast corner of the described parcel; Thence running S 17° 28' 46" W A distance of 20.00 feet to a point; Thence running N 72° 31' 14" W A distance of 184.38 feet to a point at land of the Grantor; Thence running N 17° 28' 46" E A distance of 20.00 feet to a point; Thence running S 72° 28' 46" E A distance of 184.38 feet to a point or place of beginning.

Said above-described Parcel 3-4 contains an area of 3,688± square feet and is to be used for Roadway purposes. Parcel 3-4 is more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: September 15, 1980 Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701 "Mooney Street" Taking Plan"



# CITY OF CAMBRIDGE

## COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

March 2, 1981

Mr. Joseph Biotti  
J. Biotti & Sons  
97 Adams Street  
Newton, Massachusetts 02158

Dear Mr. Biotti:

I am writing to ask you to consider donating a portion of your property to the City of Cambridge effort to improve the public infrastructure in the Alewife Quadrangle.

Over the next two years an estimated \$4.3 million in roadway, sewer and water system improvements are planned for streets in this area. Primary funding for this project will come from a previously approved \$2.6 million U. S. Economic Development Administration Grant. Your donation would help the city offset the \$1.7 million required as a local matching contribution.

Pending Cambridge City Council and U. S. Economic Development Administration approval, construction on the Alewife Quadrangle public infrastructure improvements could begin this spring. Before the final approval process can begin, however, the city must secure the land necessary to complete the public roadway improvements planned for this project. Some of this land is included on the portion of your property described in the attached legal description.

The City of Cambridge has established \$14,752.00 as the fair market value of the 3,688 square feet contained within this portion of your property. By law you cannot be required to transfer your property to the city at less than this established fair market value. However, due to present budgetary constraints, the City of Cambridge cannot both purchase your portion and initiate the infrastructure improvement plan at Alewife.

I am, therefore, requesting that you consider donating the above described portion of your property to the City of Cambridge. Although your portion is an important part of the roadway improvement project, should you decide not to donate this portion, the city will not acquire it and will modify the roadway improvement plan accordingly.

In the near future, I will be contacting you to discuss this matter in more detail. In the meantime please call me at 498-9034 if you have any questions or need assistance. Thank you for your consideration and I look forward to your response.

Very truly yours,

David R. Vickery  
Assistant City Manager  
for Community Development

DRV:jp

Enc

SILVER LAKE REALTY TRUST  
120 ADAMS STREET  
NEWTON, MA 02158

March 26, 1981

Mr. David R. Vickery  
Assistant City Manager  
for Community Development  
Department of Community Development  
57 Inman Street  
Cambridge, MA 02139

Dear Mr. Vickery:

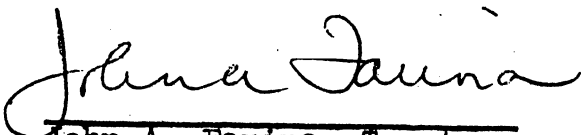
This letter shall serve to inform you that subject to the construction of the public infrastructure improvements agreed upon in the next paragraph, we hereby donate to the City of Cambridge for use as a public right-of-way that portion of our property described as Parcel 3-7 in the attached legal description. We understand that we cannot be required to transfer this portion of our property to the City of Cambridge for less than the established fair market value of \$6,860.00; but, that by this letter, we voluntarily waive our right to such just compensation, subject to the following conditions:

1. All owners donate their respective parcels.
2. We will not be charged for any betterments.
3. Construction to begin within two years, otherwise the parcel reverts back to us.

In return for this donation it is our understanding that the City of Cambridge agrees to construct a public roadway within the aforementioned right-of-way and that this roadway will be part of an estimated two year, \$4.3 million public infrastructure improvement project planned for the Alewife Quadrangle under a \$2.6 million U. S. Economic Development Administration grant. It is our further understanding that the City of Cambridge will use the value of our donation to help offset the \$1.7 million local matching contribution required under the terms of the federal grant.

Sincerely,

SILVER LAKE REALTY TRUST

  
John A. Farina, Trustee

JAF/ss

enclosure

LEGAL DESCRIPTION

PLAN C

Parcel 3-7

Supposed Owner: James Farina Corp.

