

ATTACHMENTS:

PROJECT CHRONOLOGY  
ZONING STUDY  
TITLE REPORT

246 N. Main Chronology

Date	Trust Action	Note
2019.11.19	Trust meeting – Trust votes to request transfer of property to Trust	
2020.01.13	Memo from Trust to SB requesting transfer to the Trust	
Date?	Trust presents at SB meeting	Request to conduct zoning analysis and review with Director of Planning and Econ Development, J. Freas
2020.04.13	Trust conducts zoning analysis; produces diagrams of house location on the lot	
2020.05	RJ meets with J. Freas	Front yard setback determined, relative to open porch
2020.05.06	Memo from Trust to SB stating that Trust had conducted the requested analysis – and asked about status of definition of the tax title land disposition process.	No response
2020.05.25	Draft RFP V1	
2020.06.08	Memo to SB	
2020.06.13	Full RFP – V1	
2020.10.17	Full RFP V2 for B. Leblanc review	B. Leblanc issues comments 2020.10.20
2020.11.18	Emails to SB requesting meeting	S. Salamoff contacted J. Freedman
2021.01.26	Discussed at Trust meeting; S. Salamoff reported efforts to get on SB agenda and that Town Counsel is working on the issue. Trust votes to	

	prepare a TM warrant article for the Transfer	
2021.05.13	Trust receives copy of the Aug 9, 2020 memo from MHTL LLP – conclusion is drawn that the Town legal counsel cannot give advice regarding the tax title land disposition process. Opinion of the Trust Chair is that this is absurd – as the question relates to an administrative process and is not necessarily specific to the 246 N Main property.	<i>1. As a result of the foregoing analysis, and because Town Counsel is counsel to the municipal corporation, the Town of Natick, Town Counsel cannot provide legal services for the NAHT, where there could be a conflict between those two entities. In addition, I note that the NAHT is not one of entities listed as having access to Town Counsel under article 22, section 5 of the Natick Town Bylaws. If the Select Board or Town Administrator wanted the NAHT to be able to utilize Town Counsel services under section 5(d) of article 22 on a case-by-case basis, at a minimum, an analysis of any potential conflict would be required.</i>
2021.06.29	Trust meeting – Vote to hire attorney to explain the process of tax title land disposition, and RFP process to the SB	
2021.07.06	RFP's sent out for services	K. O'Donnell retained as per vote of Trust
2021.11.19	K. O'Donnell memo regarding the tax title land disposition process is sent to Trust	

2021.12.22	Trust Email to SB requesting hearing; K. O'Donnell memo attached.	2021.12.23 SB chair reply – “Will get back to you after review with Town Administrator”. No reply received by the Chair.
2022.02.24	Trust Email to SB. c/o chair, requesting hearing	2022.02.25 response – see email and Trust Chair response -



**Randy Johnson** <randynatick@gmail.com> Feb 24, 2022, 2:51 PM

to Karen, Amanda, Laura

Hi Karen -

Would like to get on the Select Board agenda to discuss next steps for 246 N Main Street.

As you know, the draft RFP has been ready for a while. We are getting expressions of interest from a non-profit affordable housing developer, so would like to get this moving. I have attached our legal counsel's summary of the process.

I think we have missed the Spring TM deadline.

Thanks

Randy



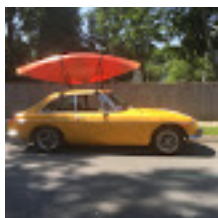
**Karen Adelman-Foster** <kadelman-foster@natickma.org> Fri, Feb 25, 8:27 AM

to **Michael, Amanda**, me, Laura

Hi Randy,

I'm a little surprised that you're pursuing anything prior to your strategic plan being settled – especially a single family endeavor that seems counter to what at least I was hearing to be the sentiment for using resources, both time and money, with efficiency. I'm certain these points will come up when we discuss on the agenda. Might you consider waiting? And if not, might I see the minutes of the meeting that explain the rationale for pursuing this now, or how it actually does give some housing bang for the buck? I haven't been keeping up with NAHT on a meeting-to-meeting basis, and there might be great reasons I'm not aware of. Bottom line: I would prefer to see where this project fits in before devoting board, town staff time, and attorney time to the matter.

Thanks,  
Karen



**Randy Johnson** <randynatick@gmail.com> Fri, Feb 25, 8:58 AM

to **Mary, Sue**, Karen, Michael, Amanda, Laura

Hi Karen -

There is a long (slow) history about this project. I will find the minutes where the Trust voted to support this project, and the commitment of \$30K grant. So that is a pretty low cost for leveraging Trust resources into an affordable dwelling.

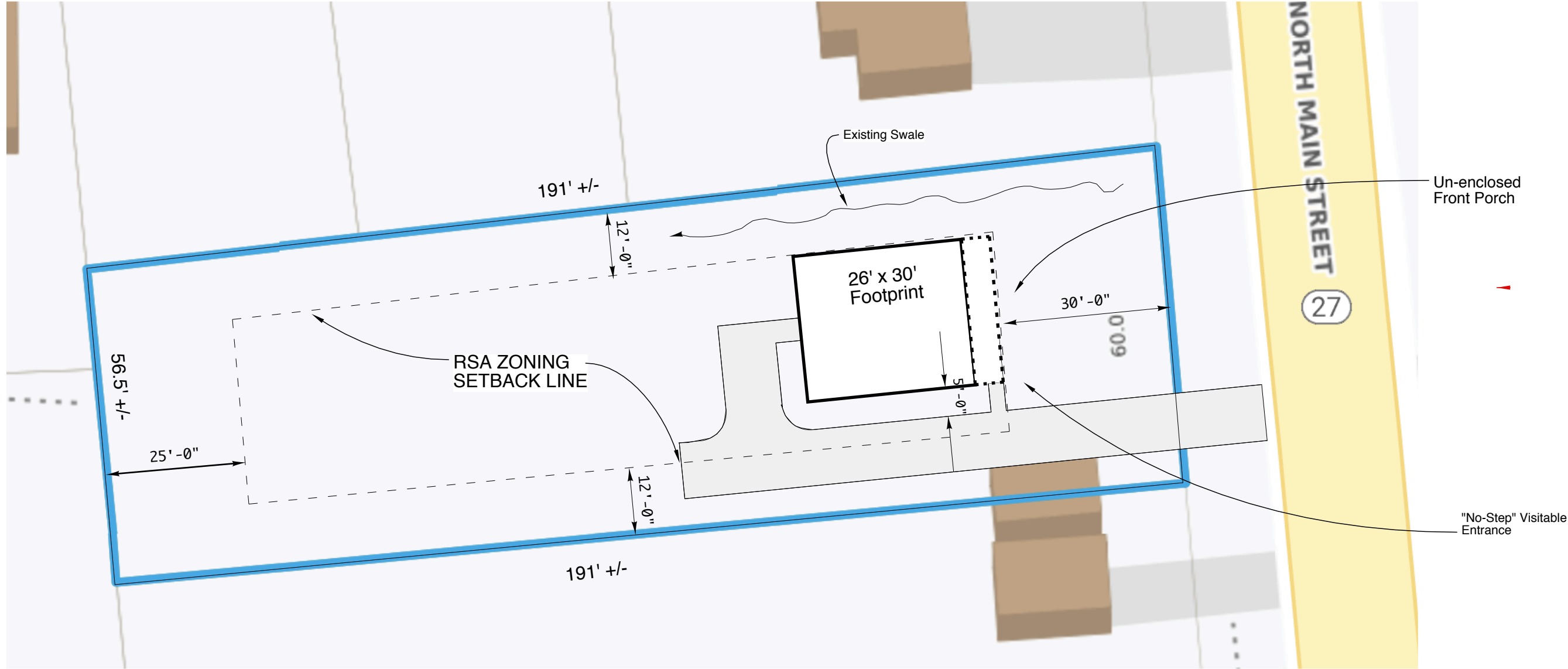
I personally don't see why a strategic planning process has to put the brakes on an on-going project, for which the Trust members have already contributed many hours of volunteer time. The project is based on a RFP process that other Trusts have used in working with non-profit affordable home developers that use volunteer labor.

It does not seem to be a question of considering waiting. Others appear to be making that decision for the Trust.

As for devoting attorney time, the message the Trust has received is that Town Counsel has advised a hands-off stance on matters relating to the Trust. The Trust has retained an attorney.

So that's where I see this. If there are reservations from the Select Board about the project - I would greatly appreciate hearing this sooner than later. In real estate development, the "quick no" is always appreciated. Up to now, there have been repeated attempts in getting the attention of the Select Board, to engage in a collaborative discussion - with not much response.

thanks - Randy



VERSION 1

Line prints at 4" for 100% Reproduction

# Site Development Plan

Scale: 1" = 20' - 0"

April 13, 2020

# C1

**MARSH, MORIARTY, ONTELL & GOLDER, P.C.**  
**Attorneys at Law**  
**99 Rosewood Drive, Ste. 220, Danvers, MA 01923**  
**25 Braintree Hill Office Park, Ste. 301, Braintree, MA 02184**

**REVISED TITLE REPORT**

**MMOG File No. 57554**

Sheet Number

ESTATE: 246 North Main Street, Natick

OWNER: Town of Natick by virtue of Tax Foreclosure Decree 29

DESCRIPTION: Portion of Lot 15 on Plan Book 169, Plan 4 2  
\*(contains approximately 12,000 s.f.)

---

SAID ESTATE IS SUBJECT TO:

1. Mortgage to: None
2. Town of Natick Sewer Construction Order 18
3. Taking by the Commonwealth of Massachusetts with respect to Route 27 Reconstruction Project 30
4. Dedication of Municipal Parcels (Rte. 27 project) 37

REMARKS:

- \*1. Locus is Lot 15 as shown on Plan Book 169, Plan 4 out of which a portion was conveyed out by deed (Sh. 16). (For metes and bounds description of all of Lot 15, see Deed at sheet 15.)
2. Locus passes through Town of Natick Tax Foreclosure (see Sheets 24, 25, 28, 29 and 29A through 29Q). Proper notice was given. Probate for Julia A. Chicos was reviewed by Land Court Examiner.
3. Nothing substantive changes from our last Title Report. We have subsequently reviewed the Land Court tax foreclosure papers and the related Land Court Examiner's report. Said Land Court Examiner's report provided evidence that proper notice was given to the heirs of Julia Chicos.



4. Bankruptcy records not checked.

~~Bankruptcy indices compiled by the Registry of Deeds were examined to the extent the Registry of Deeds maintains said records.~~ This Report is not a certification of title but is a report based upon a search of the records of the Registry of Deeds. We shall not be liable for mistakes in the indices or in the records of the Registry. Our liability shall be limited to the charge for this Report.

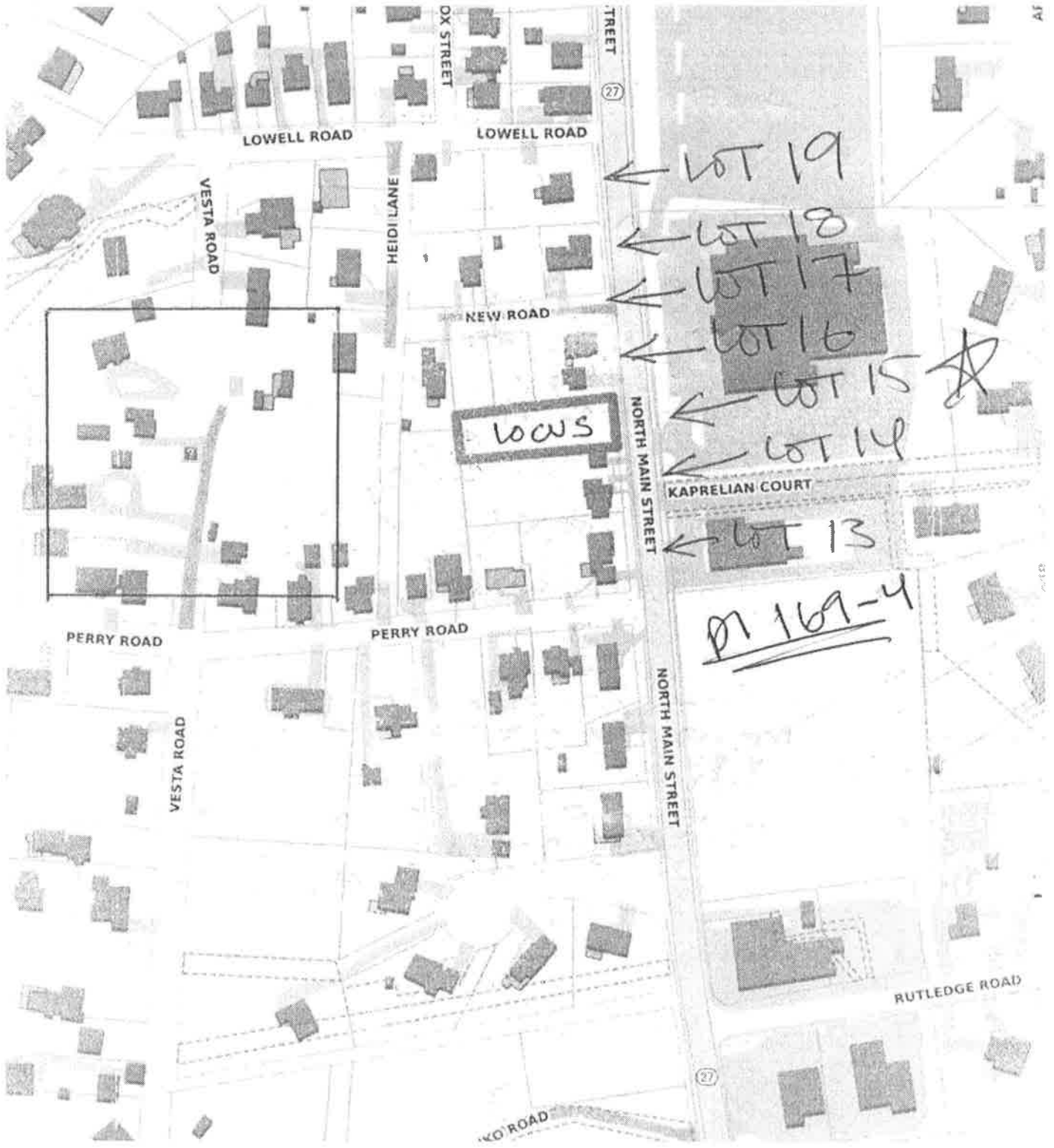
Examination Begins: 12/27/1929

Marsh, Moriarty, Ontell & Golder, P.C.

