

LEGAL DESCRIPTION

136-144 HANCOCK STREET, NEWTON, MASSACHUSETTS

A certain parcel of land situated on the northerly side of Grove Street and the easterly side of Hancock Street in said Newton, as shown on “Plan of Land in Newton, Massachusetts showing area taken by city at #144 Hancock Street ”, dated November 18, 2021, VTP Associates, Land Surveyors – Civil Engineers, recorded with Middlesex South District Deeds as Plan No. 925 of 2021.

Beginning at a point on the northerly side of Grove Street, said point being the northeasterly corner of the lot, the lot is bounded and described as follows:

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| NORTHWESTERLY | By land now of City of Newton, thirty-one and 26/100 (31.26) feet, as shown on said plan; |
| SOUTHWESTERLY | By land of said Newton on said plan, sixty-five feet (65) feet; |
| NORTHWESTERLY | By land of said Newton on said plan, thirty-eight and 97/100 (38.97) feet; |
| NORTHWESTERLY | By land of said Newton, eighty and eighty-nine (80.89) feet, as shown on said plan; |
| NORTHWESTERLY | By land of said Newton on said plan, ninety-eight and 34/100 (98.34) feet; |
| NORTHWESTERLY | By land of said Newton on said plan, fifty-three and 57/100 (53.57) feet; |
| SOUTHWESTERLY | By Hancock Street, on said plan, sixty-five and 77/100 feet (65.77) feet; |
| SOUTHEASTERLY | Along a curved line by Hancock Street two hundred forty-one and 26/100 (241.26) feet to a point located easterly along a curve to the left having a radius of fourteen and 81/100 feet, a length of twenty-seven and 64/100 feet, as shown in said plan; and |
| NORTHEASTERLY | By Grove Street, four hundred (414.51) fourteen and 51/100 feet, to the point beginning. |

Containing 58,492 square feet more or less.