Beginning at a point at the southeasterly corner of land of Ratner Trust at the centerline westerly end of Mooney Street; Thence running  
N 72° 31' 14" W A distance of 85.76 feet to a point;  
Thence running  
N 17° 28' 46" E A distance of 20.00 feet to a point;  
Thence running  
S 72° 31' 14" E A distance of 85.76 feet to a point at the end of Mooney Street; Thence running  
S 17° 28' 46" W Along the end of Mooney Street a distance of 20.00 feet to the point of beginning.

Said above-described Parcel 3-7 contains an area of 1,715± square feet and is to be used for Roadway purposes. Parcel 3-7 is more particularly described and shown on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1"= 40' Date: September 15, 1980 Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701 "Mooney Street" Taking Plan"



# CITY OF CAMBRIDGE

## COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

March 2, 1981

Mr. John Farina  
James Farina Corporation  
120 Adams Street  
Newton, Mass. 02158

Dear Mr. Farina:

I am writing to ask you to consider donating a portion of your property to the City of Cambridge effort to improve the public infrastructure in the Alewife Quadrangle.

Over the next two years an estimated \$4.3 million in roadway, sewer and water system improvements are planned for streets in this area. Primary funding for this project will come from a previously approved \$2.6 million U. S. Economic Development Administration Grant. Your donation would help the city offset the \$1.7 million required as a local matching contribution.

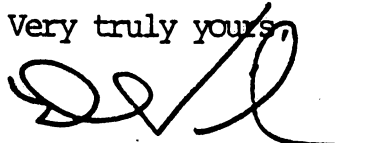
Pending Cambridge City Council and U. S. Economic Development Administration approval, construction on the Alewife Quadrangle public infrastructure improvements could begin this spring. Before the final approval process can begin, however, the city must secure the land necessary to complete the public roadway improvements planned for this project. Some of this land is included on the portion of your property described in the attached legal description.

The City of Cambridge has established \$6,860.00 as the fair market value of the 1,715 square feet contained within this portion of your property. By law you cannot be required to transfer your property to the city at less than this established fair market value. However, due to present budgetary constraints, the City of Cambridge cannot both purchase your portion and initiate the infrastructure improvement plan at Alewife.

I am, therefore, requesting that you consider donating the above described portion of your property to the City of Cambridge. Although your portion is an important part of the roadway improvement project, should you decide not to donate this portion, the city will not acquire it and will modify the roadway improvement plan accordingly.

In the near future, I will be contacting you to discuss this matter in more detail. In the meantime please call me at 498-9034 if you have any questions or need assistance. Thank you for your consideration and I look forward to your response.

Very truly yours,



David R. Vickery  
Assistant City Manager  
for Community Development

DRV:jp

Enc

March , 1981

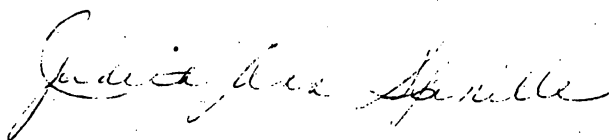
Mr. David R. Vickery  
Assistant City Manager  
for Community Development  
Department of Community Development  
57 Inman Street  
Cambridge, Massachusetts 02139

Dear Mr. Vickery:

This letter shall serve to inform you that subject to the construction of the public infrastructure improvements agreed upon in the next paragraph, I hereby donate to the City of Cambridge for use as a public right-of-way that portion of my property described as Parcel 3-19 in the attached legal description. I understand that I cannot be required to transfer this portion of my property to the City of Cambridge for less than the established fair market value of \$201,336.00; but, that by this letter, I voluntarily waive my right to such just compensation.

In return for this donation it is my understanding that the City of Cambridge agrees to construct a public roadway within the aforementioned right-of-way and that this roadway will be part of an estimated two year, \$4.3 million public infrastructure improvement project planned for the Alewife Quadrangle under a \$2.6 million U. S. Economic Development Administration grant. It is my further understanding that the City of Cambridge will use the value of my donation to help offset the \$1.7 million local matching contribution required under the terms of the federal grant.