Examination Ends: 6/23/2022



By: \_\_\_\_\_  
Michael H. Marsh



LOWS

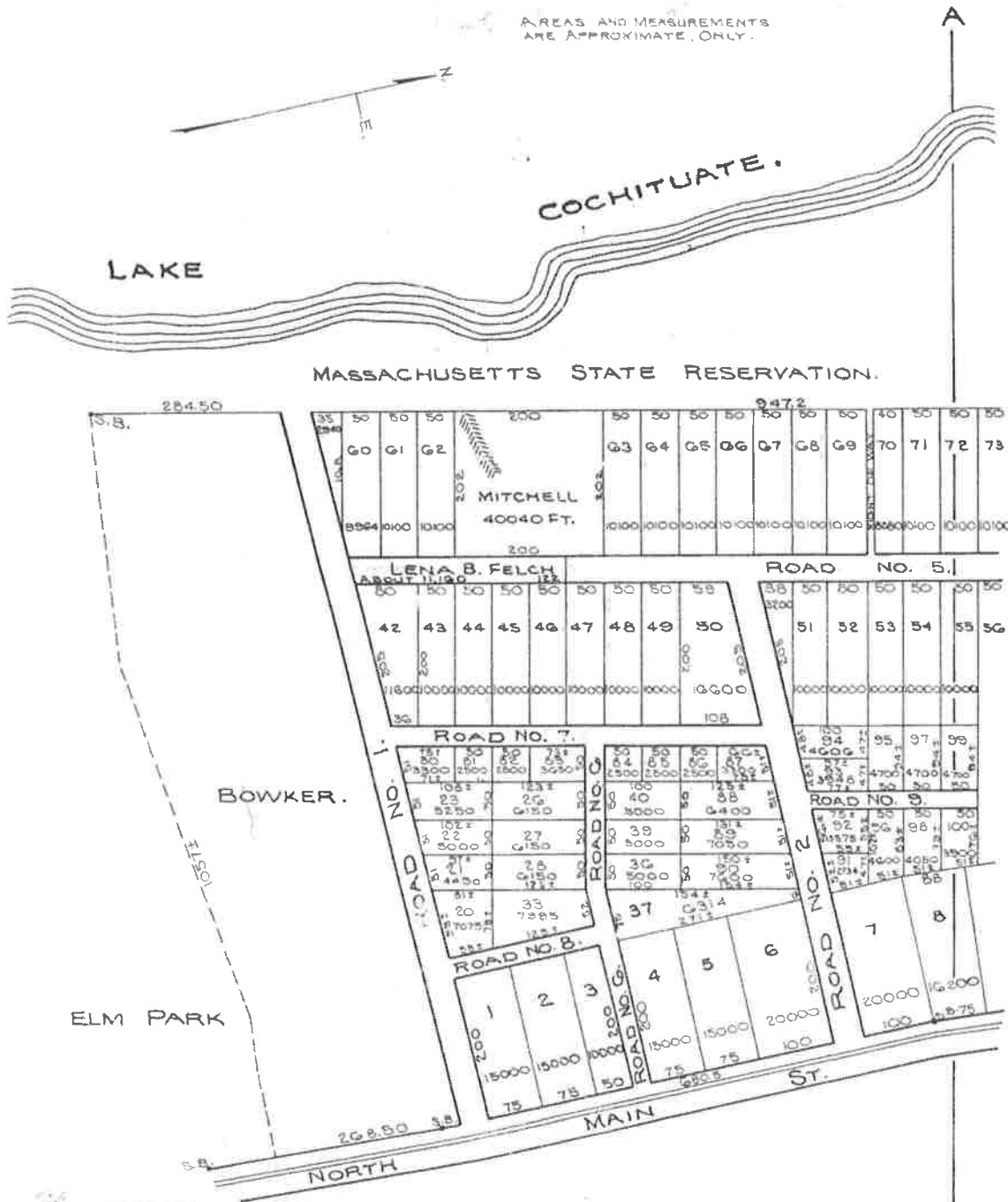
- ← LOT 19
- ← LOT 18
- ← LOT 17
- ← LOT 16
- ← LOT 15 \*
- ← LOT 14
- ← LOT 13

p1 169-4

No. 3  
 PLAN OF  
 CAMP PLEASANT.  
 NATICK, MASS.  
 OCTOBER 24 TH. 1907.  
 OUTLINE SURVEYED BY W. W. WIGHT C. E.

( ORIGINAL ON FILE. )  
 ( GRAPHIC SCALE : 1 IN. = 100 FT. ± )

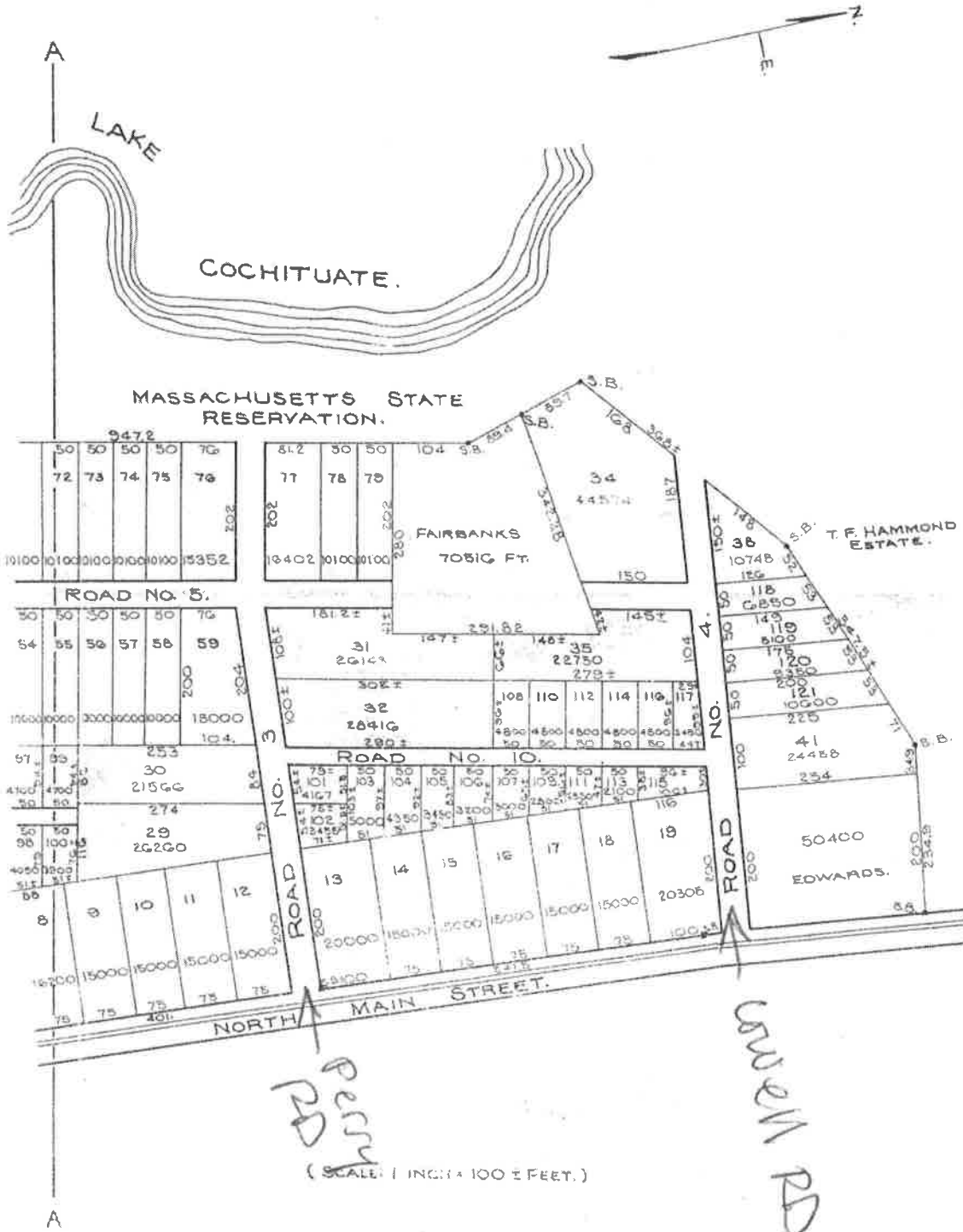
AREAS AND MEASUREMENTS  
 ARE APPROXIMATE, ONLY.



RECORDS DEPARTMENT OF STATE  
 CAMBRIDGE, MASS.  
 COPY OF PLAN  
 Recorded OCT. 24, 1907 1 55 m. P. v.  
 in Plan Book 169 Plan 4(AOF 2)

Witness *[Signature]* Register

CAMP PLEASANT - NATICK No.3



4

246 N Main St

# Chain of Title

12/27/1929 5426-160 DD Lewis A Carpenter  
Margaret M Carpenter  
TO Julia A Chicos  
LOT 15 PB 169-4



8/21/1945 6884-347 DD Julia A Chicos  
~~NL~~ TO Paul V. Tillet  
PT LOTS 14 & LOT 15  
PB 169-4  
Southernly 15 X 200 ft  
of LOT 15



Remainder PT OF LOT 15 IS  
60' X 200' or 12,000 sq ft  
and is vested in Julia A Chicos



11/5/2010 55762-335 JDMT in  
Tax lien case

5

246 N Main St  
Natick MA

Chicos, Alice  
; Julia A.  
; Anest

1896-1950/

7/15/1925-

4866-429 WTS 13 1/4

12/27/1929-

5426-160 WT 15 \*

7/15/1925 4866-429 MTB Lewis A Carpenter  
Dis 6026-481

OK

8/12/1926 5003-459 MTB Natick Trust Co.  
Dis 6777-186

OK

8/12/1926 5006-39 AD. Irene Minnock  
WTS 13 1/4 PB 169-4

↕ Straw  
conveyance

PHOTO

NL

8/12/1926 5006-39 AD Irene Minnock  
to Julia A Chicos  
WTS 13 1/4 PB 169-4

PHOTO

NL

6

246 N Main St  
Natick MA

Chicos, Julia A  
, Alice  
, Anest

5/19/1934 6027-466 MTB Natick Trust Co.  
DTS 6080-497

OK

11/24/1936 6080-498 MTB Natick Trust Co.  
DTS 10037-416

OK

6/16/1944 6774-20000 Paul V Tillett & ux  
PT LOT 14 PB 169-4  
(southerly pt) NL

8/21/1945 6884-34600 Paul V Tillett &  
Remainder Lot 14 PT LOT 15  
PB 169-4 NL PHOTO

12/30/1949 7525-25 AD Joseph O'Keefe & ux  
PT B  
LOT C & other pd  
PI 2122 of 1949  
NL

5/29/1939 6292-55100 Nicolas Zicko  
pd on P 169-4  
NL southerly side of Perry rd 7

246 N Main St  
Natick MA

Chicos, Julia  
    , Alice  
    , Anest

8/20/1941 6522-6800 Nicolas Zicko  
    PTS LOTS 11 & 12 P 169-4  
            NZ

5/4/1942 6593-23500 Fred MUSSMacher  
            NZ      pdl southerly side  
                    of Perry RD

12/12/1942 6649-34100W Henry wormley  
            PT LOTS 11 & 12 P 169-4  
                    NZ

8/21/1945 6884-34600 Paul V Tillott  
            PHOTO PT LOTS 14 & 15 P 169-4  
                                    NZ

10/16/1944 6774-200 AD Paul V Tillott  
            LT 14 P 169-4  
                                    NZ

1951 /  
1952 /  
1953 /

8



246 N Main St  
N Attle MA

Chicos, Julia  
; Anast  
; Ernest  
; Alice

2/18/1953 8028-560 order sewer  
PHOTO 12837-644

1954 /  
1955 /  
1956-1960 /  
1961 /  
1962 /

7/23/1962 10083-90 AD Efthim A. Krespan  
Conservator of Julia Chicos

1963-1964 /  
1965 /  
1962 probate 354982 by license  
to George C Rodopoulos  
Anneliese Rodopoulos  
LOTA PT 7525-25

PT LOT  
13

NR

1966 /  
1967 /  
1968-1973 /

1/7/1970 11787-276 TAX TA K  
PHOTO 9

210 N Main ST  
NATICK MA

Chicos, Julia  
Anast  
Ernest  
Alice

1974- /

8/17/1979 13765-603 TAX INK  
PHOTO

7/21/2010 55021-63 Notice to foreclose  
PHOTO

246 N Main St  
Natick MA

Kreshpani, EFthim A.

