

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

Current datetime: 7/18/2018 4:52:10 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
85187	DEED		67338/386	05/31/2016	20000000.00
Property-Street Address and/or Description					
300 HAMMOND POND PKW					
Grantors					
CONGREGATION MISHKAN TEFILA					
Grantees					
TRUSTEES OF BOSTON COLLEGE					
References-Book/Pg Description Recorded Year					
69763/571 ORD 2017					
Registered Land Certificate(s)-Cert# Book/Pg					



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~~MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/31/2016 09:56 AM
Ctrl# 242802 17367 Doc# 00085187
Fee: \$91,200.00 Cons: \$20,000,000.00~~

Quitclaim Deed

Property Address: 300 Hammond Pond Parkway, Newton, Middlesex County, MA

CONGREGATION MISHKAN TEFILA, a Massachusetts religious corporation, having an address of 300 Hammond Pond Parkway, Newton, Middlesex County, Massachusetts 02467 ("**Grantor**"),

for consideration of Twenty Million and 00/100 Dollars (\$20,000,000.00) paid, grants,

with *Quitclaim Covenants*, to

TRUSTEES OF BOSTON COLLEGE, a Massachusetts Institution of Higher Education, having a mailing address of 140 Commonwealth Avenue, Chestnut Hill, Massachusetts 02467 ("**Grantee**"),

that certain parcel of land with the improvements thereon situated in Newton, Middlesex County, Massachusetts, more particularly described in Exhibit A attached hereto and made a part hereof.

Said premises are conveyed subject to all easements and restrictions of record, to the extent the same are now in effect and applicable, and subject to real estate taxes for the current fiscal period not yet due and payable which Grantee, by its acceptance hereof, hereby assumes and agrees to pay.

Meaning and intending to convey and hereby conveying all of the property conveyed to Grantor by deed of Henry G. Cohen, sometimes known as Harry Cohen, Nathan Yamins, Harry Feinberg, Robert Goldstein and Miah Marcus, Trustees of Congregation Mishkan Tefila (u/d/t dated July 22, 1954), dated July 22, 1954, recorded with the Middlesex South District Registry of Deeds in Book 9120, Page 167; see also deed of the Commonwealth of Massachusetts acting through its Metropolitan District Commission (formerly the Board of Metropolitan Park Commissioners), dated July 22, 1954, recorded with said Registry in Book 8500, Page 100.

(Remainder of Page Intentionally Left Blank; Signature Pages to Follow)

FIDELITY NATIONAL TITLE INSURANCE COMPANY
133 FEDERAL STREET, 3RD FLOOR
BOSTON, MA 02110

JAY MELKONIAN
14-0019

Executed as a sealed instrument as of May 20, 2016.

CONGREGATION MISHKAN TEFILA, a Massachusetts religious corporation

By: [Signature]
Name: Paul H. Gershkowitz
Title: President

By: [Signature]
Name: Mark Shooman
Title: Treasurer

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

On this 20th day of May, 2016, before me, the undersigned notary public, personally appeared before me the above-named Paul H. Gershkowitz, proved to me through satisfactory evidence of identification, which was MA Driver's License (e.g., personal knowledge of identity, [] driver's license), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it for the stated purposes as President of Congregation Mishkan Tefila, a Massachusetts religious corporation.

[Signature]
Notary Public
My commission expires:

[affix seal]



JESSICA M. POWELL
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 30, 2020

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 3rd day of May, 2016, before me, the undersigned notary public, personally appeared before me the above-named Mark Shoman, proved to me through satisfactory evidence of identification, which was _____ (e.g., personal knowledge of identity, driver's license), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it for the stated purposes as Treasurer of Congregation Mishkan Tefila, a Massachusetts religious corporation.

Jessica M Powell
Notary Public
My commission expires:

[affix seal]



JESSICA M. POWELL
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 30, 2020

EXHIBIT A**REAL PROPERTY DESCRIPTION**

The land situated in Newton, County of Middlesex, Commonwealth of Massachusetts, and 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 hereinafter mentioned;

Thence the line runs North $62^{\circ} 28' 49''$ 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;

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 $30/100$ (2,913.30) 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 $\frac{39}{100}$ (571.39) feet, one hundred forty-two and $\frac{82}{100}$ (142.82) feet to a stone bound;

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

Thence North $3^{\circ} 04' 30''$ East, ten and $\frac{58}{100}$ (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 $\frac{60}{100}$ (315.60) feet, one hundred eleven and $\frac{67}{100}$ (111.67) feet to a stone bound;

Thence North $17^{\circ} 11' 51''$ West, seventy-nine and $\frac{07}{100}$ (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," prepared by Benjamin W. Fink, Director of Park Engineering, dated July 22, 1954, recorded with the Middlesex South District Registry of Deeds on August 3, 1954 as Plan No. 1252 of 1954 (in 3 parts; A, B and C).

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