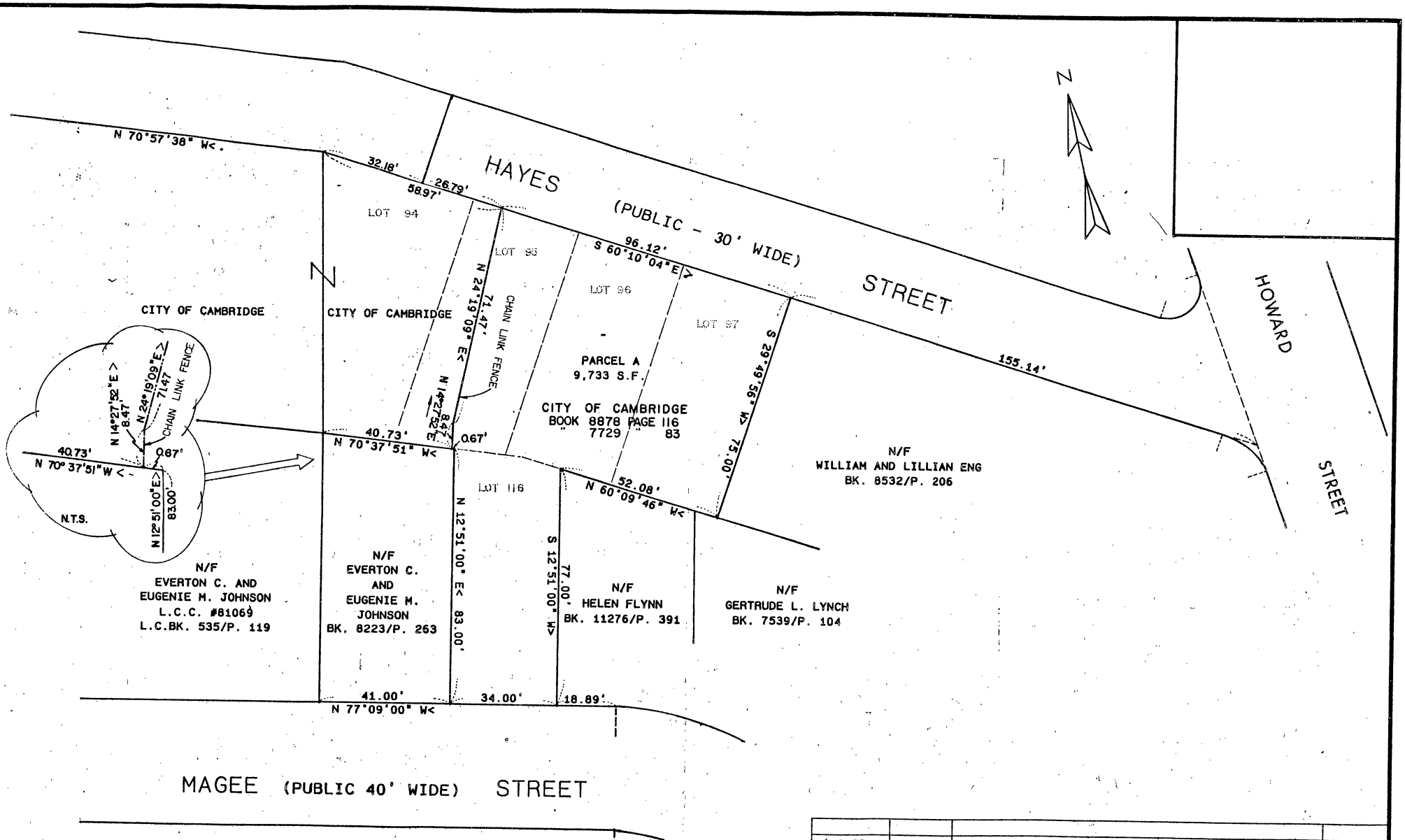


PLAN REFERENCE:

PLAN OF HOUGHTON SCHOOL,
CITY OF CAMBRIDGE, MASSACHUSETTS
DATED APRIL 15, 1968 AND FILED AS
PLAN NO. 684 OF 1968.