Conservator by  
license of the  
Probate Court

1956-date

354982 Probate of  
Julia Cincos

1956-1960 /

2/2/1960 9542-217 AD J A Leone

PT LOTS 9, 10, 11, 12  
PT 169-4 NZ

1961 /

1962 /

4/26/1962 10023-428 EXON JW Cardemicchio

Clarendon St  
Natick

NZ

7/23/1962 10083-90 AD G C Rodopoulos & V

LOT A PT 7525-25

1963-1964 /

(PT LOT 13)  
169-4

NZ

1965 /

1966 /

1967 /

1968-1973 /

1974 - /

//

246 N Main St  
Natick

Efter, Helen G.  
; Olga  
; Alex

1956-date  
Heirs of Julia  
Chicos ?

1956-1960 ✓

See JOMT 55762-385

1961 ✓

1962 ✓

1963-1964 ✓

1965 ✓

1966 ✓

1967 ✓

1968-1973 ✓

1974 ✓

11/15/2010 55762-385 JOMT

MAILED

12

246 N Main St  
Natick MA

Town of Natick

11/5/2010 -

55762-335

2010 /

2011 /

2012 /

2013 /

7/5/2013 62184-273 TAK Main St

layout  
pt 489 of 2013

2014 /

2015 /

2016 /

2017 /

2018

NL

7/18/2018 71337-462 DUN Dedication

of Public Land

N Main St

Perpetual Public Access

pt 580 of 2018

2019 /

NL

7/12/2019 72917-533 TAK N Main

pt 561 of 2019 Reconstruction Project

NL 13

246 N Main St  
Natick MA

Town of Natick

7/12/2019 72917-570 Dedication

Municipal parcels  
p1561 of 2019

2020 /

2021 /

2022 /

Kelerjian (seal) COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. Boston, October 21st, 1929. Then personally appeared the above named Benjamin Kelerjian, and acknowledged the foregoing instrument to be his free act and deed, before me, David Flower, Justice of the Peace. My Commission expires April 15, 1933.

Middlesex ss. Dec. 27, 1929. 4h. 29m. P.M. Rec'd & Recorded.

CARPENTER  
et ux  
to  
CHICOS

We, Lewis A. Carpenter and Margaret M. Carpenter, wife of said Lewis A. Carpenter, of Brookline, Norfolk County, Massachusetts, for consideration paid, grant to Julia A. Chicos, of Natick, Massachusetts, with QUITCLAIM COVENANTS, the land in NATICK, Middlesex County, Massachusetts, shown on an outline survey by W.W. Wight, C.E., dated October 24, 1907, entitled "No. 3 Plan of Camp Pleasant, Natick, Mass." duly recorded with Middlesex South District Deeds in Plan Book 169, being Plan 4. Being all of lot No. 15, bounded and described as follows: Beginning on the Southeast corner on North Main Street, one hundred seventy-five (175) feet from Perry Road; thence running seventy-five (75) feet in a Northerly direction to land owned by one Devero; thence running Easterly two hundred (200) feet to land of one Adams; thence running in a Southerly direction seventy-five (75) feet to land of one Chicos; thence running two hundred (200) feet in a Westerly direction to the point of beginning. Containing 15,000 feet of land, more or less. For our title see deed of the New York & Boston Despatch Company to Lewis A. Carpenter, dated December 2, 1921, and recorded in Middlesex So. District Deeds, book 4480, page 176. I, Margaret M. Carpenter, wife of said grantor, release to said grantee all rights of DOWER AND HOMESTEAD and other interests therein. WITNESS our hands and seals this 23rd day of January, 1929. Lewis A. Carpenter (seal) Margaret M. Carpenter (seal) THE COMMONWEALTH OF MASSACHUSETTS, Suffolk Co., ss. January 23, 1929. Then personally appeared the above-named Lewis A. Carpenter and Margaret M. Carpenter, and acknowledged the foregoing instrument to be their free act and deed, before me, W. F. Baxter, Notary Public (Notarial seal) My Commission expires Aug. 4, 1934.

Middlesex ss. Dec. 27, 1929. 2h. 59m. P.M. Rec'd & Recorded.

BURKE et al's  
Est.

NOTICE OF  
WRITTEN  
CONTRACT

NOTICE is hereby given that by virtue of a written contract dated December 27th, 1929, between Johanna Burke and John T. Burke owner, and A. Shapiro contractor, said contractor is to furnish labor and material for the erection, alteration, repair or removal of a building on a lot of land described as follows:- #26 Pine Street, Cambridge, Mass. Said contract to be completed on or before Feb. 1, 1931. A. Shapiro, By: Wm. I. Golden, Atty.

Middlesex ss. Dec. 28, 1929. 9h. 24m. A.M. Rec'd & Recorded.



15

...tive Bank, of Boston, Mass., the mortgagee named in A certain mortgage given by Dexter O. Fisher and Maude I. Fisher, husband and wife, as tenants by the entirety dated June 19, A.D. 1941, and recorded with Middlesex So. Dist. Reg. of Deeds, Book 6510, Page 182 hereby acknowledges that it has received full payment and satisfaction of the same, and in consideration thereof it hereby cancels and DISCHARGES said mortgage. IN WITNESS WHEREOF, the said Workingmens Co-operative Bank has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Warren A. McCorrison, its Treasurer, this fourteenth day of August, A.D. 1945. Workingmens Co-operative Bank By Warren A. McCorrison Treasurer. (Corporate seal) Signed and sealed in the presence of Approved Christine A. Nelson Teller. COMMONWEALTH OF MASSACHUSETTS Suffolk, ss. August 14, 1945. Then personally appeared the above named Warren A. McCorrison, Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the Workingmens Co-operative Bank. Before me, Edward J. Rafter Jr. Notary Public. -----

Middlesex ss. Aug. 21, 1945. 12h. 24m. P.M. Rec'd & Recorded.

CHICOS et al  
to  
TILLET

I, Julia A. Chicos, sometimes called Julia Chicos, in my own right, married to Anest Chicos, both of Natick, Middlesex County, Massachusetts, for consideration paid, grant to Paul V. Tillett, of said Natick, with QUITCLAIM COVENANTS the land in said NATICK, on the West-erly side of North Main Street, bounded and des- as follows: Beginning at the southeasterly corner of the granted premises on said North Main Street and at land of said Paul V. Tillett, et ux.; thence running west-erly by said Tillett land, two hundred (200) feet to Lot numbered 104 on Plan hereinafter referred to; thence turning and running northerly, in part by said Lot 104 and in part by Lot 105 on said Plan, forty (40) feet to an iron pipe set in the ground at other land of the grantor; thence turning and running easterly by said other land of the grantor, two hundred (200) feet to an iron pipe set in the ground at said North Main Street, said last mentioned point being fifteen (15) feet north-erly of the intersecting line of Lots numbered 14 and 15 on said Plan; thence turning and running southerly, forty (40) feet to the place of be-ginning. Comprising the balance of Lot numbered 14, shown on "No. 3 Plan of Camp Pleasant, Natick, Mass., October 24, 1907", outline surveyed by W. W. Wight, C.E., recorded with Middlesex Southern District Registry of Deeds, Book of Plans 169, Plan 4, not previously conveyed to said Paul

\* \* \* \* \*  
\* U.S. \*  
\* Rev. \*  
\* Stamps \*  
\* \$1.10 \*  
\* Affixed & \*  
\* Cancelled \*  
\* \* \* \* \*

deed  
OUT

NZ  
PT LOT 14  
PT LOT 15

16



V. Tillett, et ux., and a strip, fifteen (15) feet wide, from the southerly portion of Lot numbers: 15 on said Plan. Hereby expressly extinguishing all easements in said Lot 14 reserved or created in my deed to said Paul V. Tillett, et ux., dated 1944 and recorded with said District Deeds, Book 6774, Page 200. For title to said Lot 14 see deed of Irene C. Minnock, dated August 17, 1926, to me, recorded with said District Deeds, Book 5006, Page 39; and for title to said Lot 15 see deed of Lewis A. Carpenter to me, dated January 23, 1929, recorded with said District Deeds, Book 5426, Page 160. I, Anest Chicos, husband of said grantor, release to said grantee all rights of tenancy by the CURTESY and other interests therein. WITNESS our hands and seals this thirteenth day of August, 1945. Julia A. Chicos (seal) Anest Chicos (seal) THE COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Natick, August 13, 1945. Then personally appeared the above named Julia A. Chicos, sometimes known as Julia Chicos, and acknowledged the foregoing instrument to be her free act and deed, before me, John Louis Casaly Notary Public (Notarial seal) My commission expires December 16, 1945. ----- Middlesex ss. Aug. 21, 1945. 12h. 39m. P.M. Rec'd & Recorded.

I, Paul V. Tillett, married to Helen P. Tillett, both of Natick, Middlesex County, Massachusetts, for consideration paid, grant to Anest Chicos, of said Natick, with MORTGAGE COVENANTS to secure the payment of Six Hundred (\$600.00) Dollars, to be paid in instalments of Seventy-five (\$75.00) dollars quarterly on the principal, commencing November 13, 1945, with five (5%) per centum interest per annum payable quarterly, as provided in, our note of even date, the land in said NATICK, on the Westerly side of North Main Street, bounded and described as follows: Beginning at the southeasterly corner of the granted premises on said North Main Street and at land of said Paul V. Tillett, et ux. thence running westerly by said Tillett land, two hundred (200) feet to Lot numbered 104 on Plan hereinafter referred to; thence turning and running northerly, in part by said Lot 104 and in part by Lot 105 on said Plan, forty (40) feet to an iron pipe set in the ground at land of Chicos; thence turning and running easterly by said Chicos land, two hundred (200) feet to an iron pipe set in the ground at said North Main Street, said last mentioned point being fifteen (15) feet northerly of the intersecting line of Lots numbered 14 and 15 on said Plan; thence turning and running southerly, forty (40) feet to the place of beginning. Comprising part of Lot 14 and Part of Lot 15, shown on "No. 3 Plan of Camp

28

TILLETT  
to  
CHICOS

See Discharge, B 6/19/45 p. 242

41

BOOK  
8028  
PAGE  
560

In the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to the mortgage and the debt hereby secured, in the same manner as with the Mortgagor, without in any way vitiating or discharging the Mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part of the Mortgagee and no extension of the time for the payment of the debt hereby secured given by the Mortgagee shall operate to release, discharge, modify, change or affect the original liability of the Mortgagor herein, either in whole or part.

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.

In case this loan is paid in full within one year from the date hereof, the Bank reserves the right to charge the unpaid balance of one full year's interest thereon.

~~Notary Public~~  
~~Notary~~

We release to the mortgagee all rights of tenancy by the curtesy and other interests in the mortgaged premises, dower and homestead

WITNESS OUR hands and seals this second day of February 1953

*Anna M. Gorman*  
hall

*Henry E. Kerstgens*  
*Margaret S. Kerstgens*  
*Karl C. Kerstgens*

The Commonwealth of Massachusetts

Middlesex ss. February 2, 1953

Then personally appeared the above named Henry E. Kerstgens, Margaret S. Kerstgens  
and Karl C. Kerstgens

and acknowledged the foregoing instrument to be their free act and deed before me,

*Anna M. Gorman*  
ANNA M. GORMAN Notary Public

My commission expires November 28 1958.

Rec'd & entered for record Feb. 3, 1953 at 2h. Om. P.M. #129

BOOK 14878 P 509 Subst 11/1/53  
24878 309 DIS  
BOOK 22588 = 380 DIS BIZ (MAY)

TOWN OF NATICK, MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

ORDER OF CONSTRUCTION

The Commissioners of Public Works of the Town of Natick, Massachusetts, have in regular session duly assembled, voted to establish, determine and construct a system of sewers in streets or ways as follows:

18

<u>Street or Way</u>	<u>Size</u>	<u>Between</u>	<u>Approximate Length</u>
Belmore Road	8"	From Speen Street Westerly 397 feet.	397'
Wildwood Place	8"	From Speen Street Westerly 225 feet.	225'
North Main Street	10"	From Worcester Street Northerly to East Evergreen Road.	2580'
East Evergreen Rd.	10"	From North Main Street Easterly 1234 feet.	1234'
Beacon Street	8"	From Chestnut Street Northerly 448 feet.	448'
Elmwood Avenue	8"	From Lot No. 75 Northwesterly 670 feet.	670'

and have determined that assessments for said construction shall be levied upon the land benefited thereby.

A detailed list of the estimated assessments to be levied is appended hereto, said estimated assessments in no case being in excess of the special benefits received by the assessed lots.