Sincerely,



Enclosure

LEGAL DESCRIPTION  
(Registered Land)

PLAN H

Parcel 3-19

Supposed Owner: John T. Spinelli Certificate #102747

Beginning at a point at the northwest corner of Land Court Parcel B-18 at land of Comstock & Westcott, Inc. being Land Court Parcel 32 on Plan 7191-2; Thence running

N 12° 42' 42" E A distance of 610.44 feet to a point;  
Thence running

S 69° 39' 39" E A distance of 40.36 feet to a point;  
Thence running

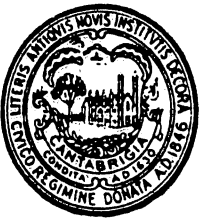
S 12° 42' 42" W A distance of 648.01 feet to a point;  
Thence running

Northwesterly by a curve to the left having a radius of 230.00 feet a length of 2.91 feet to a point of tangency;  
Thence running

N 30° 17' 11" W A distance of 55.77 feet to the point of beginning.

Being a portion of Land Court Parcel 26 on Land Court Case 7191-3.

Said above-described Parcel 3-19 contains an area of 25,167± square feet and is to be used for Roadway purposes. Said Parcel 3-19 is more particularly described and shown on a plan entitled "Being a Subdivision of Parcel B-18 as shown on Land Court Plan No. 7191-L, and parcel 26 on Plan 7191-3 Plan of Land in Cambridge, Mass. Scale: 1" = 40', Date: November 26, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/25/81



# CITY OF CAMBRIDGE

## COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

March 2, 1981

Mr. John T. Spinelli  
745 Concord Avenue  
Cambridge, Mass. 02138

Dear Mr. Spinelli:

I am writing to ask you to consider donating a portion of your property to the City of Cambridge effort to improve the public infrastructure in the Alewife Quadrangle.

Over the next two years an estimated \$4.3 million in roadway, sewer and water system improvements are planned for streets in this area. Primary funding for this project will come from a previously approved \$2.6 million U. S. Economic Development Administration Grant. Your donation would help the city offset the \$1.7 million required as a local matching contribution.

Pending Cambridge City Council and U. S. Economic Development Administration approval, construction on the Alewife Quadrangle public infrastructure improvements could begin this spring. Before the final approval process can begin, however, the city must secure the land necessary to complete the public roadway improvements planned for this project. Some of this land is included on the portion of your property described in the attached legal description.

The City of Cambridge has established \$201,336.00 as the fair market value of the 25,167 square feet contained within this portion of your property. By law you cannot be required to transfer your property to the city at less than this established fair market value. However, due to present budgetary constraints, the City of Cambridge cannot both purchase your portion and initiate the infrastructure improvement plan at Alewife.

I am, therefore, requesting that you consider donating the above described portion of your property to the City of Cambridge. Although your portion is an important part of the roadway improvement project, should you decide not to donate this portion, the city will not acquire it and will modify the roadway improvement plan accordingly.

In the near future, I will be contacting you to discuss this matter in more detail. In the meantime please call me at 498-9034 if you have any questions or need assistance. Thank you for your consideration and I look forward to your response.

Very truly yours,

David R. Vickery  
Assistant City Manager  
for Community Development

DRV:jp

Enc

LEGAL DESCRIPTION  
(Registered Land)

PLAN E

Parcel 3-TS-3

Supposed Owner:

Certificate # 142567

James T. Conniff  
Anthony DiGiovanni  
Gerald L. Nissenbaum

Beginning at a point on the southerly sideline of Parcel 3-13 and 65.00 feet westerly of the westerly sideline of Smith Place; Thence running  
S 54° 06' 46" W A distance of 21.21 feet to a point;  
Thence running  
N 80° 53' 14" W A distance of 102.25 feet to a point;  
Thence running  
N 35° 53' 14" W A distance of 21.21 feet to a point;  
Thence running  
S 80° 53' 14" E A distance of 132.25 feet to the point of beginning.

Being a portion of Land Court Lot 15 on Land Court Case 7191-W.

The above-described Parcel 3-TS-3 contains an area of 1,759± square feet and is to be used as a temporary slope easement area. Parcel 3-TS-3 is more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40', Date: October 30, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/26/81.

