

MILLHOUSE COMMONS

COMMUNITY PRESERVATION APPLICATION

Applicant: CAN-DO

Date: October 15, 2004

PROPERTY OF:

DEPARTMENT OF
PLANNING AND DEVELOPMENT
CITY HALL
1000 Commonwealth Avenue
NEWTON, MASSACHUSETTS 02159

DO NOT TAKE
FOR REVIEW ONLY

2004 OCT 15 AM 9:12

MILLHOUSE COMMONS
COMMUNITY PRESERVATION APPLICATION

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Crossed out documents can be found elsewhere on this project webpage of the Newton CPC website.

CITY OF NEWTON

Developer Application for Affordable Community Housing Funds
 Community Development Block Grant Program, Newton Housing Rehabilitation Fund,
 Community Preservation Fund, HOME Program

I. Applicant/Developer Information	
Contact person and/or primary applicant: Josephine McNeil	
Organization, if applicable: CAN-DO	
Co-applicant, if applicable:	
Owner of project (if not developer/sponsor): CAN-DO	
Mailing address: 1075 Washington Street, West Newton, MA 02465	
Daytime phone #: 617-964-3527	E-mail address: <i>jam_cando@msn.com</i>
Fax #: 617-964-3593	
Developer (if different than applicant):	
Mailing address:	
Daytime phone #:	E-mail address:
Fax #:	

II. Project Information	
Project address: 1093-1101 Chestnut Street, Newton, MA 02464	
Assessor's parcel ID number: 1093-51042 0006; 1101-51042 0007 <i>(available from the Assessing Department's page of the City's website)</i>	
Project name: Millhouse Commons	
Brief project description: Acquisition, historic renovation and new construction project to create six condominium units. Existing two-family dwelling at 1093 will be moved approx. 10 ft. and renovated into a single family dwelling and sold as a market rate unit; Existing structurally unsound two-family at 1101 will be demolished and reconstructed to original appearance. And sold as a market rate single-family dwelling. At the rear of each dwelling two 2-family attached dwelling will be constructed. The two units at the rear of 1101 will be sold to first-time homebuyers with incomes at or below 80% of the area median income. One of the units at the rear of 1093 will be sold to a homebuyer with an income at less than 100% of the area median income, while the other will be sold as a market rate unit.	
Estimated total development cost:	\$3,953,750
Total amount of City funding requested:	\$1,025,000
City funding source(s) (check <i>all</i> that apply and list the amount requested):	

Developer Application for Affordable Community Housing Funds

<input type="checkbox"/> CDBG/Housing Development:	\$375,000	Use: Acquisition
<input type="checkbox"/> HOME/Housing Development:	\$	Use:
<input type="checkbox"/> CDBG/Newton Housing Rehabilitation Fund:	\$	Use:
<input type="checkbox"/> Community Preservation Fund:	\$650,000	Use: Paydown Cambridge loan; historic rehabilitation
<input type="checkbox"/>		

Type of CDBG-funded project (check <i>all</i> that apply):	
<input type="checkbox"/> Rehabilitation	<input checked="" type="checkbox"/> Acquisition
<input type="checkbox"/> New construction (site improvements only)	
Type of CPA-funded project (check <i>all</i> that apply):	
<input checked="" type="checkbox"/> Creation	<input checked="" type="checkbox"/> Preservation
<input type="checkbox"/> Support	
Type of housing (check <i>all</i> that apply):	
<u>Homeownership:</u>	<u>Rental:</u>
<input type="checkbox"/> single family	<input type="checkbox"/> individual/family
<input checked="" type="checkbox"/> condominium(s)	<input type="checkbox"/> group residence, congregate
<input type="checkbox"/> cooperative (s)	<input type="checkbox"/> other
<input type="checkbox"/> other	<input type="checkbox"/>
Targeted population (check all that apply):	
<input checked="" type="checkbox"/> individual/family	
<input type="checkbox"/> special needs. Identify special need(s): _____	
<input type="checkbox"/> elderly	
<input type="checkbox"/> homeless/at risk of homelessness	
<input type="checkbox"/> other – identify population:	