Said estimated assessments and this statement are made under the provisions of Chapter 83, of the General Laws, as amended, so far as applicable, and all other provisions authorizing the same, including Chapter 459 of the Acts of 1894 and Chapter 22 of the Acts of 1920, and all amendments thereto.

*Edward W. Purcross*  
*James G. Foster*  
*Frank Hubber*

Commissioners of Public Works  
Town of Natick, Massachusetts

Date Feb 7, 1957

SCHEDULE OF ESTIMATED SEWER ASSESSMENTS

<u>Owner</u>	<u>Street or Lot Number</u>	<u>Frontage</u>	<u>Estimated Assessment</u>
<b>1. WILDWOOD PLACE:</b>			
Skeans, John Jr., & Elizabeth	2	75'	\$ 103.62
Ashley, Clara V.	3	75'	103.62
Arnold, Margaret	13	113'	156.14

B12441 P416

19

BOOK  
8028  
PAGE  
562

2. BELMORE ROAD:

Raymond, L.L. & V.M.	12	131'	\$ 181.00
Lupien, Joseph 150 Thurston Road Newton Lower Falls, Mass.	54-65	160'	221.08
Sydow, G. R. & B.M.	66-67	135.47'	187.18
Ambrosini, F. & C.	68	100'	138.20
Bird, L.L. & R.A.	80-81	100'	138.20
Gilsenan, Mary G. 563 Heath Street Chestnut Hill, Mass.	82	50'	69.10
Ashley, R.W. & A.	83,84,85	152'	209.90
Corbosiero, A. C.	86	60'	82.92

19440 Pg 599

3. BEACON STREET:

Balcom, G.M. & B.B.	35	102'	\$ 217.82
Harris, Daisy W.	36	127'	271.24
Pisree, Ned S.	37	127'	271.24
Tuthill, J.B. & M.	38	105'	224.24
Callahan, T.J. & W.	39	100'	213.60
Pennell, Ida E. Grove Street Natick, Mass.	10	122'	260.54
Mantovani, F. & L.F.	11	122'	260.54
Woods, L.E. & L.	12	110'	234.92

SEE 8890 P 529

SEE B 8392 P 436

BOOK 11939 PAGE 696

SEE B 9445 P 160

4. EAST EVERGREEN ROAD:

Sedden, Beatrice 373 North Main Street	23	215'	\$ 672.30
Aronson, Charles	-	290'	906.83
Kaprielian, O.H. & A.	-	689'	2,154.50
Natick Builders Co., Inc.	-	515'	1,610.40

SEE B 8822 P 223

SCHEDULE OF ESTIMATED SEWER ASSESSMENTS (Continued)

Owner	Street or Lot Number	Frontage	Estimated Assessment
5. <u>NORTH MAIN STREET:</u>			
Braintree Lakeview Realty Company, Inc.	13,14,15	170'	\$ 531.42
Cook, Olive G.	12	50'	156.35
Dunbar, S.J. & M.B.	10,11	100'	312.70
Holston, J.A. & R.E.	#254 Lot 9	50'	156.35
Kaprielian, O.H. & A.	1	515'	1,610.40
Kaprielian, A. H.	#251	100'	312.70

SEE B 1713 P 156

SEE 8890 P 512

SEE B 11485 P 511

20

9636178 Kaprielian, A.H.  
 9636179 Kaprielian, A.H.

	Lot South of #251	North of #251	
Chicos, Ernest	15	104'	325.20
White, Franklin M.	#250	92'	287.68
Mailhoit, F.A. & M.E.	#248	95'	297.06
Chicos, Anast	9	75'	234.52
Keach, E. R.	8	75'	234.52
Chicos, Julia	7	100'	312.70
Chicos, Anast	3,4,5,6	300'	938.10
Owner Unknown - was formerly Annie L. Albertson	2	75'	234.52
McAndless, C.E. & G.C.	1	102'	318.95

BOOK  
 8028  
 PAGE  
 5 6 3

BOOK 12837 p 544

6. ELMWOOD AVENUE:

Garvey, Michael J.	93,94,95,96	190.00'	\$ 345.34
Garvey, Catherine	92	50'	90.89
Sheehan, Walter J.	90,91	100'	181.78
Costa, Peter	88,89	100'	181.78
O'Regan, Lawrence T.	86	50'	90.89
McCarthy, Raymond	84,85	100'	181.78
Papaleo, Rocco	75	50'	90.89
Simeone, Frank	74	50'	90.89
Montebella, Charles	72,73	100'	181.78
Brousseau, Alvin C.	70,71	100'	181.78
Burke, Edward F.	68,69	100'	181.78
Morris, Patrick	66,67	100'	181.78
Hoey, Herbert E.	64,65	135.08'	245.54
Young, James M.	62,63	100'	181.78

BOOK 10667 p 329  
 (21 Elmwood Ave)

See B 8: 85 P 501

Rec'd & entered for record Feb. 3, 1953 at 2h. 10m. P.M. #130

THE COMMONWEALTH OF MASSACHUSETTS, acting herein by its COMMISSIONER OF CONSERVATION, by virtue of the authority conferred by Chapter 19 of the Acts of 1952, grants to the TOWN OF NATICK an EASEMENT for the construction and maintenance of a main sewer in and across a parcel of land situated in the town of Natick, Middlesex County, Massachusetts, shown on a plan, to be recorded, entitled "Plan of Easement, Natick, Mass., Scale: 40 ft. to an inch, June 1952, Whitman & Howard, Civil Engineers, 89 Broad Street, Boston," described as follows:

12

BK 12837 PG 644

NOTE THAT THE BETTERMENT LIEN IS NOT DISSOLVED OF RECORD UNTIL THIS CERTIFICATE IS FILED FOR RECORD OR REGISTRATION IN THE REGISTRY OF DEEDS NAMED HEREIN

STATE TAX FORM 374

CERTIFICATE FOR DISSOLVING BETTERMENTS

R5

THE COMMONWEALTH OF MASSACHUSETTS

Town of Natick

NAME OF CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

THIS IS TO CERTIFY that the betterment assessment which became a lien upon the herein after described parcel of real estate upon the recording or registration in Middlesex South Registry of Deeds, the order stating that betterments were to be assessed for the Sewer Main improvement, in accordance with General Laws, Chapter 80, has together with any interest and costs thereon, been paid or legally abated.

CROSS OUT COLUMN NOT USED.

MAKE SEPARATE CERTIFICATE FOR REGISTERED LAND

IF REGISTERED LAND STATEMENT REGISTERED		IF UNREGISTERED LAND STATEMENT RECORDED		OWNER NAMED IN STATEMENT OF LIEN	LOCATION AND DESCRIPTION OF LAND (MUST BE SUFFICIENTLY ACCURATE TO IDENTIFY THE PREMISES)
Document Number	Certificate of Title Number	Book	Page		
		8028	563	Julia Chicos	Lot #7 No. Main St. Assessors map 18-87A

June 20 1975

Donald F. Atherton  
Collector of Taxes for Town of Natick

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex

June 20 1975

Then personally appeared the above named Donald F. Atherton

Collector of Taxes, and made oath that the foregoing statement by him subscribed is true, before me

My commission expires

June 30 1980

Ruth M. Klein

Notary Public

1975 at \_\_\_\_\_ o'clock and \_\_\_\_\_

Received and entered with \_\_\_\_\_

Registry of Deeds

Book \_\_\_\_\_ Page \_\_\_\_\_ Document No. \_\_\_\_\_ Certificate of Title No. \_\_\_\_\_

Attest:

Register

FORM 1191

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION  
HOBBS & WARREN, INC., PUBLISHERS, BOSTON

Handwritten initials

Probate

BK10083 PG090 \$7.50-0

ML  
FYI

23 23 1962 1121 032X 000750

I, Efthim A. Kreshpani,

~~EXECUTOR of the WILL of~~ ~~ADMINISTRATOR of the ESTATE of~~ ~~TRUSTEE under~~  
~~GUARDIAN of~~ ~~CONSERVATOR of~~ ~~and~~ ~~REFUSEE of the ESTATE of~~ ~~COMMISSIONER~~  
Julia Chicos, of Natick, Middlesex County, Massachusetts, (see Middlesex Probate Docket  
No. 354982)

by power conferred by \_\_\_\_\_ license of the Probate Court of Middlesex County, dated June 19, 1962

\_\_\_\_\_ and every other power,  
for Fourteen thousand two hundred and fifty and no/100 (\$14,250.00) ----- Dollars  
paid, grant to George C. Rodopoulos and Annelisa Rodopoulos, married to each other, as  
tenants by the entirety, both of Lowell, in said County and Commonwealth,  
the intent to a certain parcel of land with the buildings thereon situated in said Natick on the  
westerly side of North Main Street and being shown as lot A on a plan recorded with Middlesex  
(So. Dist.) Deeds book 7525, page 25. Excepting from the above described parcel so much  
thereof as was conveyed by deed recorded with said Deeds book 7525, page 25; said excepted  
parcel being the second parcel therein described.

Being a portion of the premises described in deed of Irene C. Minnock to said Julia  
Chicos, dated August 17, 1926, recorded with said Deeds, Book 5006, Page 39.



Witness my hand and seal this second day of July, 19 62.

Efthim A. Kreshpani  
Conservator of the property of Julia Chicos

The Commonwealth of Massachusetts

Middlesex, \_\_\_\_\_ ss. \_\_\_\_\_ Natick, July 2, 19 62.

Then personally appeared the above named Efthim A. Kreshpani, Conservator as aforesaid,  
and acknowledged the foregoing instrument to be his free act and deed, before me

Francis G. McGee  
FRANCIS G. MCGEE Notary Public - State of Massachusetts

My commission expires July 23, 1966.

83

0461/21/3

03-16-1970 1517 USEE

24

BK11810 PG055

THIS INSTRUMENT SHOULD BE FILED AT ONCE FOR RECORD OR REGISTRATION.

STATE TAX FORM 441

INSTRUMENT OF REDEMPTION  
TITLE IN MUNICIPALITY

THE COMMONWEALTH OF MASSACHUSETTS

NATICK

NAME OF CITY OR TOWN

OFFICE OF THE TREASURER

The City of Natick, holder of a tax title under  
Town of Natick, 66, 67, 69 &  
taking for non-payment of the 1969 taxes assessed to Allen A. Chicon, et al.

on land described in the instrument of taking conveying said title, dated December 29  
1969, and recorded with South Middlesex District Registry of Deeds,  
Book 11787, Page 276, does hereby, pursuant to General Laws, Chapter 60, Section 62, acknowledge satisfaction of the  
tax title account secured by such instrument of taking.

DESCRIPTION OF LAND

AS APPEARING IN INSTRUMENT OF TAKING OR TAX COLLECTOR'S DEED  
Located at 216 North Main Street,

Natick, Mass. containing 12000 sq. feet,

and shown on Map 18, Lot 99. Shown as

Lot pt. 15; recorded in H.S.D.D.R.

Mr. Efthim Kreshpani, 5 Clarendon Street, Natick, Mass.

NAME OF PERSON OTHER THAN THE OWNER OF THE TAX RIGHTFULLY REDEMING AND REQUESTING TO BE NAMED IN THIS INSTRUMENT



Witness the execution of this instrument this thirteenth day of March, 1970

City of Natick

Town of Natick

By Richard H. Potter, Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

March 13, 1970

Then personally appeared the above-named Richard H. Potter  
Treasurer of the City of Natick, and acknowledged the foregoing  
instrument to be the free act and deed of said town.

Before me,  
NOTARY PUBLIC

My commission expires 1971



LOUS

ME



13:17:19 PM 106 31286443

D5 -

BK 13765 PG 603

(THIS INSTRUMENT NOT VALID UNLESS RECORDED WITHIN 90 DAYS OF THE DATE OF TAKING)  
STATE TAX - FORM 301 INSTRUMENT OF TAKING

THE COMMONWEALTH OF MASSACHUSETTS

Natick  
NAME OF CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

I, Donald P. Atherton, Collector of Taxes for  
the City of Natick, pursuant and subject to the provisions  
of General Laws, Chapter 60, Sections 53 and 54, hereby take for said city town the following  
described land:

DESCRIPTION OF LAND

(The description must be sufficiently accurate to identify the premises and must agree with the notice of taking. In the case of  
separated land, the Certificate of Title Number and the Registry Volume and Page must be given.)

Land located at 246 North Main St being the premises described and shown as  
Lot 99 on Assessors' Map 18, and included with deed recorded Middlesex  
Registry of Deeds, South District, P297758 Book 011810, Page 55, supposed  
to contain 1700 sq. ft. more or less assessed to Alice Chico, c/o Efthim  
Kreshpani 44 Cedar Ave., Natick, supposed present owner Alice Chico, c/o  
Efthim Kreshpani.

Said land is taken for non-payment of taxes as defined in Section 48 of said Chapter 60  
assessed thereon to Alice Chico, c/o Efthim Kreshpani

1970 thru  
for the year 1978, which were not paid within fourteen days after demand therefor made upon  
Alice Chico, c/o Efthim Kreshpani on 12 1 60, 19, and now  
remain unpaid together with interest and incidental expenses and costs to the date of taking in the  
amounts hereinafter specified, after notice of intention to take said land given as required by law.

