

11/30/84 10:44 TR 203 RE 2500

We, Minette M. Bean and Elizabeth J. Moore, Trustees of Moore Investment Trust under a Declaration of Trust dated July 2, 1945, and recorded with the Middlesex South District Registry of Deeds at Book 10670, Page 001 of Boston, Suffolk County, Massachusetts,

~~being unknown~~, for consideration paid \$1.00 and other good and valuable consideration grant to the City of Cambridge, a municipal corporation duly existing under the laws of the Commonwealth of Massachusetts,

of 795 Massachusetts Avenue, Cambridge, Middlesex County, Massachusetts, with quitclaim covenants

the land in said Cambridge, County of Middlesex, Commonwealth of Massachusetts more particularly described in Exhibit "A" hereto, which is incorporated herein by reference.

~~XXXXXXXXXXXXXXXXXXXX~~

Premises are 30 Rindge Avenue Extension, Cambridge, MA

For Grantors' title, see deed from Gerard A. Fulham et als., Trustees of the Rindge Avenue Trust to Grantors recorded with the Middlesex South District Registry of Deeds at Book 10670, Page 014.

For purposes of developing the remaining land of Grantors described in the title reference contained in the preceding paragraph, as well as developing any land contiguous thereto now or hereafter owned in whole or in part by or for the benefit of the Grantors, the Grantors except from the within conveyance and retain for the benefit of both said remaining land and said contiguous land, the benefit of the entire square footage of the parcel hereby conveyed for purposes of any development rights under all zoning, subdivision and building ordinances, laws, rules or regulations now or hereafter in force in the City of Cambridge, including (but not by way of limitation) the computation of floor-area ratios and parking requirements, all as if the land conveyed hereby had been retained in full by Grantors.

SEE PLAN IN RECORD BOOK 15899, 1440 5-40

Witness OUR hands and seals this 14th day of September 1984.
Minette M. Bean, Trustee
Elizabeth J. Moore
as Trustees of said Trust and not personally.

The Commonwealth of Massachusetts

Middlesex ss. September 14, 1984.

Then personally appeared the above named Minette M. Bean and Elizabeth J. Moore, known to me to be the Trustees of Moore Investment Trust,

and acknowledged the foregoing instrument to be their free act and deed, before me, on behalf of said Trust, before me,

Paul H. Finigan
Notary Public

My Commission expires July 18, 1991

(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.

Statute Form of

Quitclaim Deed

Minette M. Bean et al.,
Trustees

TO

City of Cambridge

.....19.....

ato'clock andminutesm.

Received and Entered with.....

.....Deeds

Book.....Page.....

Attest:

.....
Register

FROM THE OFFICE OF

Finnegan, Stanzler & Nadeau, P.C.
20 Beacon Street
Boston, Massachusetts 02108

EXHIBIT "A" TO
QUITCLAIM DEED FROM
MOORE INVESTMENT TRUST
TO
CITY OF CAMBRIDGE

The land in Cambridge, County of Middlesex of said Commonwealth of Massachusetts, shown as Parcel No. 10 on Sheet 2 of 2 of a plan entitled "Land Acquisition Plan Rindge Avenue Extension", prepared by Bryant Associates, Inc., dated March 3, 1984, to be recorded in Middlesex South District Registry of Deeds, and being described as follows:

Beginning at a point located on the southerly street line of Rindge Avenue Extension at the northeast corner of Parcel No. 9, said point being the point of beginning;

Thence running along said southerly street line of Rindge Avenue Extension S88°-20'-16"E a distance of 270.00 feet to a point on the southerly street line of Rindge Avenue Extension;

Thence S22°-09'-46"E a distance of 15.30 feet to a point;

Thence N88°-20'-16"W a distance of 276.18 feet to a point;

Thence N1°-39'-44"E a distance of 14.00 feet to the point of beginning and containing about 3,822+ square feet of land according to said plan.

REGISTER

John T. Langford

RECEIVED & ENTERED
MIDDLESEX COUNTY
REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:

11/30/84 10:44 TR 204 RE 2000

V/P
10/20-



CERTIFICATE OF VOTE

As Secretary of Moore Investment Trust, organized under a Declaration of Trust dated July 2, 1945 and recorded in the Suffolk County Registry of Deeds at Book 6168, Page 041 and in the Middlesex County South District Registry of Deeds in Book 10670, Page 001, and acting pursuant to Paragraph III. of the Declaration of Trust, I hereby certify that there appears below a true and genuine copy of a vote unanimously adopted at a duly called and held Special Shareholders' Meeting of MOORE INVESTMENT TRUST, held at 10:00 a.m., August 5, 1982, at 30 Rindge Avenue Extension, Cambridge, Massachusetts, at which all of its shareholders were present and voting throughout:

"VOTED: That Elizabeth J. Moore is hereby elected as a Trustee of Moore Investment Trust to replace the late Paul B. Moore effective this date."