Unit composition	# units	# units <= 30% AMI	# units <= 50% AMI	# units <= 80% AMI	# units between 80-100% AMI	Market rents(s)	Market sale price(s)
SRO							
1 BR							
2 BR				1	1		1
3 BR				1			2
4 BR/+							

Developer Application for Affordable Community Housing Funds

III. Site Information

Lot size: **26,400 sq. ft.**

Zoning district: **6**

Ward: **5**

Assessor's parcel ID number: **1093-51042 0006; 1101-51042 0007**

(available from the Assessing Department's page of the City's website)

Do you have site control e.g. Purchase and Sales Agreement, **Yes** **No**
option to purchase, deed? **DEED**

Note: Community Preservation Fund applicants are required to submit evidence of site control with the application.

If applicable, please explain what zoning relief is required e.g a zoning variance, special permit, comprehensive permit is required and why. Please attach a copy of the Site Approval (Eligibility) letter from the appropriate agency if the project requires a comprehensive permit.
Project requires a comprehensive permit because the property is located in MR1 zoning district and the maximum units allowed is four. LIPP application for a site approval letter is pending with DHCD.

Please describe any anticipated environmental issues/concerns with the site. If the site contains known environmental hazards, provide a remediation plan.

None known.

Will the project temporarily or permanently require the displacement of or relocation of existing tenants? If yes, please describe any outreach efforts and/or notifications to residents to date.

NO

How old is the existing building, if applicable? **1093 – 150 years; 1101 – 100 years**

Are there (or will there be) children under the age of seven living on the premises?

Yes

No

Developer Application for Affordable Community Housing Funds

Is the property listed in the National Register of Historic Places, located in a local historic district, National Register Historic District or eligible for listing in the National Register?	
<input type="checkbox"/> Yes If yes, identify district:	<input checked="" type="checkbox"/> X <input type="checkbox"/> No

IV. Project Schedule

Inform ward aldermen and immediate abutters of proposed plans:	
Pre-development (design, zoning, permitting):	November 2004
Acquisition:	Purchased in 2003
Rehabilitation/construction:	Dec. 2004-Oct. 2005
Marketing/outreach:	Spring 2005
Identify expected date of project completion:	October 2005
Full occupancy:	December 2005
Other significant dates that need to be noted:	

V. Financing and Operating Budget

- 1. Development proforma and operating budget:** In order to evaluate this proposal, the City of Newton requires applicants to submit a development budget that includes all anticipated sources and uses of financing for the project and an operating budget that details operating income and expenses. Applicants may use their own format or ask Housing Development staff to provide sample formats. Applicants are encouraged to use the state *One Stop Application*, used by Massachusetts affordable housing lenders and agencies to provide project sponsors with a single application that can be submitted to any or all of the participating organizations. Please complete Sections 1-4 of the One Stop and submit it with this application. The *One Stop Application* is available at www.onestopapp.com. Please refer to the attached Developer's Checklist which lists all the information required for submission.

Please note that Community Preservation Funds may not be used for the direct acquisition of community housing or housing-related maintenance costs. All applicants seeking Community Preservation Funds for community housing must submit a capital needs assessment with their application, unless the project is new construction or substantial rehabilitation.
- 2. Appraisal of property:** Satisfactory evidence that the purchase price of the property does not exceed fair market value for that property must be submitted as part of this application.
- 3. Letters of financial commitment, including commitments for housing subsidies (if applicable):** If applicant does not have financing, describe what sources of financing are planned and the timeframe that funds are expected to be available, conditions, deadlines, limitations, etc. related to the commitment of non-City sources of funding. If receiving housing subsidies, submit commitment letters for housing subsidies or an explanation when the applicant will seek housing subsidies and from what source(s).

