CCM-101

City of Cambridge

IN CITY COUNCIL

June 16, 1980

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 Council may take in fee 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 Community Development and Public Works Departments have 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 the parcel of land hereinafter bounded and described; and

WHEREAS:

An appropriation sufficient to cover the estimated expense thereof has been duly made by the City Council as required by the aforesaid Sections of Chapter 40 and 43; 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 land hereinafter described 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 in fee simple all the land included within such description by whomsoever the same may be owned, including the fee to the center of any and all streets, highways and public ways contiguous and adjacent to said areas, but excluding any and all easements in Concord Avenue, bounded and described, vis:

as it is in the certificate of title filed in Book 882, Page 28, at the Land Court of the Middlesex South District Registry of Deeds, as follows.

"That certain parcel of land situated in Cambridge in the County of Middlesex and said Commonwealth, bounded and described as follows:

Southwesterly, by Concord Avenue, ninety-five and 19/100 feet;
Northwesterly, by land now or formerly of Jean D. Balkin, one hundred forty-four and 60/100 feet; and
Easterly, by the side line of a way as shown on plan hereinafter mentioned, one hundred seventy and 33/100 feet.

Said parcel is shown as lot B^{18} on said plan, (Plan No. 7191^{L}).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 427, Page 425, with Certificate 63972.

This conveyance is made subject to restrictions of record so far as now in force and applicable.

containing a total of 8001 square feet, more or less. The damages awarded with respect to said parcels are $60,000 and the supposed owner is M. L. Properties, Inc., 929 Massachusetts Avenue, Cambridge.

See Certificate # 150378 Book 882 Page 28
at Registry of Deeds, Registered Land Section.

In City Council June 16, 1980.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST: Paul E. Healy

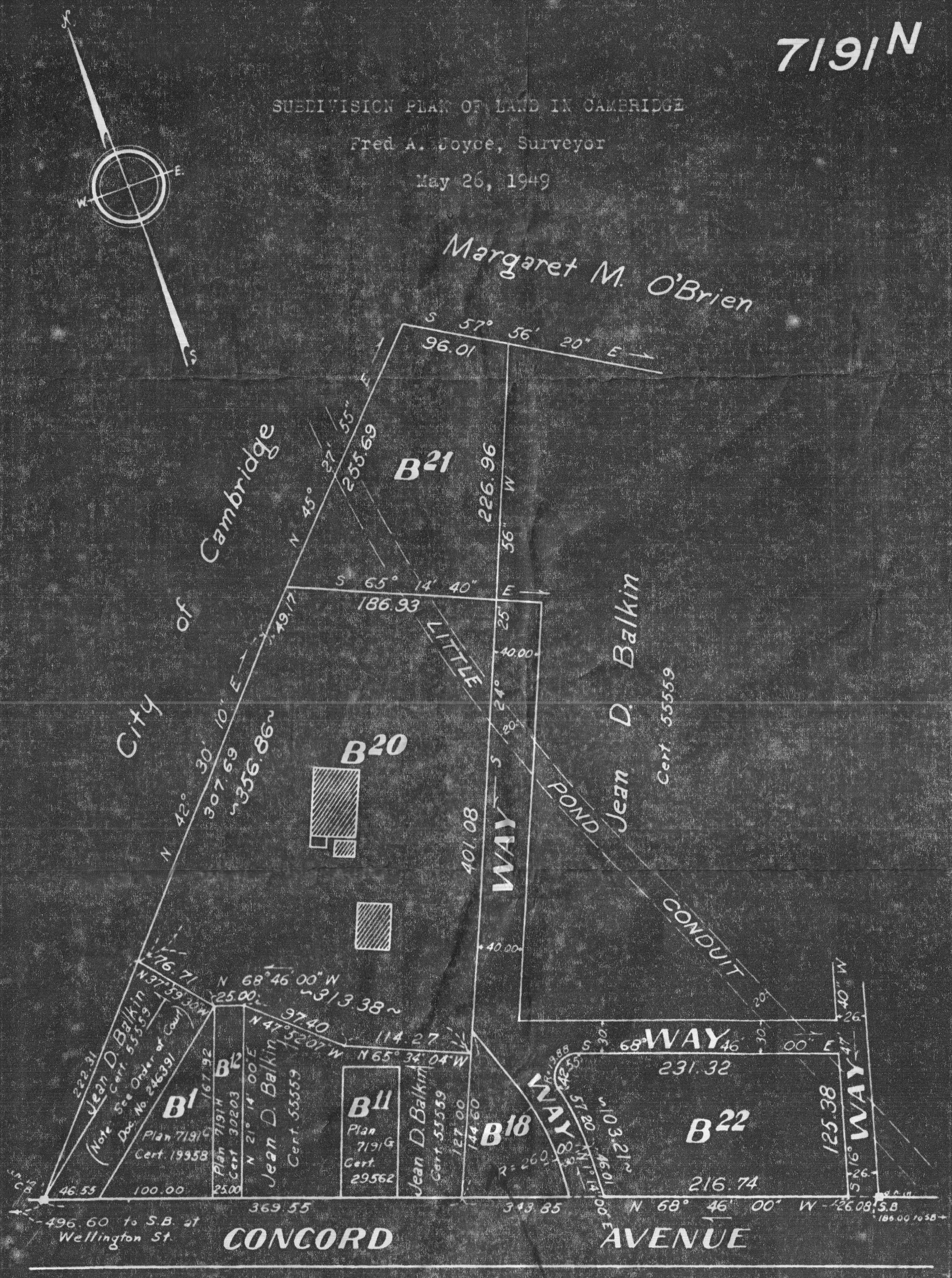
Paul E. Healy, City Clerk.

7191N

SUBDIVISION PLAN OF LAND IN CAMBRIDGE

Fred A. Joyce, Surveyor

May 26, 1949



Subdivision of Lot B^{17} and Part of Lot B^{15}
Shown on Plans 7191L and 7191K
Filed with Certs. of Title Nos. 63973 and 55006
South Registry District of Middlesex County

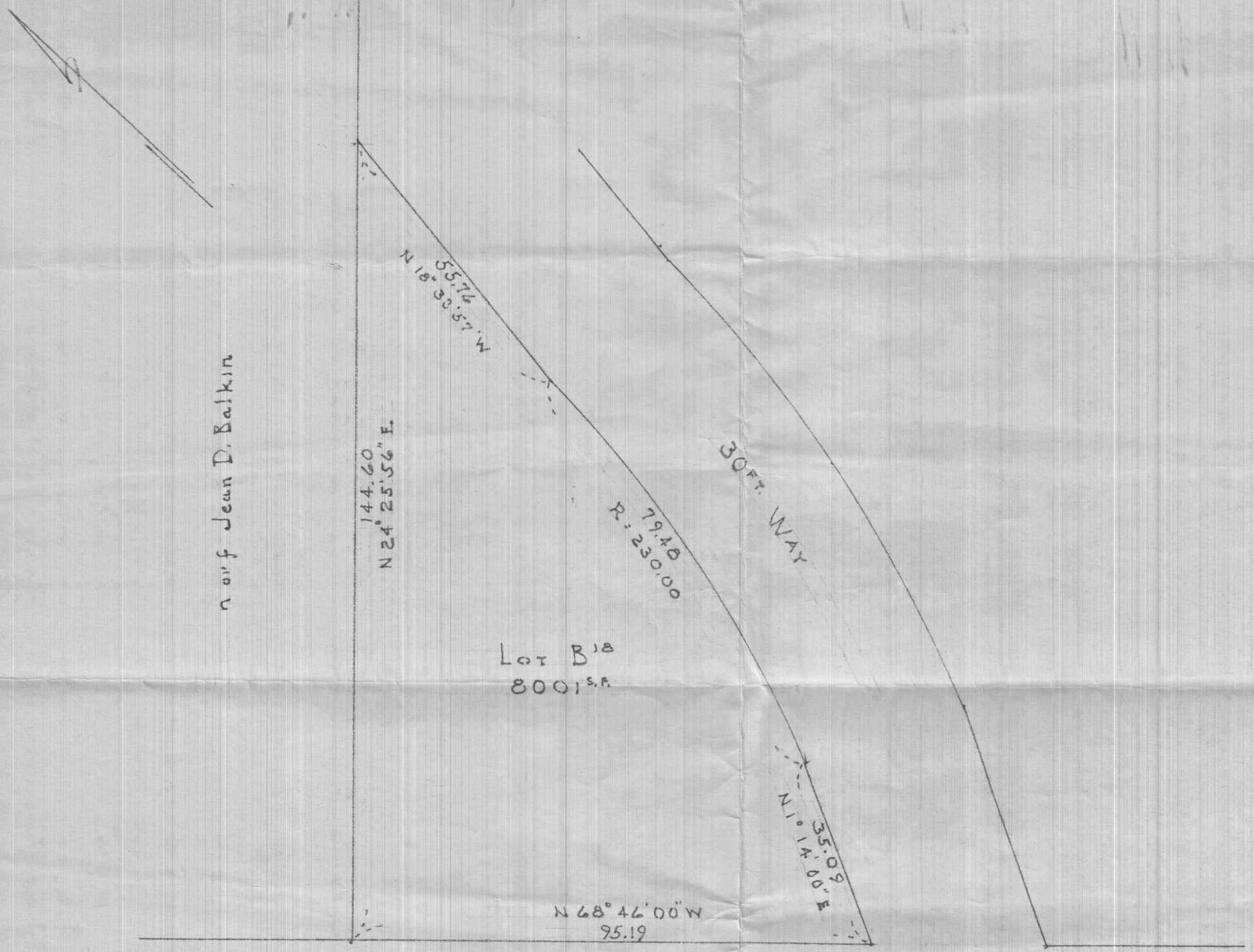
Separate certificates of title may be issued for lots B^{20}, B^{21} & B^{22} as shown hereon
By the Court

Dec. 13, 1949 Recorder.