LOT NUMBERS ARE REFERENCED TO CITY OF CAMBRIDGE.

ASSESSOR'S MAP, BLOCK NO. 122, DATED DECEMBER 1939.

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

RICHARD D. RASKIND NO. 10364 REGISTERED LAND SURVEYOR

Richard D. Raskind Oct. 8, 1986

PROFESSIONAL LAND SURVEYOR DATE

CULLINAN ENGINEERING CO., INC.
AUBURN · BOSTON, MASSACHUSETTS
CIVIL ENGINEERS — LAND SURVEYORS

DATE	ISSUE	REVISION	DESCRIPTION	APP

SUBDIVISION PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS
PREPARED FOR
CITY OF CAMBRIDGE

0 1 2 3 INCHES
0 20 40 60 FEET
0 1 2 3 4 5 6 CENTIMETERS

SCALE 1" = 20'	RES. DEF	FLD. JJS	CMP. RWW
	PLT. KAS	DWN. KS/JS	CHK. RDR
DATE OCTOBER 8, 1986	PLAN NUMBER 2926-1-S11-86	SHEET 1	OF 1

MAKEPEACE

OCT 9 1986

Lopes

Monday A.M.
will you please
give the attached
to Mr. Higley for
recording. Thanks
Joe

Mike
Rosenberg
any danger
that IRS
could attach
this parcel?
RWH

Mike
I will not
record until I
am sure that
there is no
danger that it will
be attached & sold,
Russell Hoy

sent to Mr Rosenberg 6/10/87 (dl)