1970 thru <u>78</u> TAXES REMAINING UNPAID	\$ <u>973.76</u>
INTEREST TO THE DATE OF TAKING	<u>663.45</u>
INCIDENTAL EXPENSES AND COSTS TO THE DAY OF TAKING	<u>36.68</u>
<b>SUM FOR WHICH LAND IS TAKEN</b>	<b>\$ <u>1,673.89</u></b>

WITNESS my hand and seal this Sixth day of July, 1979

Donald P. Atherton, Collector of Taxes for the city of Natick  
Town

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX

Then personally appeared the above named Donald A. Atherton,  
and acknowledged the foregoing instrument to be his free act and deed as Collector of Taxes,  
before me William W. Keegan

My commission expires 6-20-80

Received and entered with 19 at 11 o'clock and 15 minutes  
Registry of Deeds,  
Book 13765, Page 603, Document No. 13765-603, Certificate of Title No. 13765-603

Attest: \_\_\_\_\_  
Registrar

Handwritten mark resembling a stylized '10' or '15'.

2



Bk: 52180 Pg: 180 Doc: AFF  
Page: 1 of 2 02/03/2009 03:28 PM

AFFIDAVIT UNDER G.L. c. 183, §5B  
REGARDING  
246 North Main Street, Natick

MIDDLESEX SOUTH DISTRICT  
REGISTRY OF DEEDS BOOK 13765, PAGE 603

I, Robert A. Palmer, Collector of Taxes for the Town of Natick, Massachusetts, having personal knowledge of the facts herein stated, under oath depose and say as follows:

1. An Instrument of Taking dated July 6, 1979 was recorded in the Middlesex South Registry of Deeds at Book 13765, Page 603 for the years 1970 through 1978 for land located at 246 North Main Street, Natick, Middlesex County, Massachusetts, shown as Lot 99 on Natick Assessor's Map 18.
2. Said Instrument of Taking contained a clerical error in that the area of Assessor's Map 18, Lot 99 was incorrectly stated as 1700 sq. ft.
3. According to records maintained in the ordinary course of business by the Town of Natick, the area of Lot 99 on Natick Assessor's Map 18 is actually 11,969 sq. ft.
3. The Instrument of Taking should be deemed to effect the taking of the actual area of said Lot 99 on Assessor's Map 18.



Signed under the pains and penalties of perjury this 30<sup>th</sup> day of JANUARY, 2009.

Robert A. Palmer, Collector of Taxes  
for the Town of Natick

Return To:  
Murphy, Hesse, Toomey & Lebane, LLP  
300 Crown Colony Drive, Suite 410  
Quincy, Massachusetts 02169

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 30<sup>th</sup> day of January, 2009, before me, the undersigned notary public, personally appeared Robert A. Palmer, personally known to me to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose as Collector of Taxes for the Town of Natick.

Elizabeth Kelley  
Elizabeth Kelley, Notary Public  
My commission expires: Sept 27, 2013

CERTIFICATE

I, David A. DeLuca, hereby certify that I am an attorney at law with offices at Murphy, Hesse, Toomey & Lehane, LLP, 300 Crown Colony Drive, Suite 410, Quincy, MA 02169, and that the facts stated in the foregoing affidavit are relevant to the title to the premises therein described and will be of benefit and assistance in clarifying the chain of title thereto.

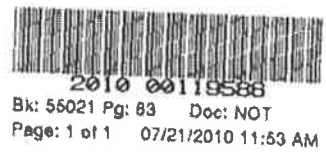
David A. DeLuca  
David A. DeLuca, Esq.

27

NO. 06-133929, T.L.

51

COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT



TO ALL WHOM IT MAY CONCERN:

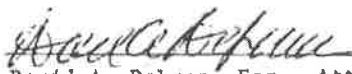
TOWN OF NATICK

hereby give notice that, on the 21st day of July ~~20~~ 2006  
filed in said Court a complaint against\* Julia A. Chicós

to foreclose a tax lien acquired under a certain tax deed (or deeds) from the Collector of Taxes for the City (or Town) of Natick, in the County of Middlesex and said Commonwealth, to me dated July 6, 1979, and recorded with Middlesex Deeds in Book 13765 Page 603 said deed (or deeds) covers a certain parcel of land situated in Natick in the County of Middlesex and said Commonwealth, which is described as follows:

Land located at 246 North Main St being the premises described and shown as Lot 99 on Assessors' Map 18, and included with deed recorded Middlesex Registry of Deeds, South District, P297758 Book 011810 Page 55 supposed to contain 1700 sq. ft. more or less assessed to Alice Chicós, c/o Efthima Kreshpani 44 Cedar Ave. Natick, supposed present owner Alice Chicós, c/o Efthima Kreshpani.

Date: July 15, 2010

  
David A. DeLuca, Esq., Attorney for the  
Town of Natick  
Murphy, Hesse, Toomey & Lehane, LLP  
300 Crown Colony Drive, Suite 410  
Quincy, MA 02169

\*Name all respondents as in complaint.

Return To:  
Murphy, Hesse, Toomey & Lehane, LLP  
300 Crown Colony Drive, Suite 410  
Quincy, Massachusetts 02169

SO

[SEAL]

COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT

Case No.: 06 TL 133929



2010 00201342  
Bk: 55782 Pg: 336 Doc: JUD  
Page: 1 of 1 11/05/2010 10:57 AM

JUDGMENT IN TAX LIEN CASE

Town of Natick

vs.

Helen G. Eften, Olga Eften, Alex Eften

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

**ADJUDGED and ORDERED** that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Natick in Middlesex County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	07/06/1979	13765	603		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY  
ATTEST:  
*Deborah J. Patterson*  
RECORDER

Deborah J. Patterson  
Recorder

Entered: October 5, 2010

**Return To:**  
Murphy, Heese, Toomey & Lehan, LLP  
300 Crown Colony Drive, Suite 410  
Quincy, Massachusetts 02169

COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT

REPORT

RECEIVED  
AUG 23 PM 2:24

Case No.: 06 TL 133929

Plaintiff: Town of Natick

Pursuant to G. L. c. 60, section 66, I report below the names of all persons who may be interested and entitled to notice (with a reference to the sheet of this report showing the interest); and I annex sheets showing so much of the record title to the land affected by the complaint as in my opinion that section requires.

The title to the land appears to be subject to the following:  
(within the period of this report)

Owner - of equity,	see Sheet No. <u>2</u>	Mortgages,	see Sheet No. <u>    </u>
Restrictions,	see Sheet No. <u>    </u>	Other Interests,	see Sheet No. <u>    </u>
Easements,	see Sheet No. <u>    </u>	Attachments,	see Sheet No. <u>    </u>

Parties interested and entitled to notice: (Reference Sheet No.)

Heirs and Next of Kin of  
Julia A. Chicos, Helen Eften 47  
and Olga Eften,  
last known address  
69 Quincy Street, Medford, MA 02152

Plaintiff-has title under Sheet No. 2

Plaintiff-~~has~~ has not-recorded a notice of the complaint.

My examination ends August 3 2006 Jay G. Pomey Jr  
(Date) Land Court Examiner

Sheet No. 1

29A

## REMARKS

THE TOWN OF NATICK IS ATTEMPTING TO FORECLOSE A 1979 TAX TAKING OF LOT 99 ON ASSESSOR'S PLAN. LOT 99 IS SHOWN AS LOT 15 ON THE RECORDED PLAN ON SHEET 3. IT CONTAINS 15,000 SQ. FT. THE REFERENCES IN THE TAX TAKING ARE INCORRECT. SEE SHEET 8

TITLE TO SAID LOT 15 WAS IN ONE JULIA A CHICOS IN 1929. SEE SHEET 4.

SAID JULIA CONVEYED A 15' STRIP FROM THE SOUTHERLY PORTION OF SAID LOT 15 IN 1938. THE DESCRIPTION OF THIS STRIP IS INDEFINITE. IT GIVES NO LENGTH. SEE DEED ON SHEET 5

SHE WAS UNDER CONSERVATORSHIP IN 1959 WHEREIN IT WAS RECITED THAT THERE WERE NO HEIRS OR NEXT OF KIN KNOWN TO THE PETITIONER THEREIN SEE SHEET 6. SHE DIED IN 1963. INTESTATE WHEREIN OLGA EFTEN WAS THE PETITIONER WHO SAID SHE WAS A HALF-SISTER. THE COURT APPOINTED HELEN G. EFTEN, A SISTER BY THE HALF BLOOD AS. ADMINISTRATRIX. NOTHING ELSE WAS FILED IN SAID CASE. JGES/67

Middlesex ss. Dec. 27, 1920. 4h. 29m. P.M. Rec'd & Recorded. *753 926 16*

ER  
et ux

S

We, Lewis A. Carpenter and Margaret M.-Carpenter, wife of said Lewis A. Carpenter, of Brookline, Norfolk County, Massachusetts, for consideration paid, grant to Julia A. Chicos, of Natick, Massachusetts, with QUIPCLAIM COVENANTS, the land in NATICK, Middlesex County, Massachusetts, shown on an outline survey by W.W.Wight, C.E., dated October 24, 1907, entitled "No. 3 Plan of Camp Pleasant, Natick, Mass." duly recorded with Middlesex South District Deeds in Plan Book 169, being Plan 4. Being all of lot No. 15, bounded and described as follows: Beginning on the Southeast corner of North Main Street, one hundred seventy-five (175) feet from Perry Road; thence running seventy-five (75) feet in a Northerly direction to land owned by one Devero; thence running Easterly two hundred (200) feet to land of one Adams; thence running in a Southerly direction seventy-five (75) feet to land of one Chicos; thence running two hundred (200) feet in a Westerly direction to the point of beginning. Containing 15,000 feet of land, more or less. For our title see deed of the New York & Boston Despatch Company to Lewis A. Carpenter, dated December 2, 1921, and recorded in Middlesex So. District Deeds, book 4480, page 176. I, Margaret M. Carpenter, wife of said grantor, release to said grantee all rights of DOWER AND HOMESTEAD and other interests therein. WITNESS our hands and seals this 23rd day of January, 1929. Lewis A. Carpenter (seal) Margaret M. Carpenter (seal) THE COMMONWEALTH OF MASSACHUSETTS, Suffolk Co., ss. January 23, 1929. Then personally appeared the above-named Lewis A. Carpenter and Margaret M. Carpenter, and acknowledged the foregoing instrument to be their free act and deed, before me, W. F. Baxter, Notary Public (Notarial seal) My Commission expires Aug. 4, 1934. - - - - -

Middlesex ss. Dec. 27, 1929. 2h. 59m. P.M. Rec'd & Recorded.

at al's  
Est.

HE OF  
TEN  
FACT

NOTICE is hereby given that by virtue of a written contract dated December 27th, 1929, between Johanna Burke and John T. Burke owner, and A. Shapiro contractor, ~~said contractor is to furnish labor and material for the erection, alteration, repair or removal of a building on a lot of land described as follows: - #26 Pine Street Cambridge Mass~~ *4* *29<*



Seed

6 FFY. 346

8-13-545

P-13

8-21

Julia Q. Chico. sic  
Julen Chico

My own st mem to Aunt Chico  
of dated

of

8. Paul V. Tillet of dated

ac

estate Relfac

5/2

gac Des by J. L. Casaly M  
w side north trans

adjoining  
Pci

Lot 14, Rl 169/4

+

How  
DEEP  
?

A strip 15' wide from the sly portion  
of lot 15 on sd fl.

11. Lot 15 - 5426-160

5

LAND COURT

Conservatorship

Case No. 3549A2 Middlesex County Probates

Estate of Julia Chicco

Represents Eltham A. Kreshpani

of Natick

that of Natick

died incapacitated - mental weakness State

Widow,

Only heirs and next of kin, None known to petitioner

Prays for app't as Conservator

with sureties. Dated 2-27-1955

Citation in returnable

Return

Judgment for

with sureties. Dated 3-23-1955

Bond \$30000 with sureties, approved, 4-25-1955

Letter Notice ordered by

Affidavit of notice by filed

Accounts allowed (dates)

Legacies paid?

Inheritance tax paid?

Inventory filed 11-23-1955 PE 87202,

RE 13-500

ld & bldg. North Main St. Natick 9000

vac ed North Main St 4500

CG 9-10-11-12

See further Sheets No.

Sheet No. 6

Title No.

LAND COURT

Case No. 388717 Middlesex County Probates

Estate of Julia A. Chicoz

Represents Olga Epton

of Medford

that of Natrick

died 12-24-1963 in testate

Widow,

Only heirs and next of kin.

Olga Epton 69 Gungy St half sister Medford

Prays for apt or adm as a sister of half-blood with  sureties. Date 12-13-1963 Helan Epton

Citation in returnable 12-18-1963

Return Judgment for apt of Helan Epton

with  sureties Dated 3-9-1964

Bond \$ with  sureties, approved. 1-5-1964

Letter Notice ordered by

Affidavit of notice by Notary filed

Accounts allowed (dates) Else good

Legacies paid?

Inheritance tax paid?

Inventory

See further Sheets No.

Sheet No. 7

Title No.