Copy of part of plan filed in
LAND REGISTRATION OFFICE
DEC. 13, 1949
Scale of this plan 100 feet to an inch
W. T. Fairclough, Engineer for Court.

Lot B^{18} fully recorded from J. Rice

OCT 23 1951



CONCORD AVE.

LOT B1B is recorded in Land Court Plan 7191-L, Certificate # 63973

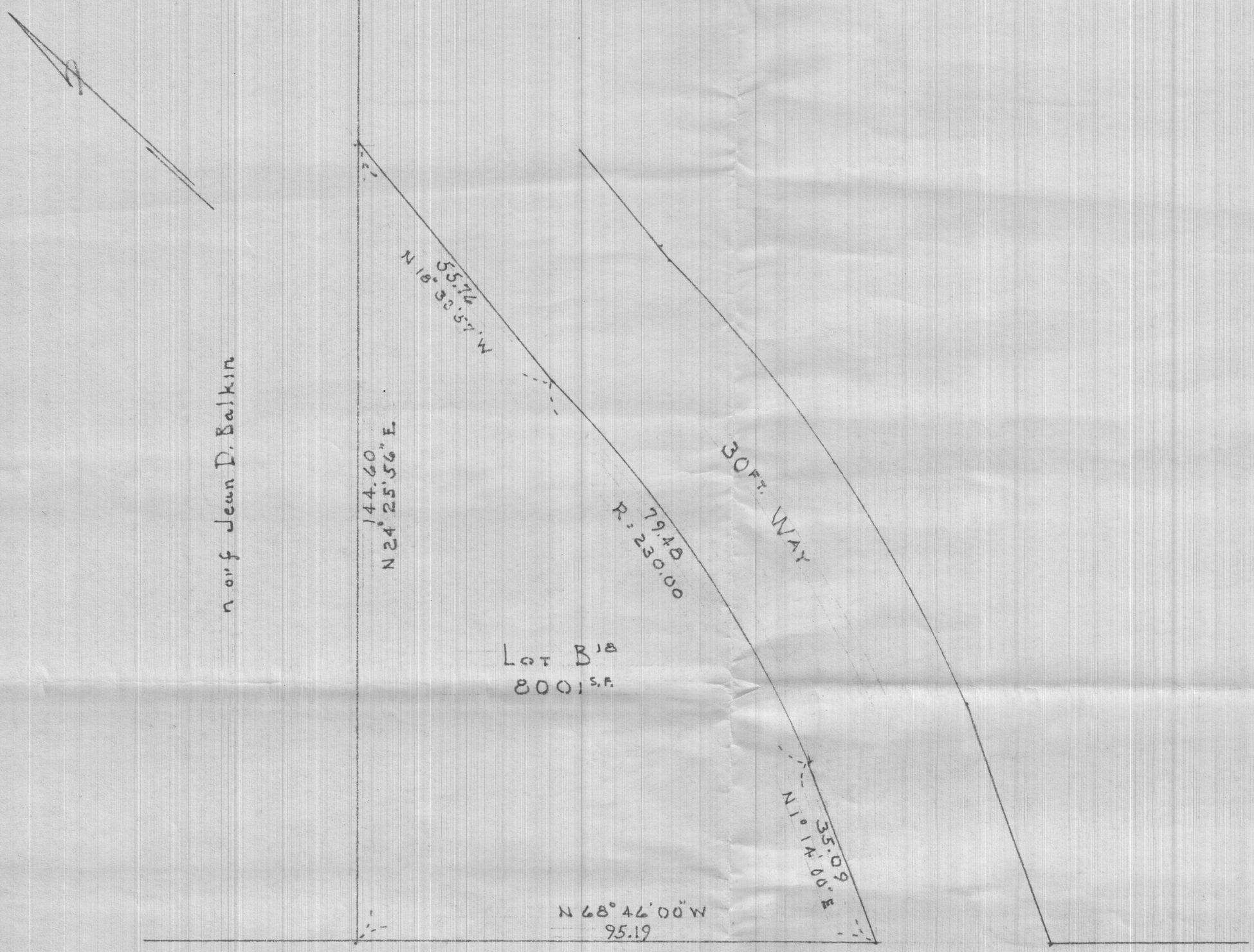
PLAN of LAND in CAMBRIDGE, MASS.

793 CONCORD AVE.

SCALE: 1" = 20'
JUNE 23, 1980

COMMONWEALTH OF MASSACHUSETTS
JAMES F. RICE, JR.
REGISTERED LAND SURVEYOR

– 793 Concord Avenue –



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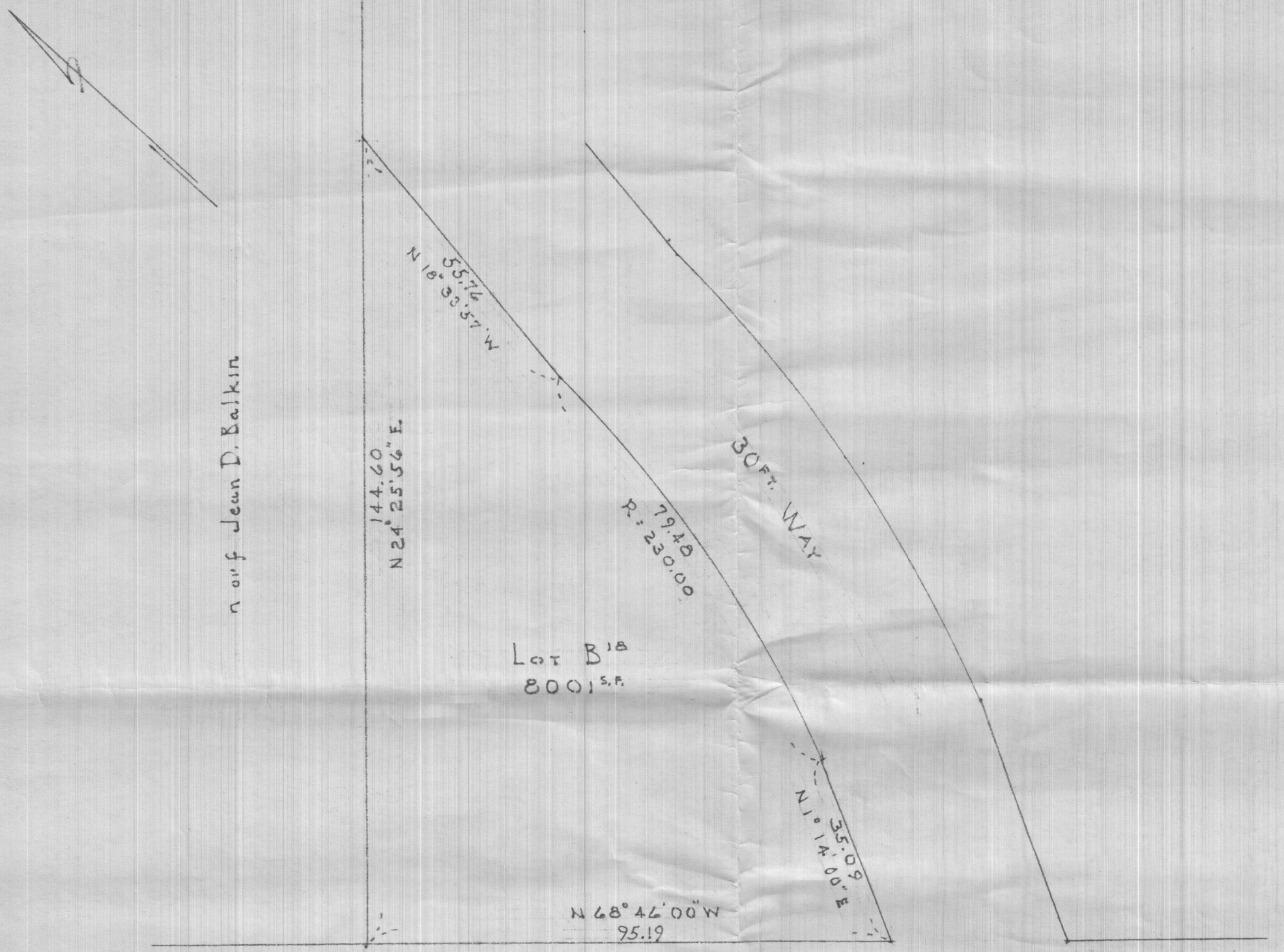

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CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

August 20, 1980

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

Dear Sir:

Enclosed you will find a copy of an order adopted by the City Council on June 16, 1980 relative to the taking of property by eminent domain located at 763 Concord Avenue.