130

PUTNAM

HEWS STREET

DODGE STREET

MAGEE STREET

HOWARD STREET

WESTERN AVENUE

CALLENDER STREET

HAYES STREET

KINNAIRD STREET

35' WIDE

40' WIDE

121

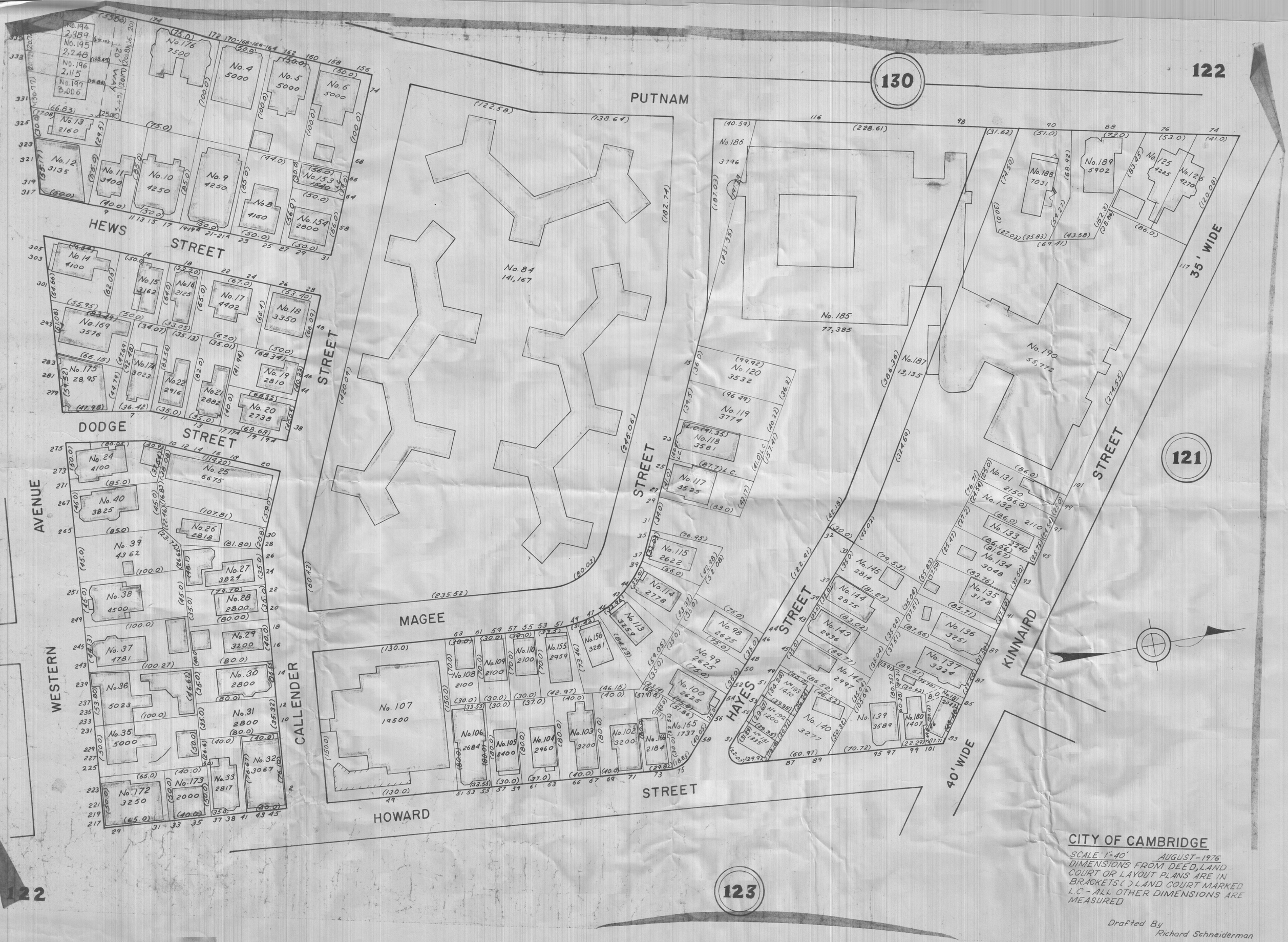
123

CITY OF CAMBRIDGE

SCALE: 1"=40' AUGUST-1976

DIMENSIONS FROM DEED, LAND COURT OR LAYOUT PLANS ARE IN BRACKETS ( ) LAND COURT MARKED L.C. - ALL OTHER DIMENSIONS ARE MEASURED

Drafted By
Richard Schneiderman



CITY OF CAMBRIDGE

SCALE: 1"=40' AUGUST-1976

DIMENSIONS FROM DEED, LAND COURT OR LAYOUT PLANS ARE IN BRACKETS ( ) LAND COURT MARKED L.C. - ALL OTHER DIMENSIONS ARE MEASURED

Drafted By
Richard Schneiderman

130

MEMORIAL DRIVE

AKRON ST.

BANKS ST.

RIVERSIDE PLACE

HINGHAM ST.

ELMER ST.

CORPORAL BURNS PLAYGROUND

FLAGG ST.

WALKER COURT

WESTERN AVE.

PUTNAM AVE.

129

131

122

130

N

CITY OF CAMBRIDGE

SCALE: 1"=40' DECEMBER-1977

DIMENSIONS FROM DEED, LAND COURT OR LAYOUT PLANS ARE IN BRACKETS ( ). LAND COURT MARKED L.C. ALL OTHER DIMENSIONS ARE MEASURED.

DRAWN BY: AL THOMPSON

130

MEMORIAL DRIVE

AKRON ST.

BANKS ST.

RIVERSIDE PLACE

HINGHAM ST.

ELMER ST.

CORPORAL BURNS PLAYGROUND

FLAGG ST.

WALKER COURT

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PUTNAM AVE.

129

131

122

130

N

CITY OF CAMBRIDGE

SCALE: 1" = 40' DECEMBER-1977

DIMENSIONS FROM DEED, LAND COURT OR LAYOUT PLANS ARE IN BRACKETS ( ). LAND COURT MARKED L.C., ALL OTHER DIMENSIONS ARE MEASURED.