PL 15-15  
FR 0425-160

24 1/2 Main St Natick

Julia C. Chieir from 1.23.1929

1943 AB 687434 Reed Paul V. Tillett. J. L. 15

1949 NL 2525-21 Reed J. O'Keefe Pl. have

-1950 ✓

1951 ✓

1952 ✓

1953 FOSTER 160 Arda Tom. Sewer  
N. Main

-53 ✓

⊙ No. 12532  
674

1954 ✓

1955 ✓

1960 NL 9542-216 CRC #238

-1960 ✓

1961 ✓

IN CONSERVATIONSHIP  
IN 1960

1962 NL 10083-90 Dece

UBA

-62 ✓

Re 75252

1963 ✓

1965 ✓

1966 ✓

1967 ✓

1970 ✓ 11787-27 TXTKY & Alicia #246

-1973 ✓

No. 11510  
53

1979 (RB) 13765-603 TXTKY de

-1979 ✓

1980 ✓

9

Julia A Chico

ALOST  
11/15/70 2577F

thru 7/30/06  
1963

1979 Census 3549F2

AB Dubate 344 117, Adm  
Aline Chico

1979 AB 13765-603 TX TK8

thru 7/30/06

Helena G. Efters from 2.24-1963  
Olga Efters

- 1963-64 ✓
- 1965 ✓
- 1966 ✓
- 1967 ✓
- 1968-673 ✓
- 1974-1980 ✓
- thru 7/30/06 ✓

Need Dubate  
all Entus



Office - A K. ...  
Conservatory

Julia A. Clark for 4.25.1959

1960 No 9542-217 Deed J. Heane. pt  
L.A. 9-12  
LL 16914

-60

1961

1962 No 10083-90

Deed G. C. Roddenhouse et al

L.A. 207520

TR 5006

20-

-62

1963-64

1965

1966

1967

1968-1973

1974-1980

- 8/2/06 K

LL 13+14 PL 16914



2009 00016726

Bk: 62180 Pg: 180 Doc: AFF  
Page: 1 of 2 02/03/2009 03:28 PM

20

AFFIDAVIT UNDER G.L. c. 183, §5B  
REGARDING  
246 North Main Street, Natick

MIDDLESEX SOUTH DISTRICT  
REGISTRY OF DEEDS BOOK 13765, PAGE 603

I, Robert A. Palmer, Collector of Taxes for the Town of Natick, Massachusetts, having personal knowledge of the facts herein stated, under oath depose and say as follows:

1. An Instrument of Taking dated July 6, 1979 was recorded in the Middlesex South Registry of Deeds at Book 13765, Page 603 for the years 1970 through 1978 for land located at 246 North Main Street, Natick, Middlesex County, Massachusetts, shown as Lot 99 on Natick Assessor's Map 18.
2. Said Instrument of Taking contained a clerical error in that the area of Assessor's Map 18, Lot 99 was incorrectly stated as 1700 sq. ft.
3. According to records maintained in the ordinary course of business by the Town of Natick, the area of Lot 99 on Natick Assessor's Map 18 is actually 11,969 sq. ft.
3. The Instrument of Taking should be deemed to effect the taking of the actual area of said Lot 99 on Assessor's Map 18.

Signed under the pains and penalties of perjury this 30<sup>th</sup> day of JANUARY, 2009.

Robert A. Palmer, Collector of Taxes  
for the Town of Natick

**Return To:**  
Murphy, Hesse, Toomey & Lehane, LLP  
300 Crown Colony Drive, Suite 410  
Quincy, Massachusetts 02169

295

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 30<sup>th</sup> day of January, 2009, before me, the undersigned notary public, personally appeared Robert A. Palmer, personally known to me to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose as Collector of Taxes for the Town of Natick.

Elizabeth Kelley  
Elizabeth Kelley, Notary Public  
My commission expires: Sept 27, 2013

CERTIFICATE

I, David A. DeLuca, hereby certify that I am an attorney at law with offices at Murphy, Hesse, Toomey & Lehane, LLP, 300 Crown Colony Drive, Suite 410, Quincy, MA 02169, and that the facts stated in the foregoing affidavit are relevant to the title to the premises therein described and will be of benefit and assistance in clarifying the chain of title thereto.

David A. DeLuca  
David A. DeLuca, Esq.



2025 1057 0557 0004 DC

24

BK11810 PG055

THIS INSTRUMENT SHOULD BE FILED AT ONCE FOR RECORD OR REGISTRATION.

STATE TAX FORM 401 INSTRUMENT OF REDEMPTION TITLE IN MUNICIPALITY

THE COMMONWEALTH OF MASSACHUSETTS  
NATICK  
NAME OF CITY OR TOWN  
OFFICE OF THE TREASURER

The <sup>city</sup> Town of Natick, holder of a tax title under  
taking ~~note~~ for non-payment of the 1962 taxes assessed to Alice A. Chicon, et al.

on land described in the instrument of taking conveying said title, dated December 29  
1960, and recorded with South Middlesex District Registry of Deeds,  
Book 11787, Page 276, ~~Register District~~  
does hereby, pursuant to General Laws, Chapter 60, Section 62, acknowledge satisfaction of the  
tax title account secured by such instrument of taking.

DESCRIPTION OF LAND

AS APPEARING IN INSTRUMENT OF TAKING OR TAX COLLECTOR'S DEED

Located at 216 North Main Street,  
Natick, Mass., containing 12000 sq. feet,  
and shown on Map 18, Lot 99. Shown as  
Lot pt. 15, recorded in M.S.D.D.R.

Mr. Ephim Kroschpani, 5 Clarendon Street, Natick, Mass.

NAME OF PERSON OTHER THAN THE OWNER OF THE PERMITTING ABANDONING AND RESOLVING TO BE NAMED IN THIS INSTRUMENT

Witness the execution of this instrument this thirteenth day of March, 1970  
Natick  
Town of Natick  
By Richard H. Potter, Treasurer



THE COMMONWEALTH OF MASSACHUSETTS

March 13, 1970

Then personally appeared the above-named Richard H. Potter  
Treasurer of the <sup>city</sup> Town of Natick, and acknowledged the foregoing  
instrument to be the free act and deed of said <sup>city</sup> town.

Before me,  
NOTARY PUBLIC

My commission expires Commission Expires 12/1/77



COMMONWEALTH OF MASSACHUSETTS

LAND COURT

DEPARTMENT OF THE TRIAL COURT

LAND COURT  
FILED

200 SEP -3 11:10:16

*AD*

---

MOTION OF GENERAL DEFAULT

CASE NUMBER: 06 TI. 133929

In the matter of the Complaint of the TOWN OF NATICK, and now comes the Plaintiff in the above-entitled case and moves that a general default of all parties defendant, whether named in the notice or not, who have not appeared or answered, be recorded, and that the application as to them to be taken for confessed.

*David A. DeLuca*

David A. DeLuca, Esquire, Attorney for Plaintiff  
Murphy, Hesse, Toomey & Lehane, LLP  
300 Crown Colony Drive, Suite 410  
Quincy, MA 02169  
Phone: (617) 479-5000

DATED: September 1, 2010

Allowed by order of Court

*Deborah J. Patterson*

Recorder

DATE: \_\_\_\_\_

9 SEP 22 2010

NAT102500013571939

23 M

COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT

Case No.: 06 TL 133929

JUDGMENT IN TAX LIEN CASE

Town of Natick

vs.

Helen G. Eften, Olga Eften, Alex Eften

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

**ADJUDGED and ORDERED** that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Natick in Middlesex County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	07/06/1979	13765	603		

By the Court: Deborah J. Patterson

Attest:



Deborah J. Patterson  
Recorder

Entered: October 5, 2010

06 TL 133929 Town of Natick v. Chiccos et al

- Case Type:  
Tax Lien
- Case Status:  
Closed
- File Date  
07/21/2006
- DCM Track:
- Initiating Action:  
Tax Lien - one tax taking
- Status Date:  
10/05/2010
- Case Judge:
- Next Event:

**Property Information**

Natick  
RECORD

All Information | Party | Docket | Financial | Checks | Receipt | Disposition

**Party Information**

Town of Natick  
- Plaintiff

**Party Attorney**

- Attorney  
Deluca, Esq., David A
- Bar Code  
543964
- Address  
Murphy, Hesse, Toomey and Lehane, LLP  
300 Crown Colony Drive Suite 410  
PO Box 9126  
Quincy, MA 02169
- Phone Number  
(617)479-5000

[More Party Information](#)

Chiccos, Julia A  
- Defendant

**Party Attorney**

[More Party Information](#)

Eften, Helen G  
- Defendant

**Party Attorney**

[More Party Information](#)

Eften, Olga  
- Defendant

**Party Attorney**

[More Party Information](#)

Eften, Alex  
- Defendant

**Party Attorney**

[More Party Information](#)

### Docket Information

<u>Docket Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Image Avail.</u>
07/21/2006	Complaint filed.		
07/21/2006	Case assigned to the Tax Track per Land Court Standing Order 1:04.		
07/21/2006	Land Court filing complaint tax Receipt: 38721 Date: 21-jul-2006	\$200.00	
07/21/2006	Land Court initial deposit tax Receipt: 38721 Date: 21-jul-2006	\$300.00	
07/21/2006	Land Court surcharge Receipt: 38721 Date: 21-jul-2006	\$15.00	
07/27/2006	Joseph A Tosney Jr. appointed as Title Examiner.		
08/23/2006	Report filed by Joseph A Tosney Jr.,		
09/01/2006	Land Court examiner costs	\$150.00	
09/05/2006	Checklist sent.		
09/22/2008	Withdrawal of Edward P Mccarthy Esq. for Town of Natick.		
09/22/2008	Appearance of David A Deluca Esq. for Town of Natick.		
11/24/2009	Plaintiff Town of Natick Motion to Amend Complaint Filed and Allowed.		
06/17/2010	Checklist completed.		
07/12/2010	Land Court additional deposit tax Receipt: 222594 Date: 07/12/2010	\$150.00	
07/14/2010	Citation by Publication in Natick Bulletin & Tab, issued. Returnable 08/30/2010.		
08/03/2010	Tear Sheet Received.		
08/03/2010	Citation published July 23, 2010. Returnable 08/30/2010		
08/10/2010	Land Court notice by publications Receipt: 225555 Date: 08/10/2010	\$5.00	
08/10/2010	Land Court newspaper payments	\$131.10	
09/03/2010	Affidavit as to Military Service filed.		
09/03/2010	Motion for General Default filed.		
09/22/2010	Motion for General Default allowed. (Patterson, Rec.)		
09/28/2010	Land Court cost- notice of disposal by judgment Receipt: 231203 Date: 09/28/2010	\$35.00	
09/28/2010	Land Court cost- copy of judgment Receipt: 231203 Date: 09/28/2010	\$35.00	
10/05/2010	Final Judgment entered as to tax-taking(s): Property Address: Land located at 246 North Main St being the premises described and shown as Lot 99 on Assessors' Map 18, and included with deed recorded Middlesex Registry of Deeds South District, P297758 Book 011810. Page 55, supposed to contain 11,969 sq. ft. more or less assessed to Alice Chicos, c/o Eftima Krespani 44 Cedar Ave. Natick, supposed present owner Alice Chicos, c/o Eftima Kreshpanui.		
10/18/2010	Land Court overpayment refund disbursement	\$93.90	

### Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Dismissed</u>	<u>Amount Outstanding</u>
Cost	\$290.00	\$290.00	\$0.00	\$0.00
<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>
	\$290.00	\$290.00	\$0.00	\$0.00
<b>Money on Deposit</b>				
<u>Account</u>				<u>Applied Amount</u>
Total	Total			\$75.00

<u>Account</u>	<u>Applied Amount</u>
Land Court Deposit Holding	\$75.00
<b>Total</b>	<b>Total</b> \$75.00
<b>Money Distributed by Court</b>	
<u>Payment Type</u>	<u>Amount</u>
Disbursement	\$375.00
<b>Total</b>	<b>Total</b> \$375.00

<b>Check Information</b>					
<u>Created</u>	<u>Payee Name</u>	<u>Description</u>	<u>Account</u>	<u>Check</u>	<u>Amount</u>
09/01/2006	Joseph A. Tosney, Jr.	Case: 06 TL 133929 Land Court examiner costs	LCD	25877	\$150.00
08/10/2010	Community Newspaper Company AC #390711	Case: 06 TL 133929 Land Court newspaper payments	LCD	2567	\$131.10
10/18/2010	Town of Natick	Case: 06 TL 133929 Land Court overpayment refund	LCD	2896	\$93.90

<b>Receipts</b>				
<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Received From</u>	<u>Payment Amount</u>	
38721	07/21/2006	McCarthy Esq., Edward P	\$515.00	
222594	07/12/2010	Murphy, Hesse, Toomey, & Lehane, LLP	\$150.00	
225555	08/10/2010	McCarthy Esq., Edward P	\$5.00	
231203	09/28/2010	McCarthy Esq., Edward P	\$70.00	
<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>\$740.00</b>

<b>Case Disposition</b>		
<u>Disposition</u>	<u>Date</u>	<u>Case Judge</u>
Judgment Entered	10/05/2010	



CB37

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

TOWN OF NATICK

ORDER OF TAKING

At a regularly convened meeting of the Natick Board of Selectmen (the "Town") held on the 8th day of July, 2019, it was voted and ordered as follows:

The Natick Board of Selectmen, duly elected, qualified, and acting as such, on behalf of the Town, and by virtue of and in accordance with the authority of the vote taken under Article 25 of the 2018 Spring Annual Town Meeting, a certified copy of which is attached hereto and incorporated herein, the provisions of Chapter 79 and Chapter 82, Sections 21-24 of the General Laws, and any and every other power and authority hereunto enabling it in any way, hereby takes, for all purposes for which public ways are used, including, without limitation, for the purpose of undertaking the North Main Street (Route 27) Reconstruction project (the "Project"), the following interests in, on, over, under and along certain parcels of land abutting or near North Main Street, Natick, Massachusetts, and shown more particularly on a plan entitled "Easement Plan Route 27 Roadway Improvements North Main Street (Middlesex County - South District) Natick, Massachusetts," dated April 2, 2019, prepared by Lighthouse Land Surveying, LLC recorded herewith as Plan 561 of 2019 (the "Plan"), as set forth more particularly below:

SEE PLAN NO. 561 OF 2019

1. Fee interests in the parcels of land shown on the Plan as 1-T, 2-T, 4-T, 5-T, 9-T, 11-T, 16-T, 18-T and 19-T for any and all purposes for which public ways are used in the Town of Natick, together with attendant customary uses, including, without limitation, for the purpose of constructing, re-constructing, installing, inspecting, operating, maintaining, repairing, removing, replacing, relocating, and/or abandoning in place roads and related structures and appurtenances.