Developer Application for Affordable Community Housing Funds

VI. Project Description

Please respond to the following and include supporting material as necessary.

1. **Goals:** What are the project goals?

The goal of the project is to add to the city's affordable housing stock. It will create two condominium units affordable to families with incomes at or below 80% of the area median income and one unit affordable to families with incomes at or below 100%. The remaining three units will be priced at the lower end for newly constructed condos in Newton.

2. **Community need:** Describe how the proposed project meets the housing needs identified in the *Newton Framework Plan* and the *FY01-05 Consolidated Strategy and Plan*.

The units will address the Newton Framework Plan need to provide housing for Newton's diverse population. The project addresses several of the strategies outlined in the plan including "Seek new City resources for affordable housing on p. III-4. and "Support Comprehensive Permit Process and extend terms of affordability. This project will require a comp permit and the use of CPA funds will ensure affordability in perpetuity.

3. **Community support:** Describe the nature and level of community support for this project. Please attach support letters and any petitions.

The project has received support throughout the community. Attached are letters of support expressed in the Mayor's letter to DHCD as well as Bob Engler's, also attached is a petition.

Developer Application for Affordable Community Housing Funds

4. **Plans to cultivate community support:** Describe plans to cultivate/build neighborhood support. Provide a description of any meetings with Ward Aldermen, the neighborhood, etc. that have been scheduled or have already occurred. If there has not been any neighborhood contact, then provide a brief description of how neighborhood residents will be involved in plans for the proposed project.

There have been numerous opportunities for community input including two public hearings as part of the historic review before the Newton Historical Commission. In addition a meeting was held on site attended by neighbors, representatives of the Upper Falls Community Development Corporation, and Aldermen Colletti and Yates. There was a subsequent meeting with representatives of the Upper Falls CDC in the office of Attorney Jason Rosenberg, Esq.
5. **Capacity:** Identify the members of the development team and describe their capacity to undertake the project. Identify the management entity if the project includes rental units. Describe how adherence to appropriate professional standards will be maintained.

The architect is Terrence G. Heinlein, an AIA architect, resume enclosed; the contractor is Construction By Design, Ltd. Qualification Statement enclosed; the attorney is Jason Rosenberg, Esq.
6. **Project outcomes:** Describe how the success of the project will be measured. Identify specific, achievable goals.

The project will be successful if once begun, it is completed on time and on budget, the market rate units are sold within three months of completion.
7. **Additional community benefits:** Describe how this project can be used to achieve additional community benefits.

The additional benefit is that the market rate units will be priced lower than comparable units on the market.
8. **Combination Community Preservation projects:** If seeking Community Preservation Funds for a project combining community housing with any other Community Preservation goals (historic preservation, open space, recreation), describe the additional components.

The project will use Community Preservation Funds for community housing and historic preservation. The units at 1093 and 1101 will be restored to their original appearance and historic restrictions will be applied.

Developer Application for Affordable Community Housing Funds

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VII. Phase II Application (to be completed prior to scheduling a public hearing for CPA funds and/or the Planning and Development Board)

1. For projects that include construction or rehabilitation, include the existing and proposed site plan, floor plans, elevations and any other drawings as necessary to illustrate the proposal.

Attached

2. Evidence that the project is in compliance with the zoning ordinance, Architectural Access Board Regulations, or any other applicable laws and/or regulations. If zoning relief is required, specify what relief is needed and when an application will be made to the City for zoning review.

Project will require a comprehensive permit; an application will be submitted in October for a November hearing.

3. Evidence that the appropriate City Boards and Commissions have approved the project. For example, proposed new uses on City Parks and Recreation land requires approval from the Parks and Recreation Commission.

See attached decision from Newton Historical Commission.

4. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

See attached Executive Summary from EBI Consulting.

Applicant signature and date:

Josephine McNeil 10/13/04

I verify that all information stated in this application is true and accurate.