DRAWN BY: AL THOMPSON

CCM-101

City of Cambridge

(Agenda Item No. 2)

IN CITY COUNCIL

March 9, 1987

WHEREAS: There is a severe shortage of affordable housing for lower income families in Cambridge; and

WHEREAS: The City of Cambridge has acquired two parcels of land located at 32-44 Hayes Street and 29-31 Magee Street; and more particularly described in Exhibit A attached hereto (the Property); and

WHEREAS: Riverside Cambridgeport Community Corporation (RCCC), a non-profit community development corporation located at 217 Western Avenue, Cambridge, with the assistance of the Community Development Department proposes to construct five houses for lower-income families on land owned by the City of Cambridge located at Hayes Street and Magee Street described in Attachment A which excludes the portion utilized by the school for recreational purposes and is bounded by the existing fence; and

WHEREAS: The Cambridge City Council did on December 30, 1985, unanimously approve the application to the Massachusetts Executive Office of Communities and Development for $140,000 in Community Development Action Grant funds for the following purposes:

1. To build a playground at the Martin Luther King School on a site located on Magee Street (Lots 119 and 120, Block 121);

2. To leverage $400,000 in private funds to build six units of affordable housing on a City-owned site adjacent to the school grounds located on Hayes Street and Magee Street described above as Parcel A.

3. To declare the site a Blighted Open Area as defined by Section 1 of Chapter 121B of the Massachusetts General Laws; and

WHEREAS: The Massachusetts Executive Office of Communities and Development has awarded to the City of Cambridge $140,000 in Community Development Action Grant funds for the above mentioned purposes; and

WHEREAS: The Cambridge City Council has petitioned the General Court under Article 97 of the Amendments to the Constitution, Article XLIX, to enact the attached special law entitled "An Act to permit the development of property located at 32-44 Hayes Street and 29-31 Magee Street, Cambridge, described as Parcel A (description and plan attached) for low-and moderate-income housing by a non-profit community corporation"; and

WHEREAS: The Great and General Court of the Commonwealth of Massachusetts on November 17, 1986 did enact said Home Rule Petition; and

WHEREAS: This City Council desires to convey this property to Riverside Cambridgeport Community Corporation, subject to the restriction that Riverside Cambridgeport Community Corporation continue to coordinate the development process with the Cambridge Community Development Department to ensure that the purposes of the Home Rule Petition to provide homeownership opportunities for lower-income Cambridge residents are fully implemented; and

WHEREAS: This City Council by virtue and in pursuance of the authority conferred by Ordinance No. 733 did cause a public hearing to be held to which the general public and abutters were invited to attend; the Planning Board submitted a recommendation and public notice was given; does hereby vote to sell the above-referenced property to the Riverside Cambridgeport Community Corporation;

NOW, THEREFORE BE IT ORDERED:

That the City Manager is authorized to execute and deliver a Purchase and Sale Agreement concerning the Property by and between the City of Cambridge and Riverside Cambridgeport Community Corporation, in form acceptable to him and continuing such terms and conditions as he shall deem necessary. The City Manager is further authorized to execute and deliver any amendments or additions to said Purchase and Sale Agreement as he shall deem necessary. Notwithstanding the preceeding two sentences, the City Manager shall not be required to enter into such Purchase and Sale Agreement if, in his sole discretion, he does not deem said Purchase and Sale Agreement to be necessary for the conveyance authorized below; and be it further

ORDERED:

That the City Manager is hereby authorized and directed to convey the Property and improvements thereon to Riverside Cambridgeport Community Corporation, for consideration of One Dollar ($1.00) and other good and valuable considerations which are not monetary; and be it further

ORDERED:

That the City Manager is hereby authorized and directed to execute and deliver to Riverside Cambridgeport Community Corporation in the name of and on behalf of the City of Cambridge in such form as the City Manager shall approve (such approval to be conclusively evidenced by such execution and

delivery) such documents, instruments, agreements, deeds, warranties, indemnifications, releases or certificates, or amendments thereto, required by Riverside Cambridgeport Community Corporation, as the City Manager may deem necessary, desirable or appropriate to accommodate the intent of the foregoing resolutions; and be it further

ORDERED:

That the City Manager is hereby authorized to execute, accept and deliver such supplemental or ancillary documents as are reasonably necessary to implement the intent of these resolutions and to execute, accept and deliver amendments thereto.

In City Council March 9, 1987.
Adopted by a yea and nay vote:-
Yeas 6; Nays 3; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;
ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk.

DATE: MAY 26 1987
A TRUE COPY ATTEST:
Joseph E. Connarton
Joseph E. Connarton
City Clerk

CULLINAN ENGINEERING CO., INC.
AUBURN - BOSTON, MASSACHUSETTS

LEGAL DESCRIPTION

PARCEL A, HAYES STREET

CITY OF CAMBRIDGE

A certain parcel of land situated on the southerly side of Hayes Street in Cambridge, Massachusetts, Middlesex County and being shown as Parcel "A" on a plan entitled "Subdivision Plan of Land in Cambridge, Massachusetts, Prepared for City of Cambridge, Scale 1"=20', October 8, 1986, Cullinan Engineering Co., Inc." being bounded and described as follows:

Beginning at a point on the southerly sideline of Hayes Street. Said Point of Beginning being N 60° 10' 04" W, 155.14 feet from the Westerly sideline intersection of Howard Street.

THENCE S 29° 49' 56" W by land of N/F William and Lillian Eng a distance of 75.00 feet;

THENCE N 60° 09' 46" W by land of N/F Gertrude L. Lynch and N/F Helen Flynn a distance of 52.08 feet;

THENCE S 12° 51' 00" W by land of N/F Helen Flynn a distance of 77.00 feet to the northerly sideline of Magee Street;

THENCE N 77° 09' 00" W along the northerly sideline of Magee Street a distance of 34.00 feet;

THENCE N 12° 51' 00" E by land of N/F Everton C. and Eugenie M. Johnson a distance of 83.00 feet;

THENCE N 70° 37' 51" W by land of N/F Everton C. and Eugenie M. Johnson a distance of 0.67 feet;

THENCE N 14° 27' 52" E along a chain link fence through land of the Grantor a distance of 8.47 feet to an angle point in the chain link fence;

THENCE N 24° 19' 09" E continuing along the chain link fence through land of the Grantor a distance 71.47 feet to the southerly sideline of Hayes Street;

THENCE S 60° 10' 04" E along the southerly sideline of Hayes Street a distance of 96.12 feet to the Point of Beginning.

Said Parcel A contains 9,733 square feet as shown on the above described plan.

delivery) such documents, instruments, agreements, deeds, warranties, indemnifications, releases or certificates, or amendments thereto, required by Riverside Cambridgeport Community Corporation, as the City Manager may deem necessary, desirable or appropriate to accommodate the intent of the foregoing resolutions; and be it further

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Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-
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CULLINAN ENGINEERING CO., INC.
AUBURN · BOSTON, MASSACHUSETTS

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THENCE S 60° 10' 04" E along the southerly sideline of Hayes Street a distance of 96.12 feet to the Point of Beginning.

Said Parcel A contains 9,733 square feet as shown on the above described plan.