I further certify that said Vote remains in full force and effect, not having been altered, amended or rescinded, and that as a result of said Vote, Minette M. Bean and Elizabeth J. Moore are all of the Trustees of Moore Investment Trust.

Executed this 14th day of September, 1984.

BOOK... 10122... PAGE 661
REFERENCE RE...

Paul G. Krueger
Witnessed

Minette M. Bean Secretary
Minette M. Bean, Secretary of
Moore Investment Trust

Paul G. Krueger
Witnessed:

Minette M. Bean Trustee
Minette M. Bean, Trustee

Paul G. Krueger
Witnessed:

Elizabeth J. Moore President
Elizabeth J. Moore, Trustee
of Moore Investment Trust

ACCEPTANCE OF TRUST

I, Elizabeth J. Moore hereby accept appointment as a Trustee of Moore Investment Trust and agree to perform pursuant to its Declaration of Trust and to be bound thereby this 14th day of September, 1984.

Paul V. Tringali

Witnessed:

Elizabeth J. Moore

Elizabeth J. Moore, Trustee of Moore Investment Trust

APPROVAL OF SHAREHOLDERS

The undersigned, being all of the shareholders of Moore Investment Trust, signify our approval and assent pursuant to Paragraph III. of the Trust to the foregoing vote this 14th day of ^{September,} 1984.

Paul V. Tringali

Witnessed:

Minette M. Bean

Minette M. Bean, Shareholder

Paul V. Tringali

Witnessed:

Elizabeth J. Moore

Elizabeth J. Moore, Executrix of the Estate of Paul B. Moore, Shareholder

~~MARGINAL REFERENCE REQUESTED
BOOK PAGE~~

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.
Cambridge, Massachusetts

September 14, 1984

Personally appeared before me Minette M. Bean, known to me to be the Secretary, a Trustee and a Shareholder of Moore Investment Trust, and she acknowledged executing the foregoing Certificate of Vote, Acceptance of Trust and Approval of Shareholders as her own free act and deed on behalf of Moore Investment Trust.

Paul W. Finnegan
Notary Public

Name: PAUL W. FINNEGAN

My commission expires:
July 18, 1991

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.
Cambridge, Massachusetts

September 14, 1984

Personally appeared before me Elizabeth J. Moore, known to me to be a Trustee and Shareholder of Moore Investment Trust, and she acknowledged executing the foregoing Certificate of Vote, Acceptance of Trust and Approval of Shareholders as her own free act and deed on behalf of Moore Investment Trust.

Paul W. Finnegan
Notary Public

Name: PAUL W. FINNEGAN

My commission expires:
July 18, 1991

RECEIVED & ENTERED
MIDDLESEX COUNTY
REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:

John F. Janyanelli

REGISTER

110

11/30/84 10:44 TR 202 RE 2000 CCM-101



City of Cambridge

Communication # 11

IN CITY COUNCIL

September 17, 1984

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 purposes 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 roadway and other public purposes; and

WHEREAS: Deeds have been received from abutting land owners of Rindge Avenue Extension donating certain portions of their land as a gift to the City to be accepted and laid out as a part of the public ways of the City; now therefore be it

ORDERED: That the City Manager be and hereby is authorized, on behalf of the City of Cambridge, to accept the below described parcel of land for the purpose of improvement of public roadways and other public purposes as a gift to the City of Cambridge; and be it further

ORDERED: That the below described parcel of land as shown on a plan entitled "Land Acquisition Plan - Rindge Avenue Extension", prepared by Bryant Associates, Inc. dated March 3, 1984 be accepted and laid out as part of the public way named Rindge Avenue Extension, said parcel of land being more particularly bounded and described as follows:

1480
13799
SEE PLAN IN RECORD BOOK

PARCEL TEN

The land in Cambridge, County of Middlesex of said Commonwealth of Massachusetts, shown as Parcel Number Ten on Sheet Two of Two of a plan entitled "Land Acquisition Plan - Rindge Avenue Extension", prepared by Bryant Associates, Inc. dated March 3, 1984, to be recorded in Middlesex South District Registry of Deeds, and being described as follows:

Beginning at a point located on the southerly street line of Rindge Avenue Extension at the northeast corner of Parcel Number Nine, said point being the point of beginning;

Thence running along said southerly street line of Rindge Avenue Extension S88°-20'-16"E a distance of 270.00 feet to a point on the southerly street line of Rindge Avenue Extension;

Thence S22°-09'-46"E a distance of 15.30 feet to a point;

Thence N88°-20'-16"W a distance of 276.18 feet to a point;

Thence N1°-39'-44"E a distance of 14.00 feet to the point of beginning and containing about 3,822+ square feet of land according to said plan.