SECTION V ATTACHMENT

- **DEVELOPMENT PROFORMA**
- **SCHEDULE OF SALES**

MILLHOUSE CONDOS - 6 UNITS					
ITEM					
DEVELOPMENT BUDGET					
ACQUISITION COSTS:					
LAND				\$	1,055,000
BUILDING					
SUBTOTAL - ACQUISITION COST				\$	1,055,000
CONSTRUCTION COSTS:					
Direct Construction Costs				\$	1,951,941
Construction Contingency	5%			\$	90,000
Subtotal: Construction				\$	2,041,941
GENERAL DEVELOPMENT COSTS					
Architecture & Engineering				\$	120,000
Permits= 18.60 PER \$1000				\$	33,480
Surveys				\$	5,000
Owner's Rep				\$	8,500
Environmental - Phase I				\$	2,500
Legal				\$	12,500
Title and Recording				\$	4,000
Accounting & Cost Cert.				\$	2,500
Marketing / Lottery				\$	6,000
Real Estate Taxes				\$	8,600
Liability/Property Insurance				\$	13,655
Builder's Risk insurance				\$	15,000
Appraisal				\$	500
Construction Loan Interest	10 mos			\$	142,000
Closing fees -				\$	7,500
Other: precon Interest	15 mos			\$	67,365
Soil Testing				\$	5,000
Subtotal soft costs				\$	454,100
Soft Cost Contingency				\$	43,276
Subtotal: Gen. Dev.				\$	497,376
Subtotal:Acquis.,Const., and Gen. Development				\$	3,594,317
>Developer Overhead	5%			\$	179,716
>Developer Fee	5%			\$	179,716
Total Development Cost				\$	3,953,749
TOTAL				\$	3,953,749
FUNDING SOURCES:					
City of Newton CDBG				\$	375,000
Cambridge Savings Bank				\$	2,775,000
CPA Housing				\$	525,000
CPA Historic				\$	125,000
Condo Proceeds				\$	153,750
TOTAL SOURCES				\$	3,953,750

MILLHOUSE COMMONS

UNIT NO.	BLDG.	BDRMS	BTHRMS	SQ. FT.	SALE PRICE		INCOME
	1093	3	2.5	1592	\$ 550,000	MR	\$ 522,500
	1101	3	2.5	1426	\$ 550,000	MR	\$ 522,500
A	1093	2	1.5	1210	\$ 250,000	<u>CPA</u>	\$ 250,000
B	1093	3	2.5	1320	\$ 525,000	<u>MR</u>	\$ 498,750
A	1101	3	2.5	1320	\$ 185,000	<u>A</u>	\$ 185,000
B	1101	2	1.5	1210	\$ 175,000	<u>A</u>	\$ 175,000
TOTAL				8078	\$ 2,235,000		\$ 2,153,750
					PAYOFF		\$ 2,000,000
					PROFIT		\$ 153,750

NOTE: MR units =.05 realtor fee

**LETTERS OF COMMUNITY
SUPPORT**



David B. Cohen
Mayor

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100
Telefax
(617) 796-1113
E-mail
Dcohen@ci.newton.ma.us

September 28, 2004

Catherine Racer, Associate Director
Massachusetts Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

RE: Site approval letter for 1101 Chestnut Street, Newton, MA

Dear Ms. Racer:

I am writing in support of the Local Initiatives Program application for a comprehensive permit project by Citizens for Affordable Housing in Newton Development Organization, Inc. (CAN-DO). CAN-DO, a nonprofit housing development organization, is proposing to develop two affordable homeownership units for first time homebuyers whose gross annual household income is at or less than 80% of area median income at 1101 Chestnut Street. The scope of the project includes demolishing and replacing the existing building at the site with a single-family house that will be a market rate homeownership unit. CAN-DO will construct a townhouse at the rear of the site that will be available to two income-eligible first time homebuyers.