## LEGAL DESCRIPTION

### PLAN C

#### Parcel 3-0 and Temporary Slope Easement

Supposed Owner: Louis F. Digiovanni

Beginning at a point on the centerline of the proposed extension of Mooney Street and at the westerly property corner between Anderson and McQuaid Realty Trust and Wilson-Cambridge Realty Trust; Thence running  
S 13° 10' 44" E A distance of 48.90 feet along said Wilson-Cambridge Realty Trust property to a point; Thence running  
S 62° 28' 46" W A distance of 35.26 feet to an angle point; Thence running  
N 72° 31' 14" W A distance of 40.00 feet to an angle point; Thence running  
N 27° 31' 14" W A distance of 66.47 feet to an angle point; Thence running  
N 17° 28' 46" E A distance of 40.00 feet to an angle point; Thence running  
N 62° 28' 46" E A distance of 66.47 feet to an angle point; Thence running  
S 72° 31' 14" E A distance of 0.29 foot to a point at the Anderson-McQuaid Realty Trust property line; Thence running  
S 13° 10' 44" E A distance of 77.89 feet along said Anderson-McQuaid Realty Trust property line to the point of beginning.

Said above-described Parcel 3-0 contains an area of 8,954± square feet and is to be used for Roadway purposes. There is appurtenant to Parcel 3-0 a temporary slope easement 10.00 feet wide and parallel thereto containing an area of 2650± square feet and is to be used as a temporary slope easement during construction of Mooney Street Extension. Parcel 3-0 and temporary slope easement are more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: September 15, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701, "Mooney Street" Taking Plan" Revised: 2/24/81; 3/6/81

LEGAL DESCRIPTION

PLAN C

Parcel 3-1 and appurtenant Temporary Slope Easement

Supposed Owner: Anderson & McQuaid Realty Trust

Beginning at the southwesterly corner of land now or formerly of C. J. Marbardy and on the proposed centerline of Mooney Street Extension; Thence running N 72° 31' 14" W A distance of 211.12 feet to a point at land now or formerly of Louis F. Digiovanni; Thence running N 13° 10' 44" W A distance of 77.89 feet to a point; Thence running S 72° 31' 14" E A distance of 39.71 feet to an angle point; Thence running S 27° 31' 14" E A distance of 66.47 feet to an angle point; Thence running S 72° 31' 14" E A distance of 164.12 feet to a point at land of C. J. Marbardy and along the proposed northerly sideline of Mooney Street Extension; Thence running S 17° 28' 46" W A distance of 20.00 feet to the point of beginning.

Said above described Parcel 3-1 contains an area of 6,657± square feet and is to be used for Roadway purposes. There is appurtenant to Parcel 3-1 a Temporary Slope Easement 10.00 feet wide and parallel thereto containing an area of 1,182± square feet and is to be used as a Temporary Slope Easement during construction of Mooney Street Extension.

Parcels 3-1 and Temporary Slope Easement are more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40', Date: September 15, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701 "MOONEY STREET" Taking Plan" Revised: 2/24/81; 3/6/81

LEGAL DESCRIPTION

PLAN C

Parcel 3-2 and appurtenant Temporary Slope Easement

Supposed Owner: Wilson-Cambridge Realty Trust

Beginning at a point at the southwesterly corner of land of Anderson & McQuaid Realty Trust and at land of Louis F. Digiovanni and the centerline of proposed Mooney Street Extension; Thence running  
S 72° 31' 14" E A distance of 240.45 feet to a point;  
Thence running  
S 17° 28' 46" W A distance of 20.00 feet to a point;  
Thence running  
N 72° 31' 14" W A distance of 193.45 feet to an angle point; Thence running  
S 62° 28' 46" W A distance of 31.21 feet to a point on the Digiovanni property line; Thence running  
N 13° 10' 44" W A distance of 48.90 feet to the point of beginning.

Said above-described Parcel 3-2 contains an area of 5,078± square feet and is to be used for Roadway purposes. There is appurtenant to Parcel 3-2 a Temporary Slope Easement 10.00 feet wide and parallel thereto containing an area of 375± square feet and is to be used as a Temporary Slope Easement during construction of Mooney Street Extension.

Parcels 3-2 and Temporary Slope Easement are more particularly shown and described on a plan entitled "Plan of Land in Cambridge, Mass. Scale: 1" = 40', Date: September 15, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701 "MOONEY STREET" Taking Plan" Revsied: 2/24/81; 3/6/81

LEGAL DESCRIPTION  
(Registered Land)

PLAN B

Parcel 3-E5

Supposed Owner: R.J. Conte, Certificate #157829

Beginning at a point on the southwest corner of land of Jorus Realty Trust being the northeast corner of the described Parcel 3-E-5; Thence running  
S 10° 11' 38" W A distance of 21.05 feet by land of Peter J. Spinelli to a point; Thence running  
S 82° 02' 46" W A distance of 3.33 feet to an angle point; Thence running  
N 45° 21' 18" W A distance of 139.53 feet through land of the grantor to a point at land of Spinelli (Lot 28); Thence running  
N 14° 12' 46" E A distance of 23.20 feet along said Lot 28 to a point; Thence running  
S 45° 21' 18" E A distance of 141.40 feet through land of the grantor to the point of beginning.