CCM-101

City of Cambridge

(Agenda Item No. 2)

IN CITY COUNCIL

March 9, 1987

WHEREAS: There is a severe shortage of affordable housing for lower income families in Cambridge; and

WHEREAS: The City of Cambridge has acquired two parcels of land located at 32-44 Hayes Street and 29-31 Magee Street; and more particularly described in Exhibit A attached hereto (the Property); and

WHEREAS: Riverside Cambridgeport Community Corporation (RCCC), a non-profit community development corporation located at 217 Western Avenue, Cambridge, with the assistance of the Community Development Department proposes to construct five houses for lower-income families on land owned by the City of Cambridge located at Hayes Street and Magee Street described in Attachment A which excludes the portion utilized by the school for recreational purposes and is bounded by the existing fence; and

WHEREAS: The Cambridge City Council did on December 30, 1985, unanimously approve the application to the Massachusetts Executive Office of Communities and Development for $140,000 in Community Development Action Grant funds for the following purposes:

1. To build a playground at the Martin Luther King School on a site located on Magee Street (Lots 119 and 120, Block 121);

2. To leverage $400,000 in private funds to build six units of affordable housing on a City-owned site adjacent to the school grounds located on Hayes Street and Magee Street described above as Parcel A.

3. To declare the site a Blighted Open Area as defined by Section 1 of Chapter 121B of the Massachusetts General Laws; and

WHEREAS: The Massachusetts Executive Office of Communities and Development has awarded to the City of Cambridge $140,000 in Community Development Action Grant funds for the above mentioned purposes; and

WHEREAS: The Cambridge City Council has petitioned the General Court under Article 97 of the Amendments to the Constitution, Article XLIX, to enact the attached special law entitled "An Act to permit the development of property located at 32-44 Hayes Street and 29-31 Magee Street, Cambridge, described as Parcel A (description and plan attached) for low-and moderate-income housing by a non-profit community corporation"; and

WHEREAS: The Great and General Court of the Commonwealth of Massachusetts on November 17, 1986 did enact said Home Rule Petition; and

WHEREAS: This City Council desires to convey this property to Riverside Cambridgeport Community Corporation, subject to the restriction that Riverside Cambridgeport Community Corporation continue to coordinate the development process with the Cambridge Community Development Department to ensure that the purposes of the Home Rule Petition to provide homeownership opportunities for lower-income Cambridge residents are fully implemented; and

WHEREAS: This City Council by virtue and in pursuance of the authority conferred by Ordinance No. 733 did cause a public hearing to be held to which the general public and abutters were invited to attend; the Planning Board submitted a recommendation and public notice was given; does hereby vote to sell the above-referenced property to the Riverside Cambridgeport Community Corporation;

NOW, THEREFORE BE IT ORDERED:

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ORDERED:

That the City Manager is hereby authorized to execute, accept and deliver such supplemental or ancillary documents as are reasonably necessary to implement the intent of these resolutions and to execute, accept and deliver amendments thereto.

In City Council March 9, 1987.
Adopted by a yea and nay vote:-
Yeas 6; Nays 3; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;
ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk.

CULLINAN ENGINEERING CO., INC.
AUBURN · BOSTON, MASSACHUSETTS

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THENCE N 24° 19' 09" E continuing along the chain link fence through land of the Grantor a distance 71.47 feet to the southerly sideline of Hayes Street;

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Said Parcel A contains 9,733 square feet as shown on the above described plan.

RECEIVED
'86 DEC 10 AM 11 01
CAMBRIDGE CITY
DEVELOPMENT DEPT.

WHEREAS: The Cambridge City Council has petitioned the General Court under Article 97 of the Amendments to the Constitution, Article XLIX, to enact the attached special law entitled "An Act to permit the development of property located at 32-44 Hayes Street and 29-31 Magee Street, Cambridge, described as Parcel A (description and plan attached) for low-and moderate-income housing by a non-proft community corporation"; and

WHEREAS: The Great and General Court of the Commonwealth of Massachusetts on November 17, 1986 did enact said Home Rule Petition; and

WHEREAS: This City Council desires to convey this property to Riverside Cambridgeport Community Corporation, subject to the restriction that Riverside Cambridgeport Communitry Corporation, subject to the restriction that Riverside Cambridgeport Community Corporation continue to coordinate the development process with the Cambridge Community Development Department to ensure that the purposes of the Home Rule Petition to provide homeownership opportunites for lower-income Cambridge residents are fully implemented;