CAN-DO is one of the principal nonprofit housing developers in the City. Since its inception in 1994, CAN-DO has developed 20 units of rental and homeownership housing in Newton, 17 of which are affordable. The organization's executive director and board of directors are at the forefront of housing advocacy in the City. I appointed CAN-DO's Executive Director, Josephine McNeil, to serve on the committee updating Newton's comprehensive master plan where she serves as chairperson for the Housing Element of the plan. I expect the plan to promote smart growth principles that will create livable neighborhoods that include housing opportunities for Newton's most economically disadvantaged populations. I believe that the development at 1101 Chestnut Street is consistent with those principles.

I urge you to approve the 1101 Chestnut Street project and to issue a site approval letter as soon as possible in order to enable CAN-DO to proceed with the submission of its comprehensive permit application to the City's Zoning Board of Appeals. The City has a great need for the affordable homeownership units that will be created by this project. Thank you very much for your consideration of this request. Please call Michael Kruse, Planning Director, at 617-796-1130 if you have any questions regarding this letter.

Very truly yours,

David B. Cohen
Mayor

Cc: Josephine McNeil, CAN-DO
Robert Engler, Newton Housing Partnership
Michael Kruse, Director of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459



The Newton Housing Partnership

Robert Engler, Chairman

City of Newton
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

September 27, 2004

Ms. Kate Racer
Massachusetts Department of Housing and Community Development
100 Cambridge Street
Boston, MA 02114

RE: Site Approval Letter for 1101 Chestnut Street

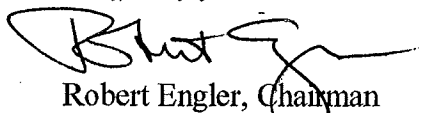
Dear Ms. Racer:

I am writing to convey the Newton Housing Partnership's support of the Local Initiatives Program application for a comprehensive permit project by Citizens for Affordable Housing in Newton Development Organization, Inc. (CAN-DO). This project is a small but important effort to add two affordable homeownership units to the City's 10% inventory, which is currently at 6.8%.

The Newton Housing Partnership voted to approve CAN-DO's application for \$375,000 in CDBG funds for the acquisition of 1101 Chestnut Street in November 2003. The project scope includes demolishing and replacing the existing two-family property at 1101 Chestnut Street and converting it into a single family building for homeownership. This unit will be market rate. CAN-DO will also construct a townhouse at the rear of the site which will include two affordable homeownership units for low-to moderate-income first time homebuyers.

I urge you to approve the 1101 Chestnut Street development and to issue a site approval letter as soon as possible in order to enable CAN-DO to proceed with submission of its comprehensive permit application to the City's Zoning Board of Appeals. The City has a great need for the affordable homeownership units that will be created by this project. Thank you for your consideration of this request.

Very truly yours,


Robert Engler, Chairman
Newton Housing Partnership

PETITION

We, the undersigned residents of the City of Newton do hereby declare that:

1. *We support CAN-DO'S application for funding from the Community Preservation Committee for the MillHouse Project and the Linden Green Homes Project both of which will create community housing opportunities.*
2. *We support CAN-DO's application before the Zoning Board of Appeal for a comprehensive permit to develop up to six but no less than five units of affordable housing. Two units in the Linden Green Homes Project and at least three units in the MillHouse Project.*

<u>Name</u>	<u>Address</u>	<u>Zip Code</u>	<u>Phone #</u>	<u>E-mail</u>
Kate McGinness	66 Pleasant St.	02465	617-641-2802	
Anne Marie Carleo	30 Westview Terrace	02465	617-527-5337	
Mack Williams	157 Fuller Street	02465	(617) 358-2789	
Ted Hess-Mahan	871 Watertown St.	02465	(617) 796-9925	
Maria Plati	384 Waltham St.	02465	617 964-6974	m.plati@att.net
W.ington F. Gatt	4 Wintthrop St.	02465	617-332-2551	
Victoria Danberg	30 Chase St	02459	617-969-1756	
Tim Snyder	25 Alden Place	02465	617-964-3629	
Tracy Graham	24 Stoneleigh Rd	02465	617-244-1144	
Robert Carleo	30 Westview Terrace	02465	617 527 5337	
David Presby	33 Noble St.	02465	617 461-6945	dpresby@cheloan.com