The above-described Parcel 3-E-5 contains an area of 2,842± square feet and is to be a 20-foot wide Sewer-Drain Easement. There is appurtenant and adjacent to Parcel 3-E-5 a Temporary easement 3-TE-5, being 10 feet wide and lying parallel to and southwest from the above-described Parcel 3-E-5. Said Temporary Easement Parcel 3-TE-5 contains an area of 1,432± square feet and lies partially inside the building on lot 34 and having an address of #701 Concord Avenue. Nothing shall be construed in any way to mean that any part of said building is to be removed or damaged in order to utilize said Parcel 3-TE-5. Said Parcels 3-E-5 and 3-TE-5 are more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 30' Date: August 15, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass."

LEGAL DESCRIPTION  
(Registered Land)

PLAN B

Parcel 3-E-6

Supposed owner: Peter J. Spinelli Certificate #119868

Beginning at the southeast corner of land of Jorus Realty Trust Lot B-5 and on the westerly sideline of Smith Place; Thence running

S 07° 57' 14" E A distance of 20.00 feet along the sideline of Smith Place to a point; Thence running

S 82° 02' 46" W A distance of 66.56 feet through land of the grantor to a point at land of R.J. Conte (Parcel 3-E-5); Thence running

N 10° 11' 38" E A distance of 21.05 feet along land of said Conte to a point of land of Jorus Realty Trust; Thence running

N 82° 02' 46" E A distance of 60.00 feet along said Jorus Realty Trust land to the point of beginning.

The above-described Parcel 3-E-6 contains an area of 1,266± square feet and is to be a 20-foot wide Sewer-Drain easement. There is appurtenant and adjacent to said Parcel 3-E-6 a Temporary easement 3-TE-6 being 10.00 feet wide and being parallel to and lying southerly of the above-described Parcel 3-E-6. Said temporary easement, 3-TE-6, contains an area of 682± square feet and is to be utilized during construction of the permanent easement. Said Parcels 3-E-6 and 3-TE-6 are more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 30' Date: August 15, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701"

LEGAL DESCRIPTION

PLAN J

Parcel 20.00 foot wide Permanent Drain Easement

Supposed Owner: Louis F. Digiovanni

Beginning at a point on the centerline end of the proposed Mooney Street Extension and being 87.00 feet westerly from the property corner between lands of Anderson and McQuaid Realty Trust and Wilson-Cambridge Realty Trust; Thence running  
S 17° 28' 46" W A distance of 10.00 feet to a point on the southerly sideline; Thence running  
N 72° 31' 14" W A distance of 102.26 feet along the southerly sideline to a point on the centerline of the Little Pond Conduit; Thence running  
N 14° 13' 42" W A distance of 23.50 feet along the centerline of said conduit to a point; Thence running  
S 72° 31' 14" E A distance of 114.62 feet along the northerly sideline to a point at the end of Mooney Street to a point; Thence running  
S 17° 31' 14" W A distance of 10.00 feet to the point of beginning.

Being a 20.00 foot wide Permanent Drain Easement through land of Louis F. Digiovanni.

Said Permanent Easement contains an area of 2,169 ± square feet and is more particularly shown on a plan hereinafter described. There are appurtenant to the above-described 20.00 foot Permanent Easement two (2) 10.00 foot wide Temporary Easements on both the northerly and southerly sides of the 20.00-foot Permanent Easement. The northerly 10.00 foot Temporary Easement contains an area of 1,177± square feet and the southerly 10.00 foot Easement contains an area of 992± square feet. The above-described Permanent Easement and Temporary Easements are more particularly shown on a plan entitled " "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: December 24, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 3/6/81

LEGAL DESCRIPTION  
(Registered Land)

PLAN F

Parcel 3-TE-8

Supposed Owner: Boda, Inc. Certificate #161623

Beginning at the southeasterly corner of Land Court Parcel 48 being the southwest corner of Parcel 3-TE-9; Thence running N 69° 39' 34" W A distance of 138.29 feet partly by Lot 41 and by land of The City of Cambridge to a point; Thence running N 09° 27' 44" W A distance of 11.52 feet by land of Joseph Amaroso to a point; Thence running S 69° 39' 34" E A distance of 138.29 feet to a point; Thence running S 09° 27' 44" E A distance of 11.52 feet to the point of beginning.