This order has been recorded at the Registry of Deeds, Registered Land Section in Book 882, Page 28, Certificate # 150378.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy

Paul E. Healy, City Clerk.

PEH/dl

Enc. order re: 763 Concord Avenue

c.c. City Solicitor
Assessors
Public Works
City Engineer
Fire Dept.
Police Dept.
Building

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

August 20, 1980

M & L Properties, Inc.
929 Massachusetts Avenue
Cambridge, MA 02139

To Whom It May Concern:

Enclosed you will find a copy of an order adopted by the City Council on June 16, 1980 relative to the taking of property by eminent domain located at 763 Concord Avenue.

This order has been recorded at the Registry of Deeds, Registered Land Section in Book 882, Page 28, Certificate # 150378.

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Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Enc. (1)

CCM-101

City of Cambridge

IN CITY COUNCIL

June 16, 1980

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Said parcel is shown as lot B^{18} on said plan, (Plan No. 7191^{L}).

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at Registry of Deeds, Registered Land Section.

In City Council June 16, 1980.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST: Paul E. Healy

Paul E. Healy, City Clerk.

CCM-101

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A true copy;

ATTEST: Paul E. Healy

Paul E. Healy, City Clerk.

in the County of Suffolk and Commonwealth of Massachusett
in consideration of One Dollar and other valuable considerations
paid by the City of Cambridge a municipal corporation lega
established in the County of Middlesex and Commonwealth
aforesaid the receipt whereof is hereby acknowledged, do hereby
remise, release, and forever quitclaim unto the said City of C
Bridge a strip of land ten feet wide situated in said Cam
Bridge. Said strip comprises all the land which was taken
us by an order of the City Council of said Cambridge approv
by the Mayor of said Cambridge June 6 A.D. 1879 and is shown
upon a plan drawn by the City Engineer of said Cambri
and on file in his office, to which order and plan refere
is hereby made: this release being given as a part of the
settlement of a sewer assessment laid upon the grantors by
the Mayor and Aldermen of said Cambridge for the construc
of a sewer in said strip of land, and being intended sim
ply to confirm said taking if such confirmation be neces
sary to pass the title thereto to said City of Cambridge; a
this release affects no other land than the strip described
said taking. To Have and to Hold the granted premises, w
all the privileges and appurtenances thereto belonging, to the
said City of Cambridge and assigns, to their own use and
behoof forever. In Witness Whereof, We the said William E Cof
fin and Effie L Coffin hereunto set our hands and seals
this sixth day of November in the year one thousand eight
hundred and eighty. Wm. E Coffin (seal) Effie L Coffin (seal)
Signed and sealed in presence of W. H. Hart Commonwealth
of Massachusetts Suffolk ss November 8, 1880 Then personally ap
peared the above named William E Coffin and acknowledged th
foregoing instrument to be his free act and deed. Before me
H. Hart Justice of the Peace.

Middlesex ss Nov. 12, 1880 Rec'd & Recorded

Attest Chas B Stearns Reg

Gallagher to Simpson

Know all Men by these Presents,

That I, Henry Gallagher of Boston in the County of Suffolk
Commonwealth of Massachusetts in consideration of Six Hundr
Dollars to me paid by Benjamin F. Simpson of Somerville in
the County of Middlesex and Commonwealth aforesaid the re
ceipt whereof is hereby acknowledged, do hereby give, grant,
sell, and convey unto the said Benjamin F. Simpson

foresaid, shall be void. And Provided Also, That at any time after any breach of the foregoing conditions, the grantee, or her executors, administrators, or assigns, may sell and dispose of the granted premises, with all improvements that may be thereon, at public auction, either with or without order of court; such sale to be on or near the granted premises, without further notice or demand, except giving notice of the time and place of sale once a week, the first publication to be not less than twenty one days before the day of sale, for three successive weeks, in some newspaper, if there be any published, in the Middlesex County of Massachusetts. And in his or their own names, or as the attorney of the grantor for that purpose by these presents duly authorized, convey the same, absolutely and in fee simple, to the purchaser or purchasers accordingly; and out of the money arising from such sale, to retain all sums, then secured by this deed (whether then or thereafter payable), together with interest and all costs and expenses; paying the surplus, if any, to the grantor or his assigns, and such sale shall forever bar the grantor and all persons claiming under him from all right and interest in the premises, at law or in equity. It being mutually agreed that the grantee or her assigns may purchase at said sale and that no other purchaser shall be answerable for the application of the purchase money. And Provided Also, That until some breach of the conditions of this deed, the grantee shall have no right to enter and take possession of the premises. In Witness Whereof, I the said Benjamin Ames with my wife L. Jane who signs in token of her release of all rights of dower and homestead exemption in the granted premises, have hereunto set our hands and seals this twelvth day of November in the year of our Lord one thousand eight hundred and eighty. Benj. Ames (seal) L. Jane Ames (seal) Signed, sealed and delivered, in presence of Geo. W. Farnsworth Commonwealth of Massachusetts Middlesex ss Nov. 12th. 1880 Then personally appeared the above named Benjamin Ames and acknowledged the above instrument to be his free act and deed. Before me Geo. W. Farnsworth Justice of the Peace.

Middlesex ss Nov. 12, 1880 Recd. & Recorded

Attest Chas B. Stevens Reg.

Know all Men by these Presents That We William E. Coffin and Effie L. Coffin both of Boston

Coffin et al to City of Cambridge

CCM-101

City of Cambridge

IN CITY COUNCIL

June 16, 1980

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A true copy;

ATTEST: Paul E. Healy

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CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex Inman & Broadway ~~EXTENSION 344~~ 7

RECEIVED BY
OFFICE OF CITY CLERK
10 03 AM '80
CAMBRIDGE, MASS.

To Paul Healy, City Clerk

From Kathy Spiegelman, KS Deputy Administrator **Date** July 3, 1980

Subject Information requested for 763 Concord Avenue

Enclosed please find copies of a letter sent to the owner of the property at 763 Concord Avenue and the City Council taking order for said property. The name and address of the owner appears on the letter and the taking order includes a legal description of the property. This is the information you requested. If you need anything further, please let me know.

Encs.

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

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

(617) 498-9034

January 25, 1980

Mr. Eliot ~~Snyder~~ Snider
M. L. Properties, Inc.
929 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Mr. Snyder:

Enclosed is a copy of the recent appraisal of the property at 763 Concord Avenue, Cambridge completed at the request of the City with an eye toward possible landtaking for the projected local street improvements in the Alewife Industrial Area under a grant from the federal Economic Development Administration. Mr. Vickery informs me that you requested a copy.

If I can provide further information, please do not hesitate to contact this department.