PETITION

We, the undersigned residents of the City of Newton do hereby declare that:

1. We support CAN-DO'S application for funding from the Community Preservation Committee for the MillHouse Project and the Linden Green Homes Project both of which will create community housing opportunities.
2. We support CAN-DO's application before the Zoning Board of Appeal for a comprehensive permit to develop up to six but no less than five units of affordable housing. Two units in the Linden Green Homes Project and at least three units in the MillHouse Project.

<u>Name</u>	<u>Address</u>	<u>Zip Code</u>	<u>Phone #</u>	<u>E-mail</u>
Paul D. Lipsitt	36 Billings Pk	02458	617-965-6103	
Peter H. H. H. H.	44 Woodbine St.	02466	617-244-6084	
CHERYL LINDSAY	66 CONCORD ST	02462		
Nancy Stanish	124 Otis St	02460	617-527-6643	
Reenie Murphy	53 Dowbridge Ave	02465	617-332-5272	
Aaron W. W.	40 Prussia Rd	02465	617-558-7113	
Deanna Reidy Reidy	61 Newell Rd	02466	617-527-4575	
R. Clark Tuffner	265 River St	02465	617-965-6787	
Diane Talbot	77 Cornell St.	02462	617-965-0794	

PETITION

We, the undersigned residents of the City of Newton do hereby declare that:

1. We support CAN-DO'S application for funding from the Community Preservation Committee for the MillHouse Project and the Linden Green Homes Project both of which will create community housing opportunities.
2. We support CAN-DO's application before the Zoning Board of Appeal for a comprehensive permit to develop up to six but no less than five units of affordable housing. Two units in the Linden Green Homes Project and at least three units in the MillHouse Project.

<u>Name</u>	<u>Address</u>	<u>Zip Code</u>	<u>Phone #</u>	<u>E-mail</u>
MYRA Tattenbaum	210 Wland Av	02461	617 527-2830	tattenbaum@comcast.net
Jeanne Stalbach	38 Moreland Ave	02459	617-965-7556	
Carol R Beard	230 Hammond Pond Pkwy #1754A	02467	617 332 2080	
Anne Hess-Mahan	871 Watertown St.	02465	617-796-9925	
Victoria Danberg	30 CHASE ST NC.	02459	617 969 1756	VDANBERG@AOL.COM
John Ficarella	30 CHASE ST NC	02459	617 969 1756	FICARELL@AOL.COM
Judith Mahan	871 Watertown St. NW			
AW. Mark Johnson	41 B. Hill Hill	02461		
Eileen Freiberg-Val	68 Carl St	02461	617 969-7339	e.freiberg@verizon.com
J. Freiberg	68 Carl St	02461	same	same
Mrs. Marcia Johnson	39 Bemis St.	02460	617-965-4920	Marcia@marciajohnson.org

SITE APPROVAL LETTER REQUEST

Citizens for Affordable Housing

In Newton

CAN-DO



Development Organization, Inc.
October 5, 2004

1075 Washington Street

West Newton, MA 02465

Phone: 617-964-3527

Fax: 617-964-3593

E-mail: Jam_cando@msn.com

Josephine McNeil, Executive Director

Ms. Kate Racer
Massachusetts Department of Housing
And Development

100 Cambridge Street
Boston, MA 02114

RE: Site Approval letter
1093-1101 Chestnut Street, Newton (Millhouse Commons)

Dear Kate:

Here is the second application that I mentioned. The project is to develop six condominium units with two affordable units. CAN-Do purchased two 2-family dwellings, adjacent to one another, but under different ownership in December of 2003 with an acquisition/construction loan from the Cambridge Savings Bank.