Being a portion of Land Court Parcel 48 on Land Court Case 7191-11.

Said above-described Parcel 3-TE-8 contains an area of 1,383± square feet and is to be used as a Temporary Easement. Said Parcel 3-TE-8 is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701"

Description Revised 3/12/81

LEGAL DESCRIPTION  
(Registered Land)

PLAN F

Parcel 3-TE-9

Supposed Owner: Boda, Inc. Certificate #161623

Beginning at the southeasterly corner of the parcel at the northeast corner of a "way" A.K.A. "Spinelli Place" proposed "Sunny Road"; Thence running N 69° 39' 34" W A distance of 98.18 feet along the northerly end of the "way" to a point; Thence running N 09° 27' 44" W A distance of 11.52 feet to a point; Thence running S 69° 39' 34" E A distance of 102.56 feet to a point; Thence running S 12° 42' 42" W A distance of 10.09 feet to the point of beginning.

Being a portion of Land Court Parcel 49 on Land Court Case 7191-11.

Said above-described Parcel 3-TE-9 contains an area of 1,004± square feet and is to be used as a Temporary easement. Said Parcel 3-TE-9 is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40', Date: October 30, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass."

Description Revised 3/12/81

LEGAL DESCRIPTION  
(Registered Land)

PLAN F

Parcel 3-E-7 and appurtenant 3-TE-10

Supposed Owner: Look, Inc. Certificate #157107

Beginning at the northeast corner of Land Court parcel #41 at the northwest corner of a "way" A.K.A. "Spinelli Place" and "Sunny Road"; Thence running S 12° 42' 42" W Along the westerly sideline of the "way" a distance of 20.18 feet to a point; Thence running N 69° 39' 34" W A distance of 103.46 feet to a point at land of The City of Cambridge; Thence running N 33° 44' 41" E A distance of 20.56 feet to a point; Thence running S 69° 39' 34" E A distance of 96.01 feet to the point of beginning.

Being a portion of Land Court Parcel 41 on Land Court Case 7191 Plan 7.

Said above-described Parcel 3-E-7 contains an area of 1,995± square feet and is to be used as a Sewer-Drain easement. There is appurtenant to Parcel 3-E-7 a temporary easement, Parcel 3-TE-10, which is adjacent to the southerly side of Parcel 3-E-7 and parallel thereto and being 10.00 feet in width. Said Parcel 3-TE-10 contains an area of 1,053± square feet.

Said Parcels 3-E-7 and 3-TE-10 are more particularly shown and described on a plan entitled " "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass."

LEGAL DESCRIPTION  
(Registered Land)

PLAN D

Parcel 3-E-1

Supposed Owner: Look, Inc.

Beginning at a point on the easterly sideline of a "way" A.K.A. "Spinelli Place" 80.00 feet southerly of Lot 63 being the northwesterly corner of the premises; Thence running  
S 77° 24' 48" E A distance of 238.66 feet to a point;  
Thence running  
N 12° 35' 12" E A distance of 96.80 feet to a point;  
Thence running  
S 80° 53' 14" E A distance of 10.02 feet to a point;  
Thence running  
S 12° 35' 12" W A distance of 107.40 feet to a point;  
Thence running  
N 77° 24' 48" W A distance of 248.68 feet to a point on the easterly sideline of a "way" A.K.A. "Spinelli Place"; Thence running  
N 12° 42' 42" E A distance of 10.00 feet along the easterly sideline of said "way" to the point of beginning.

Being a portion of Land Court Lot 60 on Land Court Case 7191-15.

Said above-described Parcel 3-E-1 contains an area of 3,458 ± square feet and is to be used as a utility easement. Parcel 3-E-1 is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: February 26, 1981

LEGAL DESCRIPTION  
(Registered Land)

PLAN D

Parcel 3-TE-1

Supposed Owner: Look, Inc.