For purposes of developing the remaining land of Grantors described in the title reference contained in the following paragraph, as well as developing any land contiguous thereto now or hereafter owned in whole or in part by or for the benefit of the Grantors, the Grantors except from the within conveyance and retain for the benefit of both said remaining land and said contiguous land, the benefit of the entire square footage of the parcel hereby conveyed for purposes of any development rights under all zoning, subdivision and building ordinances, laws, rules or regulations now or hereafter in force in the City of Cambridge, including (but not by way of limitation) the computation of floor-area ratios and parking requirements, all as if the land conveyed hereby had been retained in full by Grantors.

For Grantors' title, see deed from Gerard A. Fulham et als., Trustees of the Rindge Avenue Trust to Grantors recorded with the Middlesex South District Registry of Deeds at Book 10670, Page 014.

No damages are awarded and no betterments are to be assessed.

In City Council September 17, 1984
 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, City Clerk.

F. 1984 # 294

RECEIVED & ENTERED
MIDDLESEX COUNTY
REGISTRY OF DEEDS
SOUTHERN DISTRICT

ATTEST:

John F. Jamparelli

REGISTER

City of Cambridge

MASSACHUSETTS

In City Council

Comm. # 11

9/17/

198 *4*

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

Q. Danchev
Jos. Danchev
Pres. Danchev
John Danchev

9 0 0

Joe Kellogg - Community Development
498-9034



City of Cambridge

Communication # 11

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September 17, 1984

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- 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 roadway and other public purposes; and
- WHEREAS: Deeds have been received from abutting land owners of Rindge Avenue Extension donating certain portions of their land as a gift to the City to be accepted and laid out as a part of the public ways of the City; now therefore be it
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In City Council September 17, 1984.
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, City Clerk.



City of Cambridge

Communication # 11

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No damages are awarded and no betterments are to be assessed.

In City Council September 17, 1984.
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, City Clerk.

We, Minette M. Bean and Elizabeth J. Moore, Trustees of Moore Investment Trust under a Declaration of Trust dated July 2, 1945, and recorded with the Middlesex South District Registry of Deeds at Book 10670, Page 001 of Boston,

Suffolk County, Massachusetts,

~~being~~ for consideration paid \$1.00 and other good and valuable consideration

grant to the City of Cambridge, a municipal corporation duly existing under the laws of the Commonwealth of Massachusetts,

of 795 Massachusetts Avenue, Cambridge, Middlesex County, Massachusetts,

with quitclaim covenants

the land in said Cambridge, County of Middlesex, Commonwealth of Massachusetts more particularly described in Exhibit "A" hereto, which is incorporated herein by reference.

~~XXXXXXXXXXXXXXXXXXXX~~

Premises are 30 Rindge Avenue Extension, Cambridge, MA

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Witness our hands and seals this 14th day of September 1984.

Minette M. Bean
Minette M. Bean
Elizabeth J. Moore
Elizabeth J. Moore,
as Trustees of said Trust
and not personally.

The Commonwealth of Massachusetts

Middlesex ss. September 14 1984.

Then personally appeared the above named Minette M. Bean and Elizabeth J. Moore, known to me to be the Trustees of Moore Investment Trust,

and acknowledged the foregoing instrument to be their free act and deed, ~~being~~ on behalf of said Trust, before me,

Paul G. Trueman
Notary Public ~~XXXXXXXXXX~~

My Commission expires July 18 1991

(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.

State of Massachusetts

Quitclaim Deed

Mirette M. Bean et al.,
Trustees

to

City of Cambridge

19.....

at o'clock and minutes m.

Received and Entered with..... Deeds

Book..... Page.....

Attest:

Register

Register

FROM THE OFFICE OF

Finnegan, Stanzler & Nadeau, P.C.,
20 Beacon Street
Boston, Massachusetts 02108

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State of Massachusetts

City of Cambridge

Minette M. Bean et al.,
Trustees

to

City of Cambridge

Received at o'clock and minutes 19.....

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20 Beacon Street
Boston, Massachusetts 02108

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11. F-294
Communication from the Community Development
Department together with an order for adoption
on the Parcel Number 10 for the Rindge Ave
Extension

Order adopted

9-0-0