Sincerely,

Christian W. Dame
Alewife Project Director

CWD:jp
Enclosure

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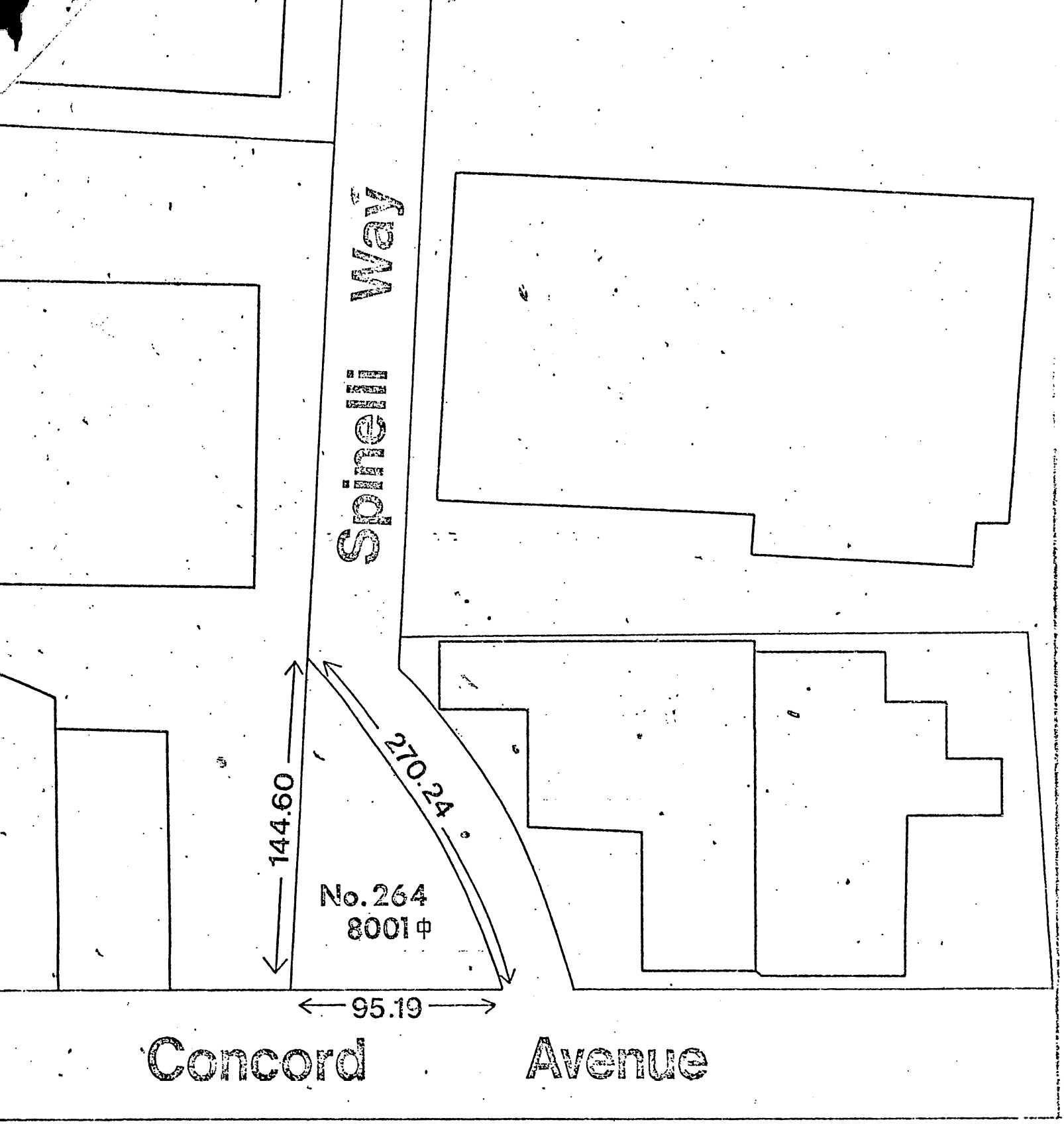
Owner is M.L Properties Inc, 929 Massachusetts
Need Cert # Book & Page

Cambridge

See Certificate # _____ Book ___

Page ___ at Registry of Deeds ~~[illegible]~~

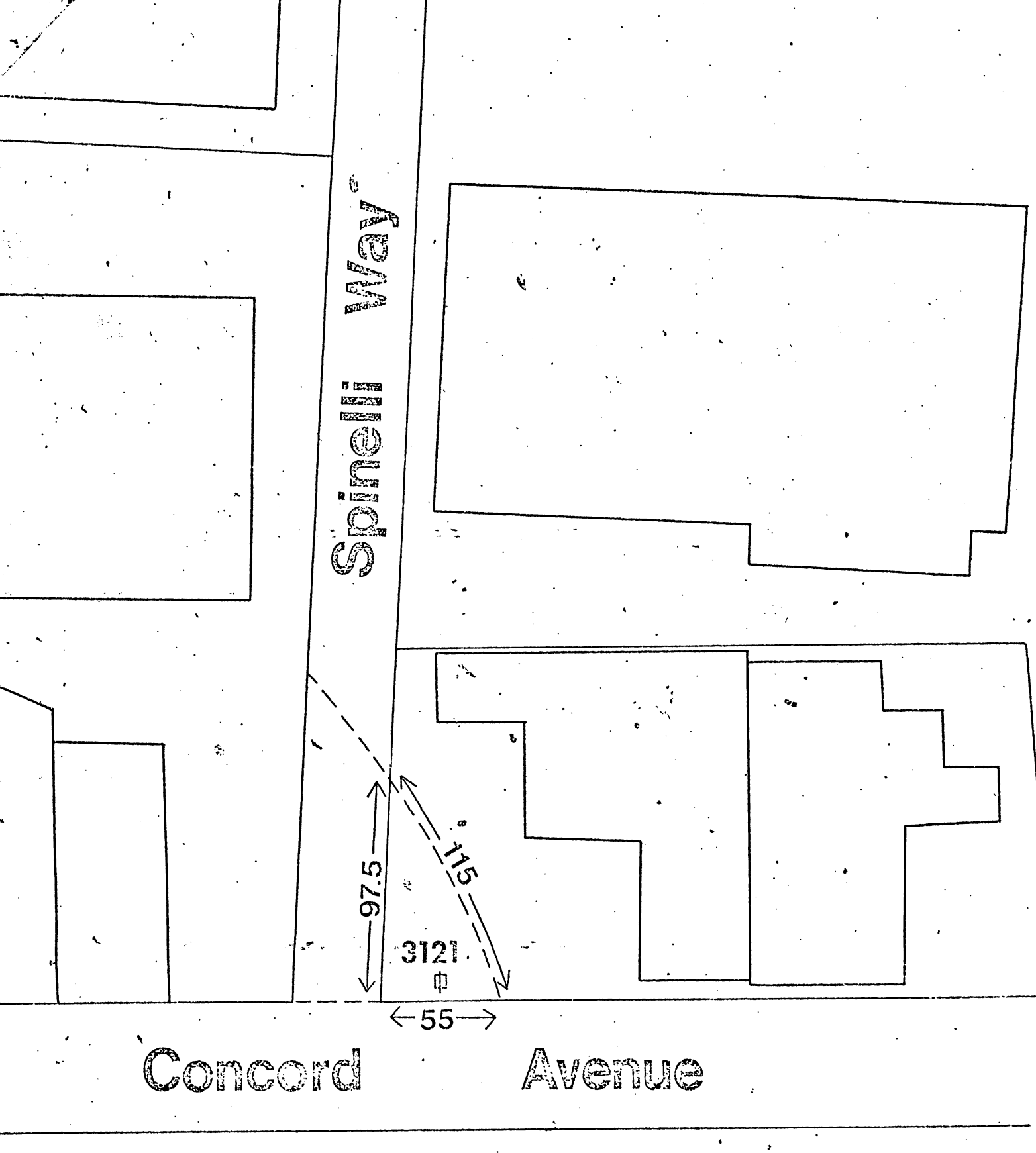
Registered Land Section



Proposed Landtaking: 783 Concord Ave
(No. 264)

1" = 60'

June, 1980



Proposed Roadway Layout: Spinelli Way
1" = 60'
June, 1980

CCM-101

City of Cambridge

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C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council _____ 198_

763 Concord Ave

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy	✓			
Ms. Saundra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr.Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			
	9	0		

1150 sq ft approx

CCM-101

City of Cambridge

IN CITY COUNCIL

June 2, 1980

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 Council may take in fee 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 Community Development and Public Works Departments have 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 the parcel of land hereinafter bounded and described; and

WHEREAS:

An appropriation sufficient to cover the estimated expense thereof has been duly made by the City Council as required by the aforesaid Sections of Chapter 40 and 43;

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 land hereinafter described 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 in fee simple all the land included within such description by whomsoever the same may be owned, including the fee to the center of any and all streets, highways and public ways contiguous and adjacent to said areas, but excluding any and all easements in Concord Avenue, bounded and described, vis:

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Said parcel is shown as lot B^{18} on said plan, (Plan No. 7191^{L}).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 427, Page 425, with Certificate 63972.