Beginning at a point on the easterly sideline of a "way" A.K.A. "Spinelli Place" 90.00 feet southerly of Lot 63 being the northwesterly corner of the premises; Thence running

S 77° 24' 48" E A distance of 248.68 feet to a point;

Thence running

N 12° 35' 12" E A distance of 107.40 feet to a point;

Thence running

S 80° 53' 14" E A distance of 10.02 feet to a point;

Thence running

S 12° 35' 12" W A distance of 113.01 feet to a point;

Thence running

N 77° 24' 48" W A distance of 258.70 feet to a point on the easterly side of a "way: A.K.A. "Spinelli Place";

Thence running

N 12° 42' 42" E A distance of 5.00 feet along the easterly sideline of said "way" to the point of beginning.

Being a portion of Land Court Lot 60 on Land Court Case 7191-15.

Said above-described Parcel 3-TE-1 contains an area of 2,371± square feet and is to be used as a temporary construction easement. Parcel 3-TE-1 is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1"=40' Date: October 30, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: February 26, 1981.

LEGAL DESCRIPTION  
(Registered Land)

PLAN D

Parcel 3-TE-7

Supposed Owner: Look, Inc.

Beginning at a point on the easterly sideline of a "way" A.K.A. "Spinelli Place" 60.00 feet southerly of Lot 63 being the northwesterly corner of the premises; Thence running  
S 77° 24' 48" E A distance of 228.62 feet to a point;  
Thence running  
N 12° 35' 12" E A distance of 60.00 feet to a point;  
Thence running  
S 77° 24' 48" E A distance of 4.00 feet to a point;  
Thence running  
N 12° 35' 12" E A distance of 16.43 feet to a point;  
Thence running  
S 80° 53' 14" E A distance of 6.01 feet to a point;  
Thence running  
S 12° 35' 12" W A distance of 96.80 feet to a point;  
Thence running  
N 77° 24' 48" W A distance of 238.66 feet to a point at the easterly sideline of a "way" A.K.A. "Spinelli Place"; Thence running  
N 12° 42' 42" E Along the easterly sideline of said "way" a distance of 20.00 feet to the point of beginning.

Being a portion of Land Court Lot 60 on Land Court Case 7191-15.

Said above-described Parcel 3-TE-7 contains an area of 5,472± square feet and is to be used as a temporary construction easement. Parcel 3-TE-7 is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1"=40' Date: October 30, 1980. Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: February 26, 1981.

LEGAL DESCRIPTION  
(Registered Land)

PLAN D

Parcel 3-TE-2

Supposed Owner: Look, Inc.

Beginning at a point at the northeasterly corner of the premises being a point on a lot line 5.00 feet southerly of the northerly lot corner dividing Lots 50 and 54; Thence running  
S 80° 53' 14" E A distance of 2.66 feet to a point;  
Thence running  
S 09° 30' 46" W A distance of 25.00 feet to a point;  
Thence running  
S 12° 35' 12" W A distance of 16.43 feet to a point;  
Thence running  
N 77° 24' 48" W A distance of 4.00 feet to a point;  
Thence running  
N 12° 35' 12" E A distance of 41.23 feet to the point of beginning.

Being a portion of Land Court Lot 50, Land Court Case 7191-11.

Said above-described Parcel 3-TE-2 contains an area of 148± square feet and is to be used as a temporary construction easement. Parcel 3-TE-2 is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: 2/26/81

LEGAL DESCRIPTION  
(Registered Land)

PLAN D

Parcel 3-TE-3

Supposed Owner: Charles J. Mailman

Beginning at a point on the westerly sideline of proposed Adley Road 5.00 feet southerly of the northeast corner of Lot 54 and being the northeast corner of the premises; Thence running  
S 09° 30' 46" W By the proposed westerly sideline of Adley Road a distance of 20.00 feet to a point; Thence running  
N 80° 53' 14" W A distance of 144.89 feet to a point; Thence running  
S 12° 35' 12" W A distance of 5.01 feet to a point; Thence running  
N 80° 53' 14" W A distance of 6.01 feet to a point; Thence running  
N 09° 30' 46" E A distance of 25.00 feet to a point; Thence running  
S 80° 53' 14" E A distance of 151.17 feet to the point of beginning.

Being a portion of Land Court Lot 54 on Land Court Case 7191-13.

Said above-described Parcel 3-TE-3 contains an area of 3,054± square feet and is to be used as a temporary construction easement. Parcel 3-TE-3 is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: February 26, 1981.