The Newton Housing Office made a commitment of \$375,000 in CDBG for the acquisition. However the funds were not available at the closing because prior to the release of funds an environmental review including a historic determination had to take place. In light of the commitment from the city Cambridge was willing to fund the acquisition with the condition that no additional funds would be disbursed until the CDBG funds were received and applied to pay down the loan. Last week the Historical Commission approved the design and site plan.

Now we can move forward with the submission of our application to the Zoning Board of Appeal, hopefully for the November hearing. I need your site approval letter for that submission. I am hopeful that you can and will expedite this request as you did for the Eliot Street project. On the financing front, I will submit an application for \$650,000 funding to the Community Preservation Committee later in the month.

I have enclosed a check in the amount of \$1620.

Let me know if you need any additional information and when you want to make your site visit.

Sincerely,

Josephine McNeil
Executive Director

EVIDENCE OF SITE CONTROL

3

QUITCLAIM DEED

Arthur C. Bosselman and Patricia Bosselman, husband and wife of Natick, Massachusetts, for consideration paid, and in full consideration of FIVE HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$510,000.00) grant to

Citizens for Affordable Housing in Newton Development Organization, Inc.,
having an address of:
1101 Chestnut Street, Newton, MA 02464

WITH QUITCLAIM COVENANTS

the land, at **1101 Chestnut Street, Newton, MA 02464**, Middlesex County, Massachusetts, together with any improvements thereon, described in Exhibit "A," attached hereto and made a part hereof. The premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants contained in the deed to the grantor herein and in all other instruments of record, to the extent said restrictions, reservations, exceptions and covenants have not terminated or expired.

Being the same premises conveyed to the grantor hereof by deed of John Voros and Rozalia Voros, dated September 7, 1976, recorded with the Middlesex County Registry of Deeds, in Book 13052, Page 609.

WITNESS the hand and seal of the undersigned this 23 day of December 2003

Arthur C. Bosselman
Arthur C. Bosselman



Bk: 41705 Pg: 029
Recorded: 12/30/2003
Document: 00001029 Page: 1 of 3

Commonwealth of Massachusetts

County of Norfolk, ss.

Date: 12/23/03

Then personally appeared the above named **Arthur C. Bosselman** and acknowledged the foregoing instrument to be his free act and deed, before me.

Susan M. Blum
SUSAN M. BLUM, Notary Public
My Commission Expires: 10/16/03

From the Office of: **Borchers Law Group, P.C.**
77 North Street, Medfield, Massachusetts 02052. Tel. (508) 359-7766

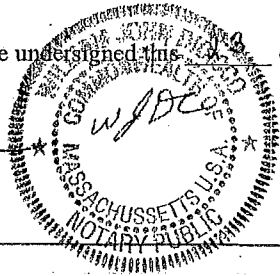
prepared without title examination

LOCUS: 1101 Chestnut Street, Newton, MA 02464

MSD 12/30/03 01:54:10 1029 125.00
*** MASS. EXCISE TAX: 2325.60 ***

WITNESS the hand and seal of the undersigned this 24 day of Dec, 2003

Patricia Bosselman
Patricia Bosselman



Commonwealth of Massachusetts

County of Middlesex ss.

Date: 12/23/03

Then personally appeared the above named **Patricia Bosselman** and acknowledged the foregoing instrument to be her free act and deed, before me.

William John DiCiccio
William John DiCiccio, Notary Public
My Commission Expires:
May 21, 2010

12/31/03 8:59AM 01
000000 #4261

FEE \$2325.60
\$2325.60

CANCELLED

CAMBRIDGE
DEEDS REG15
MIDDLE SOUTH

QUITCLAIM DEED

We, Margaret M. Bibbo of 38 Wetherell Street, Newton, Massachusetts, Individually and as Executrix of the Estate of Eleanor L. Crowley, Middlesex Probate and Family Court Docket No. 00P-1687-EP, Kathleen Crowley of 57 Pleasant St., Lexington, Massachusetts, Maureen Clark of 8 Jameson St., Natick, Massachusetts, Jeanne Crowley of 95 N. Main St., Natick, Massachusetts, William Crowley of 10 Village Green Ln., #15, Natick, Massachusetts, Marianne Horan of 214B West St., Needham, Massachusetts, James Crowley of 12 Chestnut St., Norfolk, Massachusetts, Karen Dwyer of 279 Ridge St., Millis, Massachusetts, Joanne Janda of 13 N. Main Street, Upton, Massachusetts, and Colleen Hart of 61 Myrtle St., Norfolk, Massachusetts