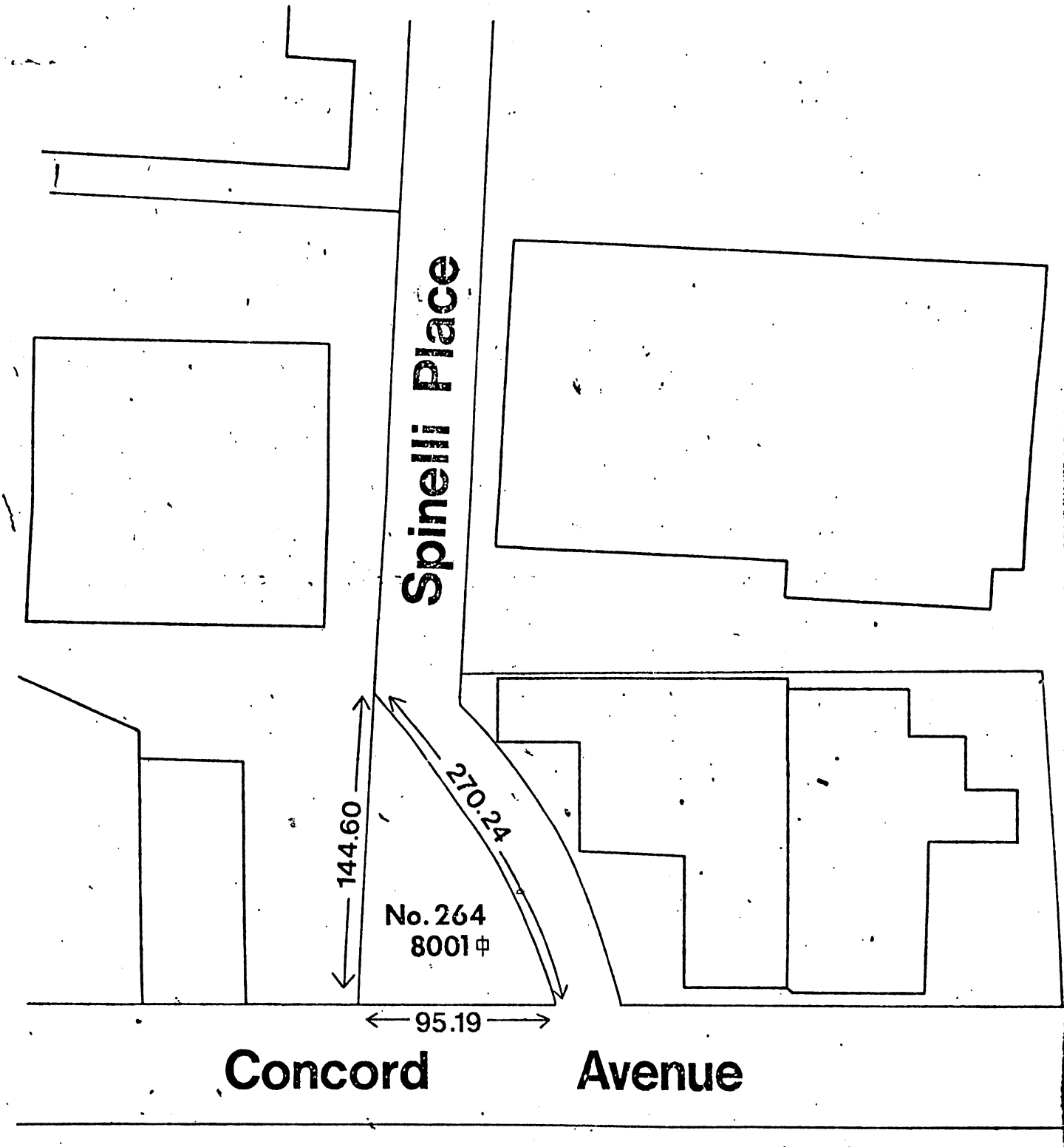
This conveyance is made subject to restrictions of record so far as now in force and applicable.

containing a total of 8001 square feet, more or less. The damages amended with respect to said parcels are $60,000 and the supposed owner is M. L. Properties.

In City Council June 16, 1980.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:- Paul E. Healy



Proposed Landtaking: 783 Concord Ave (No. 264)

1" = 60'

June, 1980

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

June 4, 1980

Mr. Rudolph R. Russo, Chairman
Board of Assessors
City Hall
Cambridge, MA 02139

Dear Mr. Russo:

Enclosed you will find a copy of a proposed order of taking of land at 763 Concord Avenue for the Alewife EDA Project.

Under Chapter 40 Section 14 of the General Laws it would appear that an appraisal is in order prior to action by the City Council.

Your cooperation in this matter, prior to the City Council meeting of June 9, 1980, will be greatly appreciated.

Very truly yours,

Paul E. Healy

Paul E. Healy, City Clerk.

PEH/dl

Enclosure: order of taking.

c.c. City Manager.

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Enclosure: order of taking.

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CCM-101

City of Cambridge

IN CITY COUNCIL

June 2, 1980

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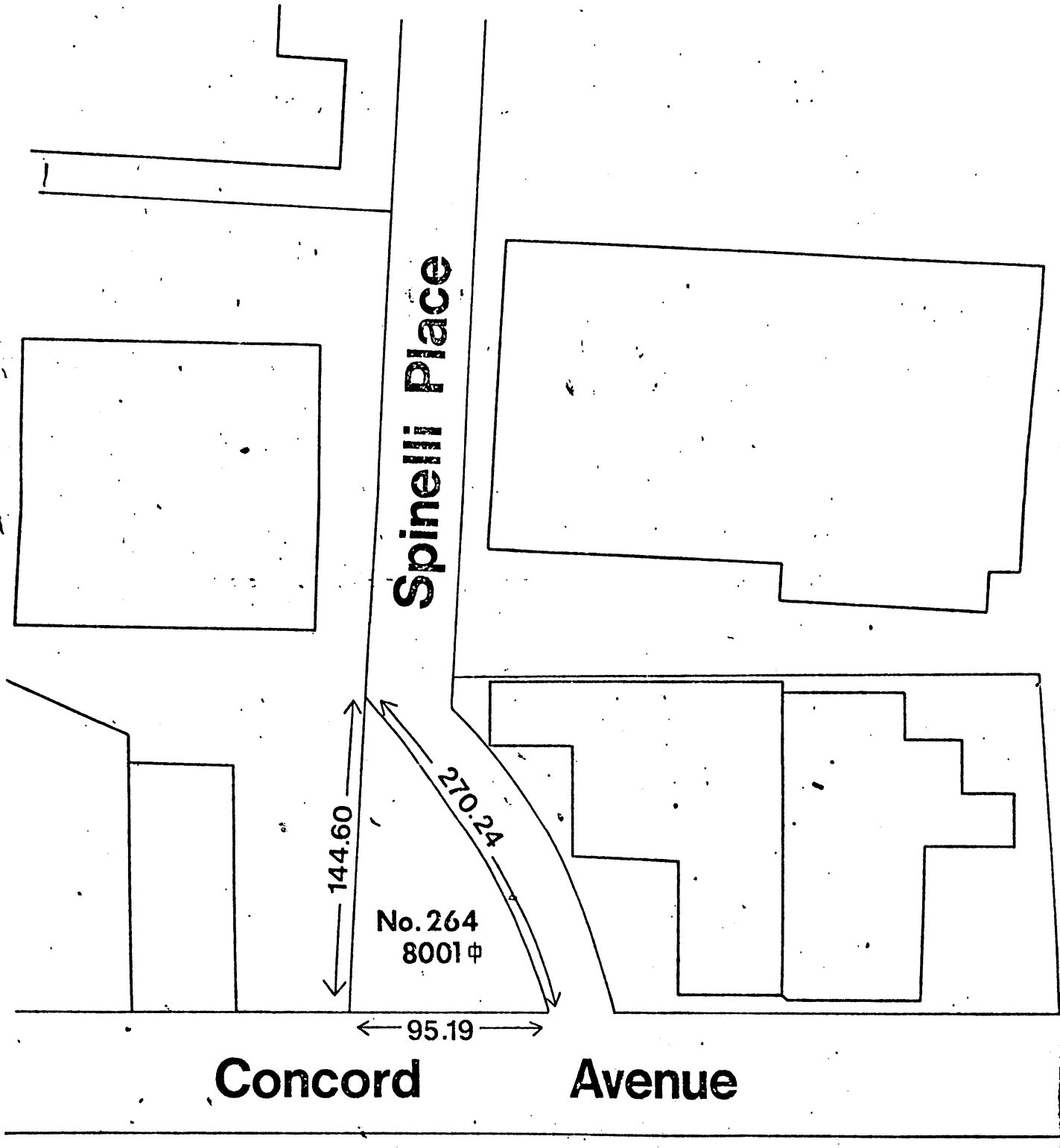
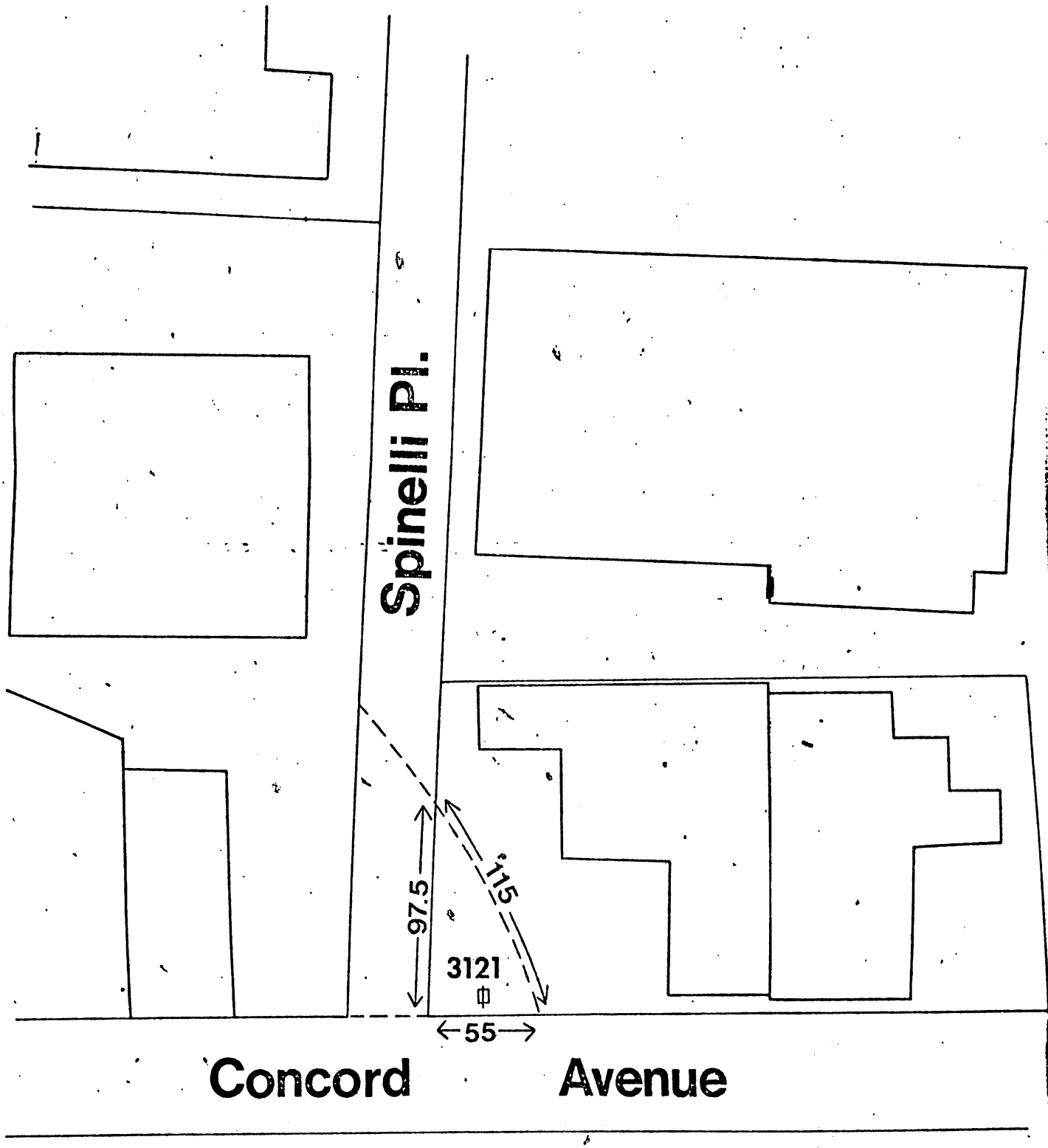