LEGAL DESCRIPTION  
(Registered Land)

PLAN D

Parcel 3-E-2

Supposed Owner: Charles J. Mailman

Beginning at a point on the westerly sideline of proposed Adley Road 25.00 feet southerly from the northeast corner of Lot 54 being the northeast corner of the premises; Thence running

S 09° 30' 46" W A distance of 5.00 feet along the westerly sideline of Adley Road to a point; Thence running

N 80° 53' 14" W A distance of 145.16 feet to a point; Thence running

N 12° 35' 12" E A distance of 5.01 feet to a point; Thence running

S 80° 53' 14" E A distance of 144.89 feet to the point of beginning.

Being a portion of Land Court Lot 54 on Land Court Case 7191-13.

Said above-described Parcel 3-E-2 contains an area of 725± square feet and is to be used as a Utility Easement.

Parcel 3-E-2 is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: February 26, 1981.

Description Revised 3/12/81

LEGAL DESCRIPTION  
(Registered Land)

PLAN D

Parcel 3-E-3

Supposed Owner: Horn Brothers Inc. Certificate #72529

Beginning at the northwesterly corner of Lot 35 at Lot 54 being the northwesterly corner of the described premises; Thence running  
S 80° 53' 14" E A distance of 40.81 feet to a point;  
Thence running  
S 16° 05' 11" W A distance of 10.07 feet to a point;  
Thence  
N 80° 53' 14" W A distance of 40.19 feet to a point;  
Thence running  
N 12° 35' 12" E A distance of 10.02 feet to the point of beginning.

Being a portion of Horn Brothers Inc. Land Court Case 7191-S.

Said above-described Parcel 3-E-3 contains an area of 405± square feet and is to be used as a utility easement. Parcel 3-E-3 is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: February 26, 1981.

LEGAL DESCRIPTION  
(Registered Land).

PLAN D

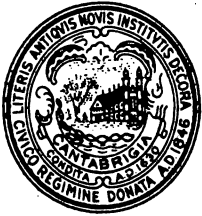
Parcel 3-E-4

Supposed Owner: Horn Brothers Inc. Certificate #72529

Beginning at a point on the westerly sideline of proposed Adley Road 30.00 feet southerly of the northeast corner of Lot 54 and being the northeast corner of the described premises; Thence running  
S 09° 30' 46" W Along the proposed westerly sideline of Adley Road a distance of 10.00 feet to a point;  
Thence running  
N 80° 53' 14" W A distance of 85.47 feet to a point;  
Thence running  
N 16° 05' 11" E A distance of 10.07 feet to a point;  
Thence running  
S 80° 53' 14" E A distance of 84.31 feet to the point of beginning.

Being a portion of Horn-Brothers Inc. Land Court Case 7191-S.

Said above-described Parcel 3-E-4 contains an area of 849± square feet and is to be used as a utility easement. Parcel 3-E-4 is more particularly shown and described on a plan entitled "Easement" Plan of Land in Cambridge, Mass. Scale: 1" = 40' Date: October 30, 1980, Schofield Brothers, Inc. Professional Engineers & Registered Land Surveyors, 1071 Worcester Road, Framingham, Mass. 01701" Revised: February 26, 1981.



# CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT  
JAMES L. SULLIVAN  
City Manager

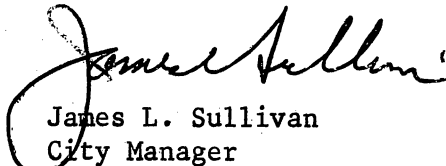
May 4, 1981

To the Honorable, the City Council:

I transmit herewith a listing of names, addresses and descriptions of parcels to be taken for the Alewife Quadrangle Project.

It is my recommendation that the Council vote to take these parcels by eminent domain. Because these parcels are being donated, there will be no fee.

Very truly yours,



James L. Sullivan  
City Manager

JLS/b

F-164

Taking by eminent domain certain properties  
relative to the Alewife Quadrangle Project

6/2/81  
Recorded Book 14307

Page 399-413  
South Registry of Deeds  
East Cambridge Ma.

5/4/81

Orders

Adopted

17-0-1-1

In City Council,

May 4, 1981

5/4/81

Deferred to later in  
the meeting at  
Request of E. Brennan  
Held for one week