FOR CONSIDERATION PAID in the amount of Five Hundred Forty-Five Thousand Dollars (\$545,000.00)

GRANT TO Citizens for Affordable Housing in Newton Development Organization, Inc of 1075 Washington Street, Newton, Middlesex County, Massachusetts

125.00

with QUITCLAIM COVENANTS

A certain parcel of land situated in Newton, Middlesex County, Massachusetts, and bounded: Beginning at a point on Chestnut Street and thence running

- SOUTHEASTERLY by said Street, eighty (80) feet; thence turning and running
- SOUTHWESTERLY by land formerly of Nathaniel W. Everett, one hundred sixty-five (165) feet; thence turning and running
- NORTHWESTERLY by land formerly of Collins and of Kinane, eighty (80) feet; and thence turning and running
- NORTHEASTERLY by land formerly of Patrick Hartigan, one hundred sixty-five (165) feet to the point of beginning.

Containing about Thirteen thousand two-hundred (13,200) square feet of land.

Being the same premises conveyed to Paul F. Crowley and Eleanor L. Crowley, husband and wife, by deed of Joseph H. Smith, Executor of the will of William S. Burke, dated August 16, 1961 and recorded with Middlesex South District Deeds in Book 9871, Page 174. See Death Certificate of Paul F. Crowley recorded herewith, and Estate of Eleanor L. Crowley, Middlesex Probate and Family Court Docket No. 00P-1687-EP.

WITNESS our hands and seal this 30th day of December, 2003.

Margaret M. Bibbo
Margaret M. Bibbo, Individually
and as Executrix Estate of Eleanor L. Crowley

Kathleen Crowley
Kathleen Crowley

Maureen Clark
Maureen Clark

Jeanne Crowley
Jeanne Crowley

William Crowley
William Crowley



Blk: 41705 Pg: 034

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James Crowley
James Crowley

Karen Dwyer
Karen Dwyer

Joanne Janda
Joanne Janda

Colleen Hart
Colleen Hart

wjdc

*** MASS. EXCISE TAX: 2485.20 ***

MSD 12/30/03 01:54:12 1032

1093 Chestnut St., Newton

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

12/30/03 3:48PM
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FEE \$2485.20
CASH
CANCELLED

CAMBRIDGE
DEEDS REGIS
MIDDLE SOUTH

Then personally appeared before me the said Margaret M. Bibbo of 38 Wetherell Street, Newton, Massachusetts, Kathleen Crowley of 57 Pleasant St., Lexington, Massachusetts, Maureen Clark of 8 Jameson St., Natick, Massachusetts, Jeanne Crowley of 95 N. Main St., Natick, Massachusetts, William Crowley of 10 Village

EXHIBIT "A"

1101 Chestnut Street, Newton, Middlesex County, Massachusetts

a certain parcel of land with the buildings thereon in that part of Newton known as ~~Newton Upper Falls, recorded with the South Middlesex Registry of Deeds, Book 4695, Page 150,~~ bounded and described as follows:

- SOUTHERLY by land now or formerly of J. Sullivan, one hundred sixty-five (165) feet;
- WESTERLY by land now or formerly of P. Collins, eighty (80) feet;
- NORTHERLY by land now or formerly of D. Murphy, one hundred sixty-five (165) feet; and
- EASTERLY by Chestnut Street, eighty (80) feet

Containing in all, thirteen thousand two hundred (13,200) square feet