Proposed Landtaking: 783 Concord Ave (No. 264)
1" = 60'
June, 1980



Proposed Roadway Layout: Spinelli Pl.
1" = 60'
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CCM-101

City of Cambridge

IN CITY COUNCIL

June 2, 1980

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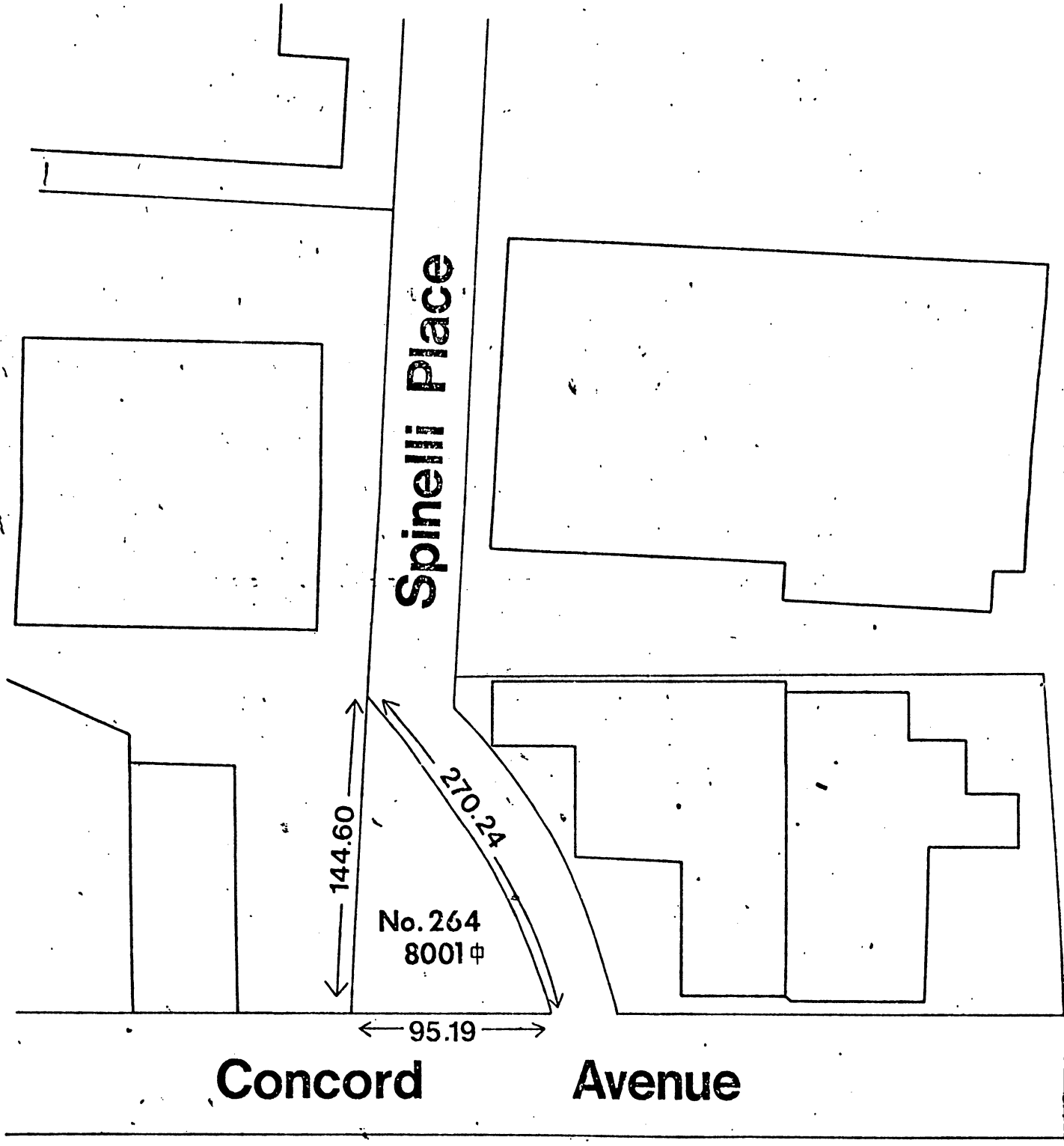