2. Permanent easements in, on, over, under and along the parcels of land shown on the Plan as HW-3A, HW-4, HW-8, HW-9, SW-1, SW-4, SW-5, SW-9, SW-10, SW-11, SW-16, SW-17, SW-18, SW-19, SW-20, SW-22, SW-26, SW-31, SW-32, SW-33, SW-34, SW-35, SW-36, SW-37, SW-38, SW-39, SW-41, SW-43, SW-44, SW-45, SW-46, SW-48, D-1, D-3, D-4, D-5, E-1, E-2, E-3, E-4, E-5, E-6, E-7 and E-8 (collectively, the "Permanent Easement Premises") for any and all purposes for which public ways are used in the Town of Natick, together with attendant customary uses, including, without limitation, for the purpose of constructing, re-constructing, installing, inspecting, operating, maintaining, repairing, removing, replacing, relocating, and/or abandoning in place roads, utilities, drainage, landscaping, sidewalks, erosion control, driveways, walls, traffic signal equipment, and any and all structures and facilities necessary or convenient to support the same, or related thereto, including, without limitation, any related appurtenances.

3. Permanent easements in, on, over, under and along the parcels of land shown on the Plan as PUE-1, PUE-2, PUE-3, PUE-4, PUE-5, PUE-6, PUE-7, PUE-8, PUE-9, PUE-10,

\* Dup In LD Reg

30

PUE-15, PUE-18A, PUE-19, PUE-20, PUE-21, PUE-24, PUE-25, PUE-26, PUE-27, PUE-28, PUE-29 and PUE-30 (collectively, the "Permanent Utility Easement Premises") for the purpose of constructing, re-constructing, installing, inspecting, operating, maintaining, repairing, replacing, relocating and/or abandoning in place utilities within the Permanent Utility Easement Premises and all appurtenances related thereto, including, but not limited to, guy wires, anchors, bolts, poles, conduits, lines and wires, and for any and all purposes and uses incidental thereto.

4. Temporary construction easements in, on, over, under and along the parcels of land shown on the Plan as TE-1, TE-3, TE-4, TE-5, TE-6, TE-7, TE-8, TE-9, TE-10, TE-11, TE-12, TE-11B, TE-13, TE-14, TE-15, TE-17, TE-25A, TE-26, TE-27, TE-28, TE-29, TE-30, TE-31, TE-32, TE-33, TE-34, TE-35, TE-36, TE-37, TE-38, TE-39, TE-40, TE-41, TE-42, TE-43, TE-44, TE-45, TE-46, TE-47, TE-48, TE-49, TE-50, TE-51, TE-52, TE-53, TE-54, TE-56, TE-57, TE-58, TE-59, TE-60, TE-61, TE-62, TE-63, TE-64, TE-65, TE-66, TE-67, TE-68, TE-69, TE-70, TE-71, TE-72, TE-73, TE-74, TE-75, TE-76, TE-77, TE-78, TE-79, TE-80, TE-81, TE-82, TE-83, TE-84, TE-85, TE-86, TE-87, TE-88, TE-89, TE-91, TE-92, TE-93, TE-94, TE-95, TE-96, TE-96B, TE-97, TE-99, TE-100, TE-103, TE-106, TE-107, TE-108, TE-112, TE-113, TE-114, TE-115, TE-116, TE-117, TE-118, TE-119, TE-120, TE-121, TE-122, TE-123, TE-124, TE-125, TE-126, TE-129, TE-130, TE-131, TE-132, TE-134, TE-135, TE-137, TE-138, TE-138B, TE-139, TE-140, TE-141, TE-142, TE-143, TE-144, TE-145, TE-146, TE-147, TE-148, TE-149, TE-150, TE-152, TE-154, TE-155, TE-156, TE-157, TE-159, TE-160, TE-161, TE-162, TE-163, TE-164, TE-165, TE-166, TE-167, TE-168, TE-169, TE-170, TE-171, TE-179, TE-180, TE-181, TE-182, TE-183, TE-185, TE-186, TE-187, TE-188, TE-189, TE-190, TE-191, TE-192, TE-193, TE-194, TE-195, TE-198, TE-199, TE-200, TE-201, TE-202, TE-203, TE-204, TE-205, TE-206, TE-207, TE-208, TE-209, TE-210, TE-211, TE-212, TE-213, TE-214, TE-215, TE-216, TE-217, TE-218, TE-220, TE-221, TE-222, TE-223, TE-224, TE-225, TE-226, TE-227, TE-228, TE-229, TE-230, TE-230B, TE-231, TE-231B, TE-232, TE-233, TE-234, TE-235 and TE-236 (collectively, the "Temporary Construction Easement Premises," together with the Permanent Easement Premises and the Permanent Utility Easement Premises, the "Easement Premises"), for the purpose of undertaking the Project, including, without limitation, for any and all purposes for which public ways are used in the Town of Natick, together with attendant customary uses, including, without limitation, for the purpose of constructing, re-constructing, installing, inspecting, operating, maintaining, repairing, removing, replacing, relocating, and/or abandoning in place roads, including, but not limited to, utilities, drainage, landscaping, sidewalks, erosion control, driveways, walls, traffic signal equipment, and any and all structures and facilities necessary or convenient to support the same, or related thereto, including, without limitation, any related appurtenances, which temporary construction easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Middlesex South Registry of Deeds without the necessity of recording any instrument with said Deeds. Nothing in this paragraph shall affect the permanent easements acquired by the Town hereunder.

The Town shall have the right to enter upon and pass over the Easement Premises from time to time, by foot, vehicle, or heavy equipment, for any and all purposes stated herein and uses necessary or incidental thereto, including, without limitation, using and temporarily storing, as needed, construction equipment, materials or other incidental items within the Easement Premises for the purposes set forth herein. No temporary or permanent buildings, structures or other objects shall be constructed, installed or placed upon the Permanent Easement Premises or the Permanent Utility Easement Premises, and, for the duration of the temporary construction

31



easements, within the Temporary Construction Easement Premises. The Town may assign such easements or authorize use of such easement areas by any utility company.

The taking includes the right of the Town to remove any buildings, structures, objects, utilities and/or vegetation (including trees and shrubs) now or hereafter located within the Easement Premises whenever their removal shall be necessary or convenient to exercise the rights taken hereunder and/or for the purposes set forth herein. Utilities and related facilities located within the Easement Premises that are owned by private utility companies and easements held by private utility companies are not taken.

The parcels of land subject to said easements are owned or supposed to be owned and/or formerly owned by the parties listed in Exhibit A, which parties are hereinafter collectively referred to as the Owners. If in any instance the name of any Owner is not correctly stated, the names of the supposed Owners being given as of this Order of Taking, it is understood that in such instance the land referred to is owned by an Owner or Owners unknown to us, and is hereby taken.

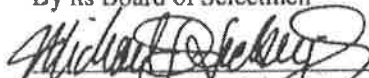
Some of the Owners have waived damages and we award such Owners no damages for the taking. The amount awarded as damages to the other Owner or Owners of the parcels in accordance with the provisions of G.L. c.79, §6, as amended, and to any other person or corporation having an interest therein, is set forth on Exhibit B, incorporated herein, but which shall not be recorded with the Middlesex South Registry of Deeds.

Betterments are not to be assessed under this taking.

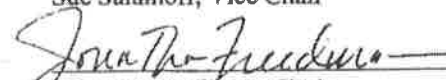
[Signature Page Follows]

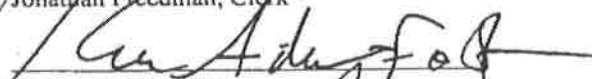
IN WITNESS WHEREOF, We, the duly elected and authorized Board of Selectmen of the Town of Natick, have hereunto set our hands and seals on this 8th day of July, 2019.

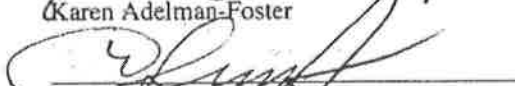
TOWN OF NATICK,  
By its Board of Selectmen

  
Michael J. Hickey, Jr., Chair

  
Sue Salamoff, Vice Chair

  
Jonathan Freedman, Clerk

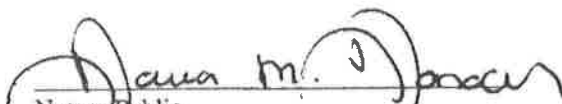
  
Karen Adelman-Foster

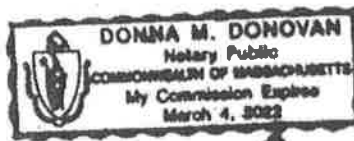
  
Richard P. Jennett, Jr.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 8th day of July, 2019, before me, the undersigned Notary Public, personally appeared Michael J. Hickey, Jr., member of the Natick Board of Selectmen, as aforesaid, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of the Town of Natick.

  
Notary Public  
My Commission Expires:



667302/NATICK/0006

33

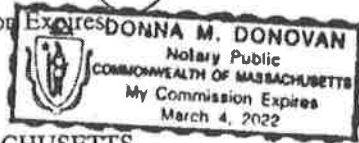
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 8th day of July, 2019, before me, the undersigned Notary Public, personally appeared Susan Salameff, member of the Natick Board of Selectmen, as aforesaid, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of the Town of Natick.

Donna M. Donovan  
Notary Public

My Commission Expires:



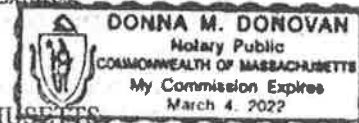
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 8th day of July, 2019, before me, the undersigned Notary Public, personally appeared Jonathan Freedman, member of the Natick Board of Selectmen, as aforesaid, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of the Town of Natick.

Donna M. Donovan  
Notary Public

My Commission Expires:



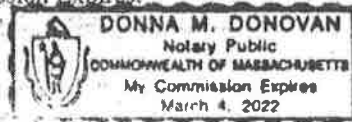
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 8th day of July, 2019, before me, the undersigned Notary Public, personally appeared Karen Adelman-Foster, member of the Natick Board of Selectmen, as aforesaid, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of the Town of Natick.

