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BK 11847 PG 016

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MALDEN REDEVELOPMENT AUTHORITY, a public body politic and corporate, duly organized and existing pursuant to the General Laws of Massachusetts and having its office in Malden, Massachusetts, in consideration of One Dollar (\$1.00) paid, GRANTS unto the CITY OF MALDEN, a municipal corporation duly created and existing in The Commonwealth of Massachusetts, with QUITCLAIM COVENANTS, the following described land:

Parcel One

A certain parcel of land situated in Malden, Middlesex County, Massachusetts, shown as Lot 1 on a plan entitled, "Plan of Land in Malden, Mass. Owned by Malden Redevelopment Authority", dated July 9, 1969, by New England Survey Service, Inc., to be recorded herewith, and bounded and described as follows:

- NORTHWESTERLY by the southeasterly street line of Harvard Street, one hundred seventy-one (171) feet;
- NORTHEASTERLY by Lot 2 as shown on said Plan, one hundred (100) feet;
- NORTHWESTERLY by said Lot 2, thirty (30) feet;
- NORTHEASTERLY by land now or formerly of Esther Byer & Ruth Byer, Earl R. & Beatrice W. Kelley, Bettina Winer, Robert F. & Ann M. O'Keefe, and Isadore Gilman, one hundred ninety-four and 71/100 (194.71) feet;
- SOUTHEASTERLY by land now or formerly of Malden Housing Authority, Trustees, three hundred fifteen and 32/100 (315.32) feet;
- SOUTHWESTERLY by the northeasterly street line of Sammett Street, one hundred twenty-two and 71/100 (122.71) feet;
- NORTHWESTERLY by land now or formerly of Silvio J. & Rose M. DeSimone, eighty-eight and 4/10 (88.4) feet;
- SOUTHWESTERLY by said land of DeSimone, thirty-two (32) feet;
- NORTHWESTERLY by said land of DeSimone, twenty-six (26) feet; and
- SOUTHWESTERLY by said land of DeSimone and by land now or formerly of James A. & June L. Gagner, one hundred forty (140) feet.

Containing 71,063 square feet, more or less, according to said Plan.

For title of Malden Redevelopment Authority, see Order of Taking, dated December 30, 1966, recorded with Middlesex South District Registry of Deeds, Book 11272, Page 379 and deed of W. J. Driver, dated August 18, 1967, recorded with said Deeds, Book 11377, Page 141.

Parcel Two

A certain parcel of registered land situated in Malden, Middlesex County, Massachusetts, and bounded and described as follows:

SEE PLAN IN RECORD BOOK 11847 PAGE 016

SEE PLAN IN RECORD BOOK 11847 PAGE 016

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Parcel Two (Cont'd.)

- SOUTHWESTERLY by Steeves Court, one hundred (100) feet;
 NORTHWESTERLY by Harvard Street, thirty (30) feet;
 NORTHEASTERLY by land now or formerly of Nathan Kazerman,
 one hundred (100) feet; and
 SOUTHEASTERLY by land now or formerly of Minnie Wyman, thirty
 (30) feet.

All of said boundaries are determined by the Court to be located as shown on a plan as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 239, Page 5, with Certificate 35705.

The above described land is subject to certain sewer easements in Steeves Court as set forth in a taking by the City of Malden, dated July 11, 1911, duly recorded in Book 3619, Page 261.

So much of the above described land as by implication of law is included within the limits of said Steeves Court is subject to the rights of all persons lawfully entitled thereto in and over the same.

For title of Malden Redevelopment Authority see Certificate of Title No. 126539, Book 762, Page 189.

Parcel Three

A certain parcel of land situated in Malden, Middlesex County, Massachusetts shown on a plan entitled "Plan of Land in Malden, Mass. Owned by Malden Redevelopment Authority", dated March 22, 1967, by New England Survey Service, Inc., to be recorded herewith, and bounded and described as follows:

- NORTHERLY by the Southerly street line of October 6, 1966, of Eastern Avenue, one hundred sixty and $\frac{34}{100}$ (160.34) feet; by a curve along said street line having a radius of five hundred seventy-six and $\frac{15}{100}$ (576.15) feet, a distance of eighty-eight and $\frac{83}{100}$ (88.83) feet; and further by said street line thirty-three (33) feet;
- NORTHEASTERLY by a curve having a radius of twenty (20) feet, a distance of thirty-one and $\frac{4}{10}$ (31.4) feet;
- EASTERLY by the Westerly street line of August 31, 1964 of Short Street, two hundred forty-three and $\frac{94}{100}$ (243.94) feet; and by a curve along said street line having a radius of one hundred seventy (170) feet, a distance of thirty-six and $\frac{36}{100}$ (36.36) feet;
- SOUTHERLY by land now or formerly of City of Malden, one hundred twenty-three and $\frac{33}{100}$ (123.33) feet;
- SOUTHWESTERLY by said land of City of Malden, twelve and $\frac{68}{100}$ (12.68) feet;
- WESTERLY by said land of City of Malden, eighty-nine and $\frac{78}{100}$ (89.78) feet;

Parcel Three (Cont'd.)

