

## **MDC Votes to Sell Chestnut Hill Land to Roxbury Temple**

The Metropolitan District Commission has voted 3 to 2 to sell 23 acres off Hammond Pond Parkway in Chestnut Hill to Temple Mishkan Tefila of Roxbury, it was announced yesterday.

The vote to sell the plot for \$9200 was taken Thursday, despite opposition from the Newton Board of Aldermen who wanted to reserve the MDC land for future recreational use.

Temple sources said the deed is being drawn up and is expected to be signed within 10 days. A religious school and community center will be erected on the site, they said.

William R. Mattson, vice president of the Board of Alderman, said the board voted 15 to 3 a month ago against selling the land.

The MDC voted to sell the site after it had been determined that the cost of developing the area for recreational purposes would be prohibitive because of ledges.

Temple Mishkan Tefila has long sought a site in Newton since more than half of its membership resides in that area.

The price of the land was set at \$400 an acre following a valuation survey, the MDC said.

On Newton CPC website, the following pages include Registry of Deeds documents for this sale, with terms of the restriction retained by the state.

## Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 7/18/2018 4:52:05 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
830085	DEED		08300/100	08/03/1954	
<b>Property-Street Address and/or Description</b>					
CARLISLE ST					
<b>Grantors</b>					
MASSACHUSETTS COMM METROPOLITAN DISTRICT COMMISSION					
<b>Grantees</b>					
COHEN HARRY TR, YAMINS NATHAN TR, FEINBERG HARRY TR, CONGREGATION MISHKAN TEFILA					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

The undersigned and each subsequent owner of the equity of redemption of the real estate at any time covered by this mortgage, shall at all times be a member of the Reliance Co-operative Bank, as provided in the statutes of the Commonwealth or the by-laws of said bank ; and failure to comply with this requirement shall constitute a breach of condition of this mortgage, for which the unpaid balance of the loan secured by this mortgage shall become due and payable forthwith, at the option of the said Bank.

For any breach of the aforesaid *Statutory Condition* or any of the aforesaid other *Conditions* the *Mortgagee* shall have the *Statutory Power of Sale*.

Wherever the words Mortgagor and Mortgagee are used herein they shall include their several heirs, executors, administrators, successors, grantees and assigns subject to the limitations of law and of this instrument, and if the context requires, the words Mortgagor and Mortgagee and the pronouns referring to them shall be construed as plural, neuter or feminine.

WITNESS our hand and seal this *Second* day of August --- 19 54.

*Ralph H Gilbert*  
*Madeline Gilbert*

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss August *2* 19 54.

Then personally appeared the above-named Ralph H. Gilbert and acknowledged the foregoing instrument to be his-- free act and deed, before me,

*Louis I. Green*  
(Louis I. Green) Notary Public Justice of the Peace

My commission expires May 20, 19 61.

Rec'd & entered for record Aug. 3, 1954 at 8h. 52m. A.M. #38

The Commonwealth of Massachusetts acting through its Metropolitan District Commission, for consideration paid, grants to Harry Cohen, Nathan Yamins and Harry Feinberg, all of Newton, Middlesex County, Massachusetts, Robert Goldstein of Boston, Suffolk County, Massachusetts, and Mish Marcus of Brookline, Norfolk County, Massachusetts, as they are Trustees of Congregation Mishkan Tefila of Roxbury, Massachusetts, with quitclaim covenants, the land situated in Newton in the County of Middlesex and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a stone bound set in the southwesterly side line of Carlisle Street at land now or formerly of Edwin S. Webster, as shown on the plan herein-after mentioned;

Thence the line runs north 62° 28' 49" east crossing said Carlisle Street forty and 66/100 (40.66) feet to a point at land now or formerly of Edwin S. Webster, et al, Trustees;

see Book 7120 Page 151  
" " 9120 " 160  
" " 9120 " 161

Thence south  $17^{\circ} 11' 51''$  east forty and  $36/100$  (40.36) feet to a point;

Thence southeasterly by a line curving to the left with a radius of one hundred seventy and  $00/100$  (170.00) feet, eighty-two and  $34/100$  (82.34) feet to a stone bound;

Thence southeasterly, easterly and northeasterly by a line curving to the left with a radius of twenty and  $00/100$  (20.00) feet, thirty-two and  $53/100$  (32.53) feet to a stone bound;

Thence northeasterly by a line curving to the right with a radius of five hundred seventy-one and  $39/100$  (571.39) feet, three hundred fourteen and  $57/100$  (314.57) feet to a drill hole;

Thence north  $73^{\circ} 24' 23''$  east ninety-one and  $57/100$  (91.57) feet to a stone bound;

Thence northeasterly, easterly and southeasterly by a line curving to the right with a radius of five hundred thirty-four and  $41/100$  (534.41) feet, four hundred ninety-one and  $28/100$  (491.28) feet to a point;

Thence south  $53^{\circ} 55' 21''$  east one hundred thirty and  $45/100$  (130.45) feet to a stone bound;

Thence southeasterly by a line curving to the left with a radius of two thousand nine hundred thirteen and  $30/100$  (2913.30) feet, four hundred ninety-eight and  $79/100$  (498.79) feet to a stone bound;

Thence southeasterly, easterly and northeasterly by a line curving to the left with a radius of four hundred fifty-eight and  $81/100$  (458.81) feet, two hundred seventy-nine and  $47/100$  (279.47) feet to a point;

Thence north  $81^{\circ} 22' 01''$  east two hundred thirty and  $11/100$  (230.11) feet to a point at land of the Commonwealth of Massachusetts known as Hammond Pond Parkway; the last ten (10) courses and distances being by said land of Edwin S. Webster, et al, Trustees;