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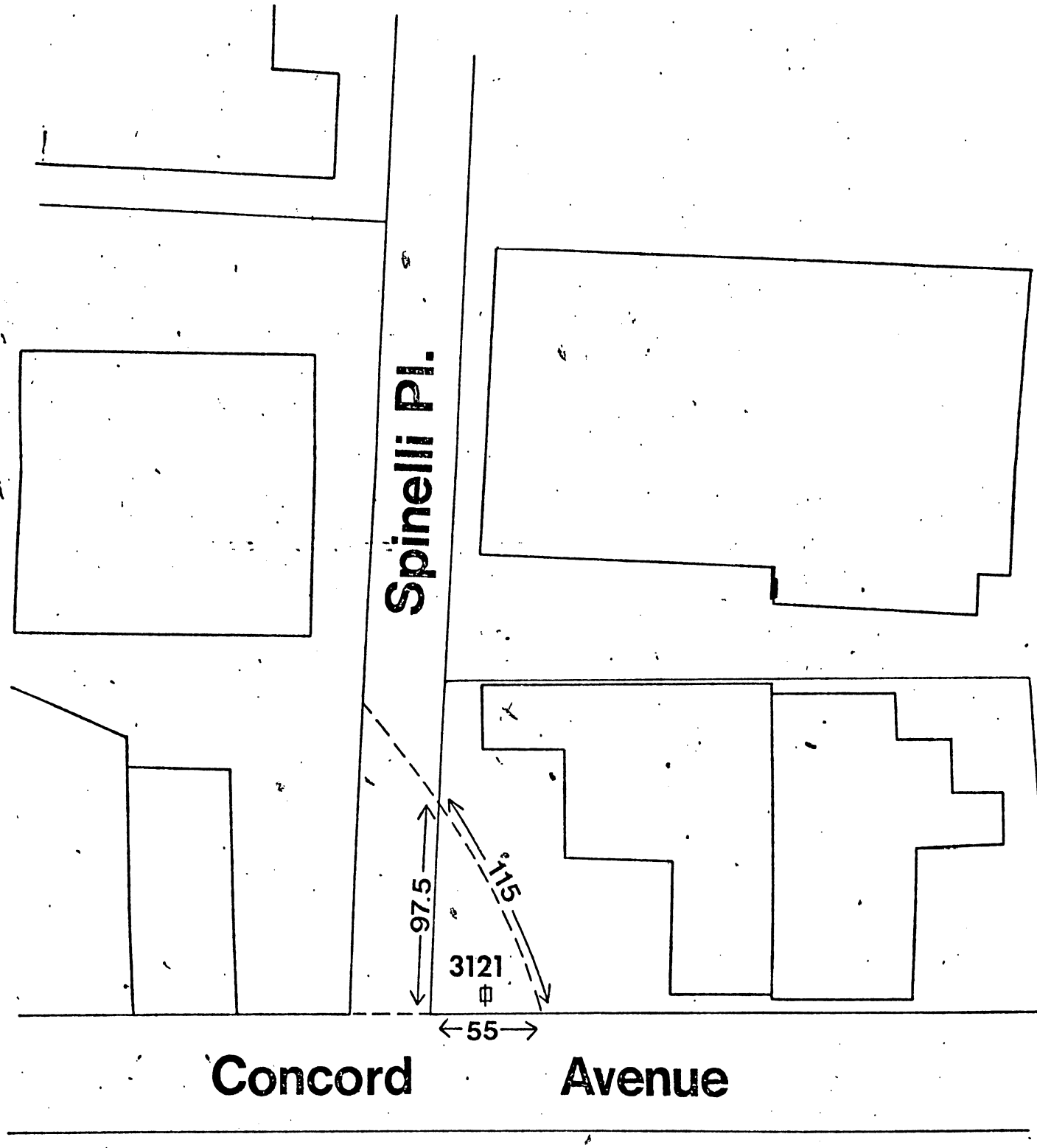

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CCM-101

City of Cambridge

IN CITY COUNCIL

June 2, 1980

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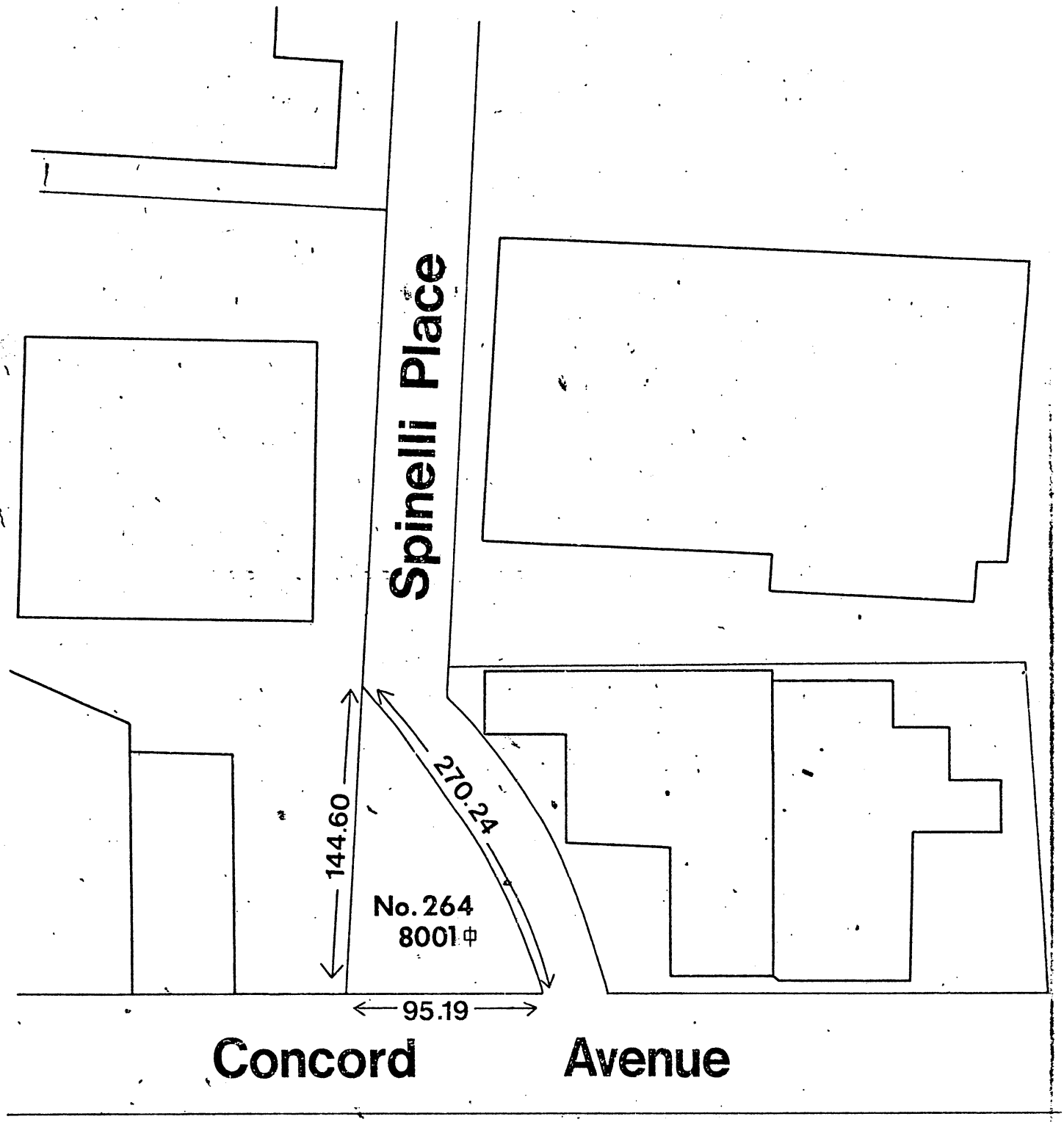

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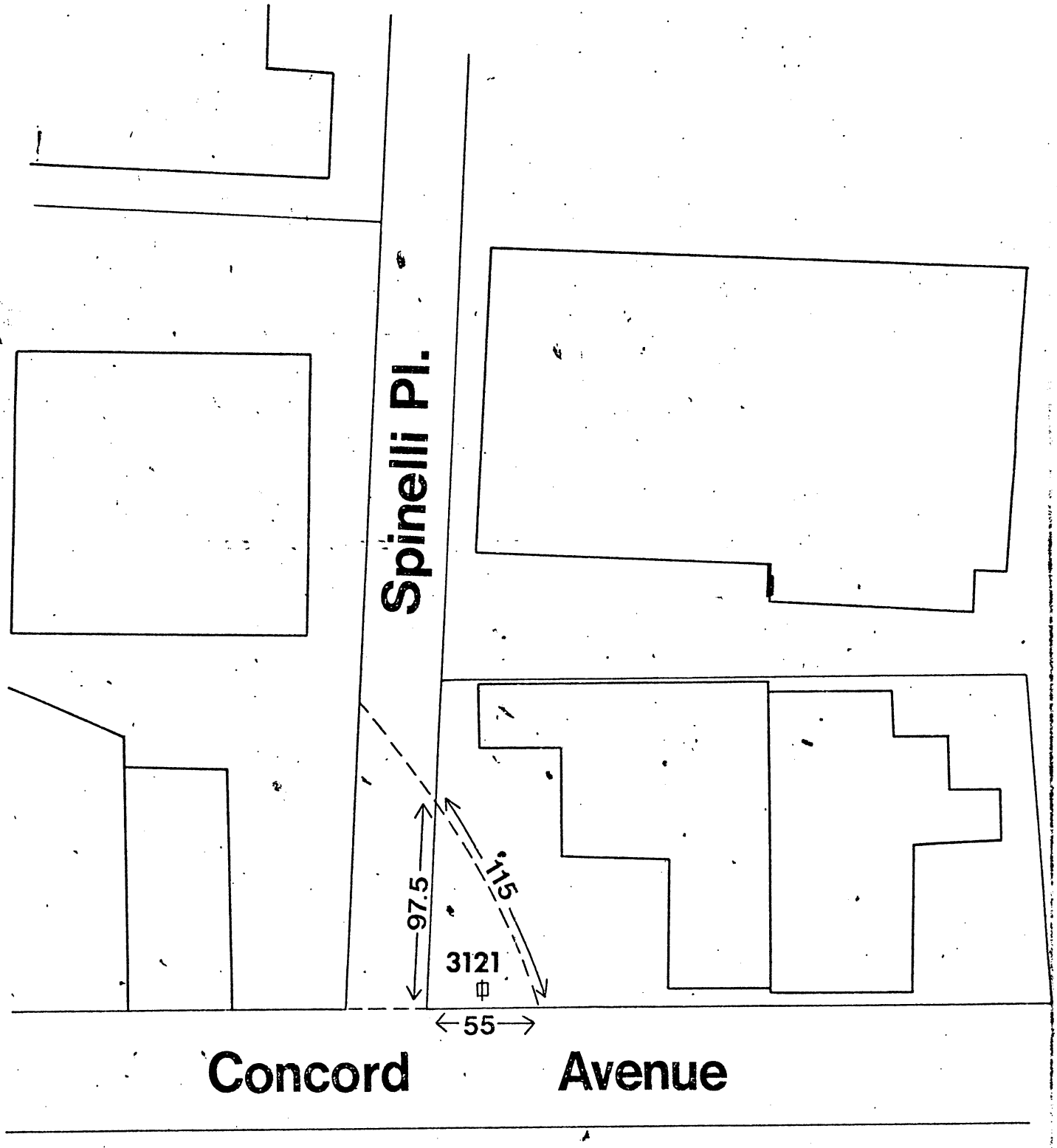