Donna M. Donovan  
Notary Public

My Commission Expires:



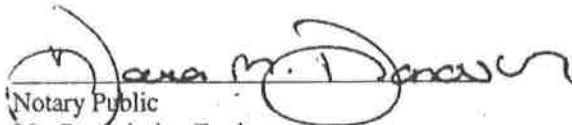
4(a)

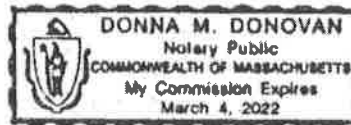
34

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

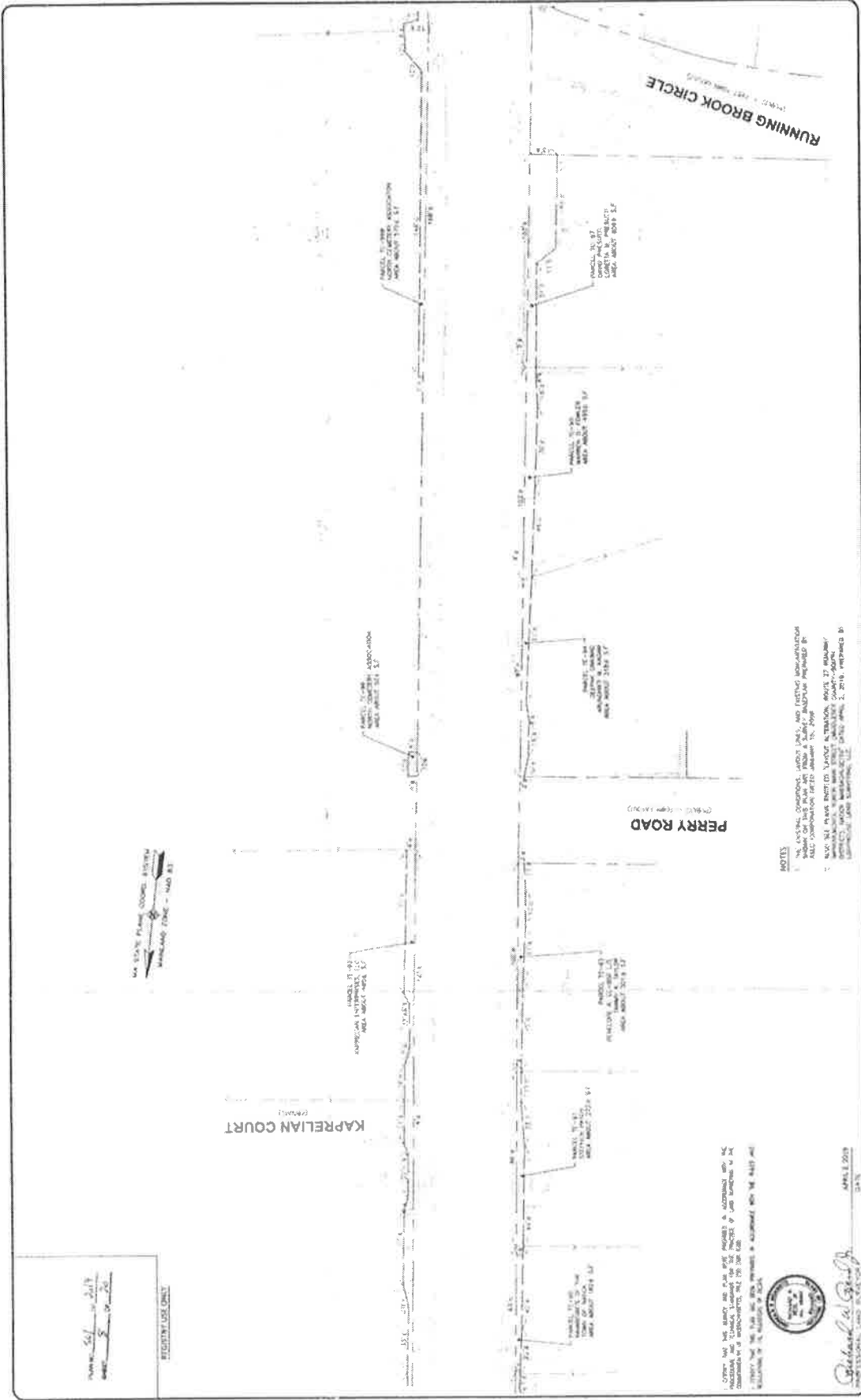
On this 8th day of July, 2019, before me, the undersigned Notary Public, personally appeared Richard P. Jeannett Jr., member of the Natick Board of Selectmen, as aforesaid, proved to me through satisfactory evidence of identification, which was Personally known, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of the Town of Natick.

  
Notary Public  
My Commission Expires:



4(b)

36



APRIL 3, 2019  
 8 of 20  
 SHEET NO. 8

REGISTRY USE ONLY

OTHER MAY NOT REPRODUCE OR TRANSMIT THIS INFORMATION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



APRIL 3, 2019  
 PROFESSIONAL LAND SURVEYOR



PROJECT NO. 19-001  
 ROUTE 27 ROADWAY IMPROVEMENTS  
 NORTH MAIN STREET  
 WILMINGTON, MASSACHUSETTS

PROJECT NO. 19-001  
 ROUTE 27 ROADWAY IMPROVEMENTS  
 NORTH MAIN STREET  
 WILMINGTON, MASSACHUSETTS

PROJECT NO. 19-001  
 ROUTE 27 ROADWAY IMPROVEMENTS  
 NORTH MAIN STREET  
 WILMINGTON, MASSACHUSETTS

APRIL 3, 2019  
 8 of 20  
 SHEET NO. 8

36



BS

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

TOWN OF NATICK

DEDICATION OF MUNICIPAL PARCELS

We, the undersigned Board of Selectmen of the Town of Natick, duly authorized, pursuant to the vote taken under Article 25 of the 2018 Spring Annual Town Meeting, a certified copy of which is attached hereto and incorporated herein, hereby dedicate the following parcels of land for the Route 27 (North Main Street) Roadway Improvements project, for the purposes stated below, said parcels depicted on a plan entitled "Easement Plan Route 27 Roadway Improvements North Main Street (Middlesex County - South District) Natick, Massachusetts," dated April 2, 2019, prepared by Lighthouse Land Surveying, LLC, recorded with the Middlesex South Registry of Deeds in Plan Book 2019, Plan 561, as follows:

FOR  
NOTARIAL  
CONSIDERATION

Plan # 561 of 2019

*AKA PLAN 561 OF 2019.*

HW-11 (49 S.F.) Permanent Roadway Easement; HW-12 (197 S.F.) Permanent Roadway Easement; HW-13 (1,084 S.F.) Permanent Roadway Easement; SW-7 (592 S.F.) Permanent Sidewalk Easement; SW-8 (1,175 S.F.) Permanent Sidewalk Easement; SW-13 (641 S.F.) Permanent Sidewalk Easement; SW-14 (87 S.F.) Permanent Sidewalk Easement; SW-15 (12 S.F.) Permanent Sidewalk Easement; SW-25 (2 S.F.) Permanent Sidewalk Easement; SW-47 (12 S.F.) Permanent Sidewalk Easement; SW-49 (112 S.F.) Permanent Sidewalk Easement; PUE-30 (305 S.F.) Permanent Aerial Easement and Guy Wire; TE-16 (193 S.F.) Temporary Construction Easement; TE-90 (182 S.F.) Temporary Construction Easement; TE-98 (160 S.F.) Temporary Construction Easement; TE-102 (1,273 S.F.) Temporary Construction Easement; TE-104 (769 S.F.) Temporary Construction Easement; TE-127 (188 S.F.) Temporary Construction Easement; TE-128 (654 S.F.) Temporary Construction Easement; TE-133 (297 S.F.) Temporary Construction Easement; TE-136 (168 S.F.) Temporary Construction Easement; TE-172 (574 S.F.) Temporary Construction Easement; TE-173 (1,668 S.F.) Temporary Construction Easement; TE-174 (233 S.F.) Temporary Construction Easement; TE-175 (642 S.F.) Temporary Construction Easement and TE-237 (651 S.F.) Temporary Construction Easement.

The temporary construction easements are taken for the purpose of undertaking the project, including, without limitation, constructing, operating, improving, maintaining, repairing, replacing, relocating, realigning and/or reconstructing roads, sidewalks, slopes of excavation and/or embankments, driveways, retaining walls, stone walls, landscaping, loaming, planting trees, seeding, paving and/or erosion control, which temporary construction easements shall terminate automatically five (5) years from the date on which this Dedication is recorded with the Middlesex South Registry of Deeds without the necessity of recording any instrument with said Registry of Deeds. Nothing in this paragraph shall affect the permanent easements dedicated hereunder.

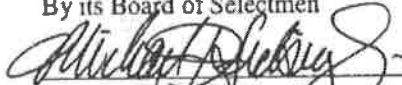
[Signature Page Follows]

\*RECORDED LAND ONLY

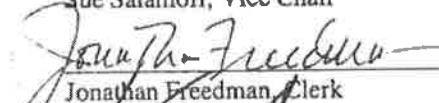
37

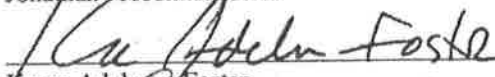
IN WITNESS WHEREOF, we, the duly elected and qualified Board of Selectmen of the Town of Natick have hereunto set our hands and seals on this 8th day of July, 2019.

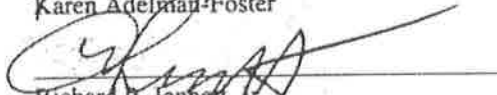
TOWN OF NATICK,  
By its Board of Selectmen

  
Michael J. Hickey, Jr., Chair

  
Sue Salamoff, Vice Chair

  
Jonathan Freedman, Clerk

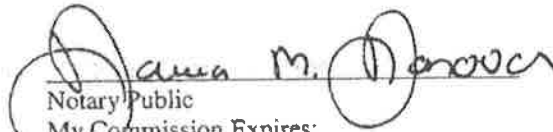
  
Karen Adelman-Foster

  
Richard P. Jennett, Jr.

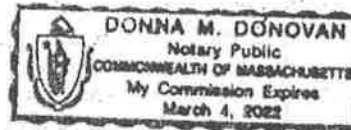
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 8th day of July, 2019, before me, the undersigned Notary Public, personally appeared Michael J. Hickey, Jr., member of the Natick Board of Selectmen, as aforesaid, proved to me through satisfactory evidence of identification, which was Personally know, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of the Town of Natick.

  
Notary Public  
My Commission Expires:

665063/NATICK/0006



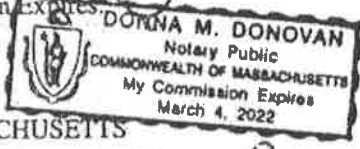
20

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 8th day of July, 2019, before me, the undersigned Notary Public, personally appeared Susan Salamoff, member of the Natick Board of Selectmen, as aforesaid, proved to me through satisfactory evidence of identification, which was Personally know, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of the Town of Natick.

Donna M. Donovan  
Notary Public  
My Commission Expires:

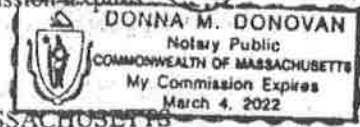


COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 8th day of July, 2019, before me, the undersigned Notary Public, personally appeared Jonathan Friedman, member of the Natick Board of Selectmen, as aforesaid, proved to me through satisfactory evidence of identification, which was Personally know, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of the Town of Natick.

Donna M. Donovan  
Notary Public  
My Commission Expires:

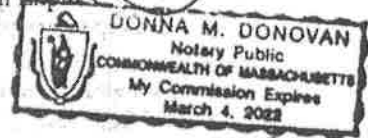


COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 8th day of July, 2019, before me, the undersigned Notary Public, personally appeared Karen Adelman-Foster, member of the Natick Board of Selectmen, as aforesaid, proved to me through satisfactory evidence of identification, which was Personally know, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of the Town of Natick.

Donna M. Donovan  
Notary Public  
My Commission Expires:



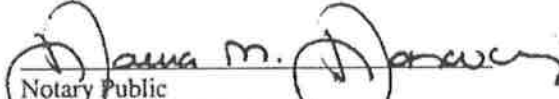
39

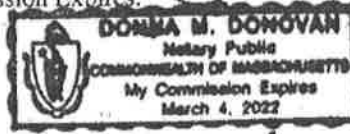


COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 8th day of July, 2019, before me, the undersigned Notary Public, personally appeared Richard P. Kennett JR member of the Natick Board of Selectmen, as aforesaid, proved to me through satisfactory evidence of identification, which was personally know, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of the Town of Natick.

  
Notary Public  
My Commission Expires:



40



**Diane B. Packer**  
Town Clerk  
[dpacker@natickma.org](mailto:dpacker@natickma.org)

## CERTIFICATE OF VOTE

I, Diane Packer, Town Clerk of Natick Massachusetts, do hereby certify the following vote:

**ARTICLE 25: North Main Street Right of Way Acquisition (Town Administrator)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, taking by eminent domain, or otherwise, to accept a deed or deeds to the Town of fee simple, easements or other interests in any land, and to dedicate all or portions of Town owned parcels of land, necessary for the construction of the North Main Street roadway improvements project located on North Main Street (Route 27) from the Town Center to the Wayland town line, as shown and identified on a set of plans entitled "Massachusetts Department of Transportation Highway Division, Roadway Improvements Project, North Main Street (Route 27), In The Town of Natick In Middlesex County, Preliminary Right of Way Plans" dated March 20, 2017, prepared by BETA Group, Inc., as revised or amended. Further, to see what sum of money the Town will vote to raise and appropriate, borrow or transfer from available funds, to fund said purchase or takings along with all legal and appraisal costs associated with the obtaining any interests in land necessary for the construction of the North Main Street roadway improvements project;  
Or otherwise act thereon.

**MOTION (Requires a two-thirds vote)**

Moved by Mr. Evans, seconded by Mr. Hayes that the Town authorize the Board of Selectmen to acquire by gift, purchase, taking by eminent domain, or otherwise, to accept a deed or deeds to the Town of fee simple, easements or other interests in any land, and to dedicate all or portions of Town owned parcels of land, necessary for the construction of the North Main Street Roadway Improvements Project located on North Main Street (Route 27) from the Town Center to the Wayland town line, as shown and identified on a set of plans entitled "Massachusetts Department of Transportation Highway Division, Roadway Improvements Project, North Main Street (Route 27), In The Town of Natick In Middlesex County, Preliminary Right of Way Plans" dated March 20, 2017, prepared by BETA, Inc., as revised or amended.

Further, move that \$285,000 be appropriated from free cash under the direction of the Board of Selectmen to fund all legal and appraisal costs associated with obtaining any interests in land necessary for the construction of the North Main Street (Route 27) Roadway Improvements Project.

*The main motion under Article 25 passed by a two-thirds vote (100-14-5).*

This vote was taken at the April 26<sup>th</sup> session of the 2018 Spring Annual Town Meeting.

  
Diane B. Packer

M