* See Attached

NOW, THEREFORE BE IT ORDERED:

That the City Manager is authorized to execute and deliver a Purchase and Sale Agreement concerning the Property by and between the City of Cambridge and Riverside Cambridgeport Community Corporation, in form acceptable to him and continuing such terms and conditions as he shall deem necessary. The City Manager is further authorized to execute and deliver any amendments or additions to said Purchase and Sale Agreement as he shall deem necessary. Notwithstanding the preceding two sentences, the City Manager shall not be required to enter into such Purchase and Sale Agreement if, in his sole discretion, he does not deem said Purchase and Sale Agreement to be necessary for the conveyance authorized below; and be it further

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Whereas:

The City Council by motion and in pursuance of the authority conferred by Ordinance #733 did cause a public hearing to be held to which the general public and abutters were invited to attend; the Planning Board submitted a recommendation and public notice was given; does hereby vote to sell all the above referenced property to the Riverside Cambridgeport Community Corporation

City of Cambridge

MASSACHUSETTS

In City Council March 2 198

Sale of City Owned Land Treated at the [illegible]
Numbered 32-44 Hayes Street and 29-31 Magee Street

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy		✓		
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. William H. Walsh		✓		
Ms. Alice K. Wolf	✓			
Mayor Walter J. Sullivan		✓		
C. Graham MS MP	6	3		

City of Cambridge

MASSACHUSETTS

In City Council March 9, 1987

AGENDA ITEM NO. 2

RE: ORDER AUTHORIZING THE CITY MANAGER TO EXECUTE & DELIVER A PURCHASE & SALE AGREEMENT CONCERNING THE PREMISES NUMBERED 32-44 HAYES STREET & 29-31 MAGEE STREET TO THE RIVERSIDE CAMBRIDGEPORT COMMUNITY CORPORATION

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

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

March 9, 1987

To the Honorable, the City Council:

Subject: Disposition of City owned land at 32-44 Hayes, 29-31 Magee Streets

On February 17, 1987, the Cambridge Planning Board met to consider a proposal by the Riverside Cambridgeport Community Corporation to develop, in conjunction with the Community Development Department, five units of affordable housing on a parcel of City owned land located at 32-44 Hayes Street, 29-31 Magee Street. The Planning Board's recommendation is that the City transfer the parcel to Riverside Cambridgeport Community Corporation for the sale price of $1.00. This sale price will facilitate the sale of the units to low and moderate income households.

Previously, the City of Cambridge was awarded a $140,000 Community Development Action Grant by the Massachusetts Executive Office of Communities and Development. This grant, which is contingent on the construction of five affordable housing units, will be used to build a playground behind the King School. The Community Development Department, with the School Department, is currently in the process of planning the design of this playground.

Additionally, the State Legislature, in November 1986, acted affirmatively on the Home Rule Petition submitted by the Cambridge City Council to redesignate a portion of Parcel A to allow the development of low-moderate income housing by a non-profit community corporation.

Subject to the approval of the sale of the land by the City Council, construction of the units is anticipated to begin by the end of the summer. The construction of the playground is also projected to begin at this time.

A more detailed description of the development proposal has been distributed for your consideration.

Very truly yours,

Robert W. Healy
City Manager

RWH/nbm

Agenda Item No. 2 F-85A

Re: enclosed proposed order authorizing the City Manager to execute & deliver a Purchase & Sale Agreement concerning the premises numbered 32-44 Hayes St. & 29-31 Magee St. to the Riverside Cambridgeport Community Corporation.

In City Council,

March 9, 1987

Hearing Held
See Order Adopted

Copy of order sent to the City Mgr., Council Office, Assessors, Engineer & Community Development Dept.
4/6/87