Proposed Roadway Layout: Spinelli Pl.
1"= 60'
June, 1980

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council June 2, 1980

Agenda #11 Proposed taking of property at 763 Concord Avenue for the Alewife EDA Project.

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

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex Inman & Broadway EXTENSION ~~344~~ 9034

To James L. Sullivan, City Manager

From David R. Vickery, Assistant City Manager for Community Development DRV **Date** May 29, 1980

Subject Proposed Taking of Property at 763 Concord Avenue for Alewife EDA Project

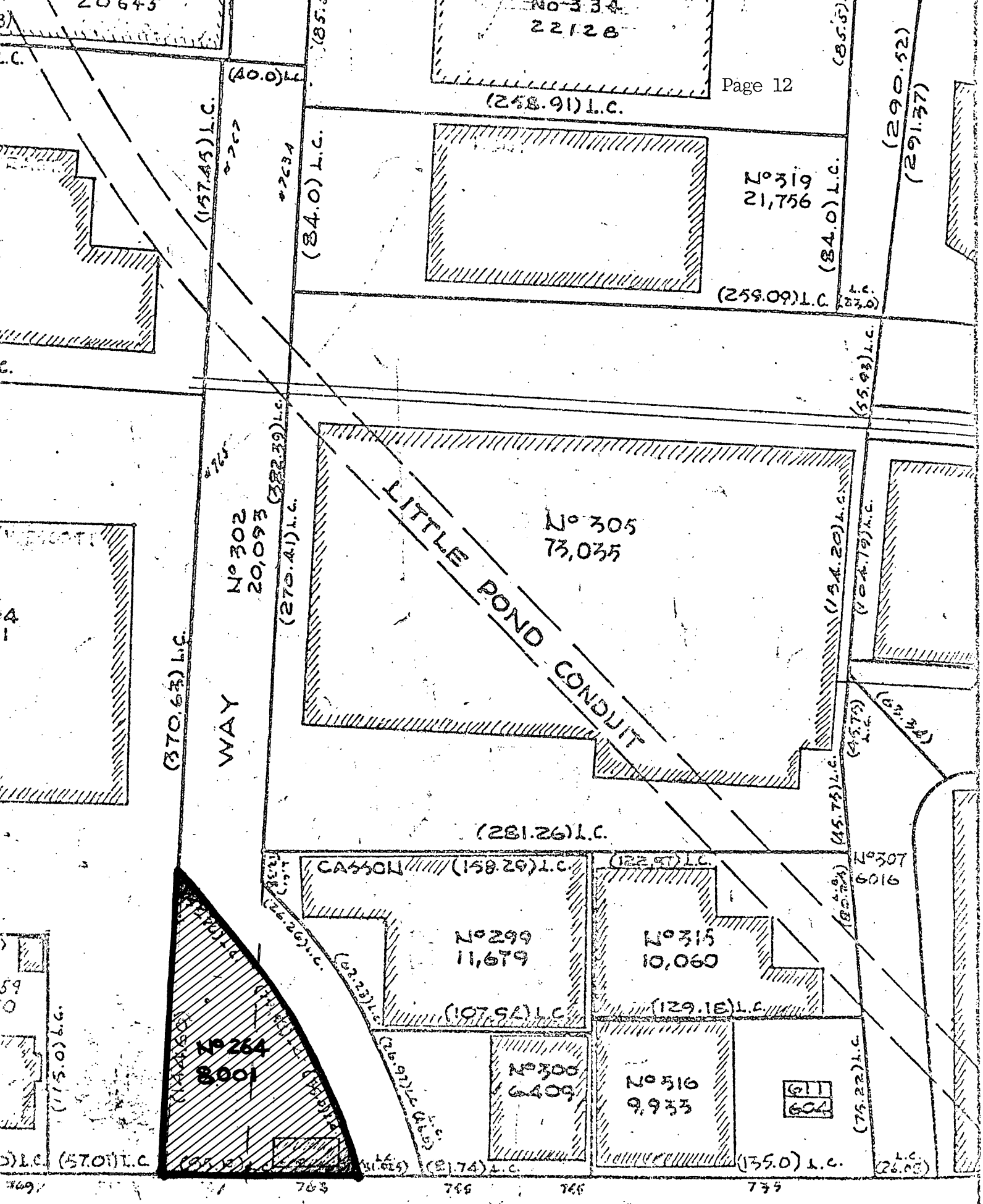
As you will recall, this department initiated discussions with M.L. Properties, Mr. Eliot Snider, 929 Massachusetts Avenue, Cambridge, Massachusetts, some time ago regarding the possibility of an eminent domain taking of said property to enable the City of Cambridge to more expeditiously complete needed sewer and water connections, and an improved street and intersection with Concord Avenue as part of the Alewife local street improvement project under the Economic Development Administration grant.

As part of those discussions the City authorized an independent appraisal of the property, which established a fair market land value for the 8001 square feet of parcel #264 as $60,000 or $7.50/sq.ft. M.L. Properties has recently communicated a willingness to accept a "friendly" taking at that price.

Since final right-of-way plans are now being drawn up by the City's D.P.W. preparatory to the initial contract letting for sewer and water work in the area, and since the City Council may soon adjourn for the summer and Council action in the fall would be too late to include this necessary landtaking in those initial contracts, it is recommended that the City Council be asked to pass an order of taking for 763 Concord Avenue as part of the EDA local roadway project.

The $60,000 land price would be financed under the Council's previously approved $800,000 sewer and water bond authorization for the Alewife EDA project, and no new authorizations are therefore necessary to complete this valuable landtaking.

Finally, the "taking of the whole" which is suggested would enable the City to dispose of the excess land not needed for sewer and water and roadway easements, thereby recouping some of the initial purchase price of the land.



Proposed Taking of 763 Concord Ave.

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

June 2, 1980

To the Honorable, the City Council:

I transmit herewith a communication from David R. Vickery, Assistant City Manager for Community Development, relative to the proposed taking of property at 763 Concord Avenue for the Alewife EDA Project, for the sum of $60,000. This would be financed under the Council's previously approved sewer and water bond authorization for the Alewife EDA project.

Passage of the enclosed order authorizing the taking of this parcel is recommended.

Very truly yours,

James L. Sullivan
City Manager

JLS/b

Agenda #11

F-263

Proposed taking of property at 763 Concord Avenue for the Alewife EDA Project.

Recorded - Registered Land Section - Middlesex Registry of Deeds - Bk 882, Page 28 Docket # 60054
Cert. # 150378 - 8/19/80 - P.E.H.
Copies to Mgr. City Solicitor Assessors, P.W. Engineer Fire Police & Building 8/20/80 (dd)

In City Council,

June 2, 1980

6/2/1980

Referred to Hearing to be held on - Alewife Area - Eminent Domain order adopted 9-0-0
Copies sent to P.W. Assessors Comm. Dev. 6/18/80 (dd)
Letter to M & L sent 8/20/80 (dd)