SOUTHERLY by said land of City of Malden, forty-eight (48) feet;

WESTERLY by said land of City of Malden, sixty (60) feet;

SOUTHERLY by said land of City of Malden, seventy (70) feet;

SOUTHWESTERLY by said land of City of Malden, eighty-two and 18/100 (82.18) feet; and

WESTERLY by said land of City of Malden, one hundred six and 37/100 (106.37) feet.

Containing 67,620 square feet, more or less, according to said Plan.

For title of Malden Redevelopment Authority, see Order of Taking, dated December 30, 1963, recorded with Middlesex South District Registry of Deeds, Book 10434, Page 1.

Subject to easements specified and shown as continuing or to be created or reserved in the Urban Renewal Plan, as amended, for the Suffolk Square-Faulkner Urban Renewal Project (hereinafter called the "Redevelopment Plan"), a copy of which as amended, is on file in the office of the City Clerk of the City of Malden.

The grantee covenants, for itself and its successors and assigns, that the grantee, and such successors and assigns, shall:

- (i) devote the granted premises to use as playgrounds in accordance with the Redevelopment plan;
- (ii) not discriminate, and not effect or execute any agreement, lease, conveyance, or other instrument whereby the granted premises or any part thereof is restricted, upon the basis of race, creed, religion, color, or national origin in the sale, lease or occupancy thereof;

The agreements and covenants provided in the preceding paragraph shall be covenants running with the land and they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided herein, be, to the fullest extent permitted by law and equity, binding for the benefit and in favor of, and enforceable by, the grantor and its successors and assigns against the grantee, its successors and assigns to or of the granted premises or any part thereof or any interest therein, and any party in possession or occupancy of the granted premises or any part thereof; provided, however, that the agreement and covenant provided in clause (i) of said preceding paragraph shall remain in effect until November 9, 1984, that the agreement and covenant provided in clause (ii) shall remain in effect for one hundred (100) years after the date hereof; and provided further, however, that such agreements

and covenants provided in clauses (i) and (ii) shall be binding on the grantee itself, each successor in interest or assign, and each party in possession or occupancy, respectively, only for such period as it shall have title to or an interest in or possession or occupancy of the granted premises or part thereof. In amplification, and not in restriction, of the foregoing provisions, it is intended and agreed that the grantor shall be deemed a beneficiary of the agreements and covenants provided in the preceding paragraph both for and in its own right and also for the purposes of protecting the interest of the community and the other parties, public or private, in whose favor or for whose benefit such agreements and covenants have been provided. Such agreements and covenants shall run in favor of the grantor for the entire period during which such agreements and covenants shall be in force and effect, without regard to whether the grantor has at any time been, remains, or is an owner of any land or interest therein to, or in favor of, which such agreements and covenants relate. The grantor shall have the right, in the event of any breach of any such agreement or covenant, to exercise all the rights and remedies, and to maintain any actions of law or suits in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant, to which it or any other beneficiaries of such agreement or covenant may be entitled.

IN WITNESS WHEREOF, the said MALDEN REDEVELOPMENT AUTHORITY has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered, and the said CITY OF MALDEN has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered, this 1st day of June 1970.



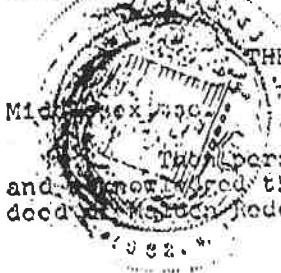
MALDEN REDEVELOPMENT AUTHORITY

By Beatrice Richmond
Vice-Chairman

CITY OF MALDEN

By Nathan Schneiderman
Mayor

Nathan Schneiderman
City Clerk



THE COMMONWEALTH OF MASSACHUSETTS

June 1, 1970

That personally appeared the above-named Beatrice Richmond, and acknowledged the foregoing instrument to be the free act and deed of the said Redevelopment Authority, before me.

Theresa J. Kestel
Notary Public

My Commission Expires:

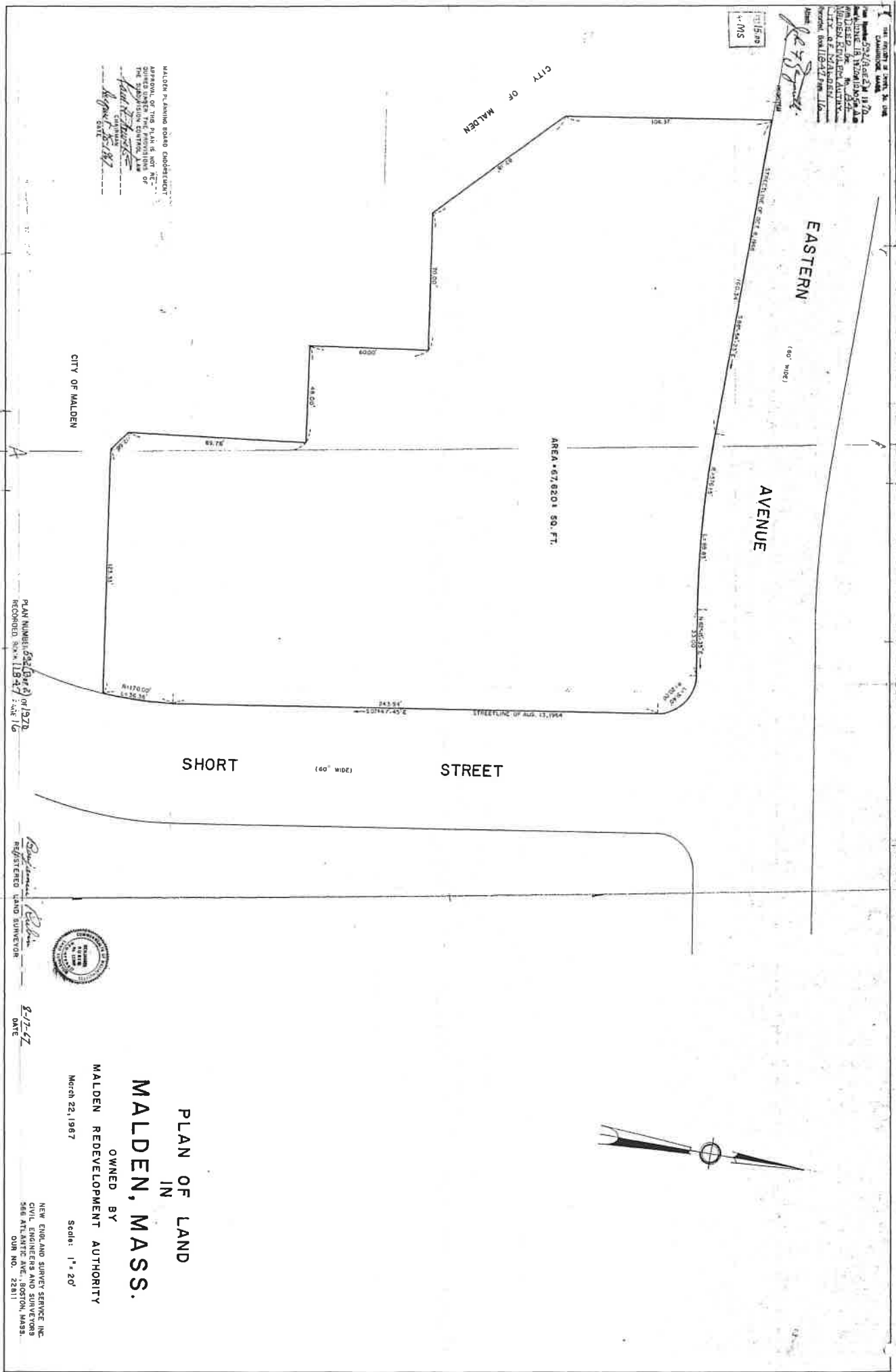
March 10, 1972



MEA

Doc. # 592
Rev'd 10/18/197

Plan - BK 01970/593



ALL RIGHTS RESERVED
 CHANDLER MAPS
 524/101st St. N. 1170
 MALDEN, MASS.
 10/18/197

15 29
 11 MS

MALDEN PLANNING BOARD ENDORSEMENT
 APPROVAL OF THIS PLAN IS NOT NECESSARY
 FOR SUBMISSION CONTROL LAW
 10/18/197

CITY OF MALDEN

SHORT STREET (60' WIDE)

AREA = 67,820.1 SQ. FT.

AVENUE

EASTERN

PLAN NUMBER 592 (REV. 2) OF 1970
 RECORDED IN 119-47-1-48-16

REGISTERED LAND SURVEYOR



8-17-67
 DATE

PLAN OF LAND
 IN
MALDEN, MASS.
 OWNED BY
 MALDEN REDEVELOPMENT AUTHORITY
 March 22, 1967

NEW ENGLAND SURVEY SERVICE, INC.
 CIVIL ENGINEERS AND SURVEYORS
 568 ATLANTIC AVE., BOSTON, MASS.
 OUR NO. 22811

Scale: 1" = 20'

592

see registry of Deeds, So. Unit,
CAMBRIDGE, MASS

Plan Number 592 (A0E2) 1870
Rec'd JUNE 18, 1970 at 10:05 AM
WITH DEED Doc. No. 84
MARDEN RDV. BM. AUTHY.
CITY OF MARDEN
Recorded, Book 110-47 Page 16

Attest:
John T. Seymour

Fee \$15.00
MS

EASTERN

(60' WIDE)

REGISTER
STREETLINE OF OCT. 6, 1966

160.34' S 88° 54' 23" E

106.37