Thence continuing north  $81^{\circ} 22' 01''$  east thirty-four and  $89/100$  (34.89) feet more or less to a point;

Thence southwesterly by a line curving to the right with a radius of eight hundred one and  $50/100$  (801.50) feet, five hundred and  $00/100$  (500.00) feet to a point;

Thence northwesterly nine hundred seventy-five (975) feet more or less to a drill hole;

Thence continuing northwesterly nine hundred forty (940) feet more or less to a stone bound at land now or formerly of Edwin S. Webster; the last four (4) courses and distances being by said land of the Commonwealth of Massachusetts;

Thence northeasterly by a line curving to the right with a radius of five hundred seventy-one and  $39/100$  (571.39) feet, one hundred forty-two and  $82/100$  (142.82) feet to a stone bound;

Thence northeasterly by a line curving to the left with a radius of three hundred fifteen and  $24/100$  (315.24) feet, fourteen and  $87/100$  (14.87) feet to a stone bound;

Thence north  $3^{\circ} 04' 30''$  east ten and  $58/100$  (10.58) feet to a stone bound;

Thence northeasterly, northerly and northwesterly by a line curving to the left with a radius of three hundred fifteen and  $60/100$  (315.60) feet, one hundred eleven and  $67/100$  (111.67) feet to a stone bound;

Thence north  $17^{\circ} 11' 51''$  west seventy-nine and  $07/100$  (79.07) feet to the bound first mentioned and point of beginning; the last five (5) courses and distances being by said land now or formerly of Edwin S. Webster; containing twenty-three (23) acres more or less and being shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Hammond Pond Parkway, Newton, Plan of land to be conveyed to Trustees of Congregation Mishkan Tefila, \* \* \* July 22, 1954, Benjamin W. Fink, Director of Park Engineering," being plan accession number 32696-V.T. to be recorded herewith.

The aforesaid premises are conveyed subject to the following restrictions for the benefit of remaining land of the grantor abutting said land, which restrictions shall remain in effect for a period of ninety-nine (99) years from the date hereof:

1. That said premises shall be used only for educational or religious purposes and for non-profit recreational activities in connection therewith.
2. That no building or structure or part thereof shall be erected, placed or maintained easterly of a line marked "Restriction Line" on the plan recorded herewith.

IN WITNESS WHEREOF the Commonwealth of Massachusetts has caused these presents to be executed in its name by a majority of its said Metropolitan

District Commission, who do, therefore, hereunto set their hands and seals, with-  
out, however, incurring any personal liability by reason of the execution hereof  
or of anything herein contained, this *twenty-second* day of *July*, 1954.

COMMONWEALTH OF MASSACHUSETTS

By

*William J. ...* Commissioner

*John J. Grigalus* )  
Associate

*Milton Cook* )  
Commissioners

*Edward ...* )  
Being a majority of the  
Metropolitan District Commission.

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

*July 22* 1954.

Then personally appeared the above named John J. Grigalus, Associate  
Commissioner as aforesaid, and acknowledged the foregoing instrument to be his  
free act and deed and the free act and deed of the Commonwealth of Massachusetts  
before me

*Edward ...*  
Notary Public

My commission expires *July 27 1960*



In Metropolitan District Commission

Boston *July 22*, 1954

VOTED: To convey to the Trustees of Congregation Mishkan Tefila of  
Boston (Roxbury District) Suffolk County, Massachusetts, a parcel of land  
situated in Newton in the County of Middlesex containing approximately 23  
acres and shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan  
District Commission, Parks Division, Hammond Pond Parkway, Newton. Plan of land  
to be conveyed to Congregation Mishkan Tefila, \* \* \* July 22, 1954, Benjamin W.  
Fink, Director of Park Engineering," being plan accession number 32696-V.T.  
subject to the restriction for a period of 99 years said premises shall be  
used for educational or religious purposes and for non profit recreational  
activities and that no buildings or structures or part thereof be erected,

placed, or maintained easterly of a line marked "Restriction Line" and to execute a deed accordingly.

A true copy.

ATTEST: Edward T. Harris  
Acting Secretary, Metropolitan District  
Commission

Rec'd & entered for record Aug. 3, 1954 at 8h. 55m. A.M. #39

The Hillside-Cambridge Co-operative Bank  
formerly known as the Cambridge Co-operative Bank  
of Cambridge, Massachusetts, holder of a mortgage  
from James Lagrera and Joan Lagrera  
to said Cambridge Co-operative Bank  
dated March 13, 1935  
recorded with Middlesex South District  
Book 5914 Page 371  
County Registry of Deeds  
acknowledges satisfaction of the same

In witness whereof the said Hillside-Cambridge Co-operative Bank  
has caused its corporate seal to be herunto affixed and these presents to be signed, acknowledged, and  
delivered in its name and behalf by Donald N. Sleeper  
its treasurer this second day of August A. D. 19 54

Signed and sealed in presence of }  
Hillside-Cambridge Co-operative Bank  
By Donald N. Sleeper  
Donald N. Sleeper, Treasurer

The Commonwealth of Massachusetts

Middlesex ss. August 2, 19 54. Then personally appeared  
the above named Donald N. Sleeper and acknowledged the foregoing  
instrument to be the free act and deed of the Hillside-Cambridge Co-operative Bank  
Cambridge, Mass; before me

Thomas S. Harris  
Notary Public - State of the Mass

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Rec'd & entered for record Aug. 3, 1954 at 8h. 57m. A.M. #40