

Reasonable care has been taken to provide you with the most accurate information possible, based upon the indices and records of the Registry of Deeds and/or Registry of Probate for the county or district wherein the property lies, available for the time period indicated and in accordance with your instructions. We cannot, however, accept liability for errors or omissions nor for mistakes, errors or omissions in the public records, nor do we guarantee or certify title. Our liability is limited to cost of our services as indicated on the accompanying invoice, and shall not extend to any subsequent conveyance, mortgage or other transaction.

Sinclair Title Services, Inc.
P.O. Box 410063
Cambridge, MA 02141
sinclairtitle@gmail.com
(Cell #617-510-8951)

Report of the records of the Middlesex South County Registry of Deeds/L.C District

Estate No. 170 Centre Street, Malden Sh #

Owner Malden Redevelopment Authority 82-95-96-109

* Description	<u>13383/670</u>	<u>82-95</u>
	<u>13479/477</u>	<u>96-109</u>
Current Plan	<u>PLAN # 101 of 1978</u>	<u>95</u>
	<u>PLAN # 722 of 1978</u>	<u>107-108</u>
Said Estate Subject to	<u>PLAN # 18 of 1980</u>	<u>1123</u>

Mortgage to

Restrictions or Conditions See sh # 1A

Easements/Takings " "

Bankruptcy

Attachments

Tax Takings

Estate Tax

Said Estate entitled to

Passageway Rights

Party Wall Rights

Remarks: * 13873/570 117-123

My examination: Begins 1-19-78
Ends 6-14-78
8-7-14

12-20-79

EXAMINER

Stephen Sinclair

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referred to in the first paragraph on page one of this Permit)
are as follows:

<u>Parcel No.</u>	<u>Owner</u>
1	Massachusetts Electric Company
2	Malden Redevelopment Authority
3	First Malden Realty Trust, <i>MILLEN Ross, Trustee</i>
4	First Malden Realty Trust "
5	Massachusetts Electric Company
6	Malden Redevelopment Authority

* * * *

The record owners of the twenty parcels of land affected by the instrument dated May 6, 1977, and recorded on May 26, 1977, with the Middlesex South District Registry of Deeds in Book 13197, Page 509, and in the Land Registry Office as Document No. 555976 (which instrument is referred to in the second paragraph on page one of this Permit) are as follows:

<u>Parcel No.</u>	<u>Owner</u>
1	Malden Redevelopment Authority
2	City of Malden
3	Malden Redevelopment Authority
4	City of Malden
5	Malden Redevelopment Authority
6	City of Malden
7	City of Malden
8	City of Malden
9	Massachusetts Electric Company
10	Malden Redevelopment Authority
11	First Malden Realty Trust, <i>MILLEN Ross, Trustee</i>
12	First Malden Realty Trust "
13	Massachusetts Electric Company
14	Malden Redevelopment Authority
15	Frank E. B. Tate and Christopher Tate
16	Massachusetts Electric Company
17	City of Malden
18	City of Malden
19	City of Malden
20	Malden Cooperative Bank

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Part of Parcel 5 is registered land, the Certificate
Title to which is as follows:

<u>Owner</u>	<u>Certificate No.</u>	<u>Book</u>	<u>Page</u>
Malden Redevelopment	151763	888	153

REV 31-73 7057 CSSE**1910

BK 13383 PG 670

2/18/75
19.2

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THE COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX, SS

THE MALDEN REDEVELOPMENT AUTHORITY
ORDER OF TAKING

WHEREAS, Malden Redevelopment Authority (hereinafter called the "Authority"), is a public body politic and corporate, duly organized and existing pursuant to the provisions of Massachusetts General Laws, including Chapter 121B, as amended, and has its principal place of business in the City of Malden, County of Middlesex and Commonwealth of Massachusetts; and

WHEREAS, the Authority in pursuance of its powers as set out in said Chapter 121B and every other power thereunto enabling, has determined that the area in said City and within its jurisdiction known as the Civic Center Urban Renewal Area, bounded and described as set forth in the Urban Renewal Plan, hereinafter referred to, constitutes a decadent area as defined in Section 1 of said Chapter 121B; and has further determined in accordance with said Chapter 121B that an urban renewal project for said Urban Renewal Area ought to be undertaken in said City; and

WHEREAS, on January 21, 1971, the Authority approved and adopted an urban renewal plan, as defined in said Chapter 121B, for the redevelopment of said Urban Renewal Area, including right-of-way adjustments, said plan being entitled: "Civic Center Urban Renewal Plan", and hereinafter referred to as "said Plan"; and

WHEREAS, said Plan has been duly approved by the Mayor of said City with the approval of the City Council, the Planning Board of said City has made appropriate findings in connection with said Plan in accordance with the provisions of said Chapter 121B, and the Massachusetts Department of Community Affairs has

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RECEIVED BY RECORDS SECTION 13383 PAGE 670

concluded in said findings and duly approved said Plan; and

WHEREAS, the Authority has entered into a cooperation agreement with the City of Malden and is undertaking the redevelopment of said Urban Renewal Area in accordance with said Plan, including such amendments thereof as may be lawfully adopted from time to time; and

WHEREAS, in carrying out such undertaking the Authority has determined that the taking in fee by eminent domain of the portions of said Area hereinafter described is necessary and reasonably required to carry out the purposes of said Chapter 121B and said Plan, and may acquire, by purchase, taking by eminent domain, or otherwise, additional parcels within said Urban Renewal Area; and

WHEREAS, the Authority in accordance with the provisions of Section 11 (d) of said Chapter 121B, has deposited with the Mayor of said City security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said portions of said Urban Renewal Area, as required by Massachusetts General Laws (Ter. Ed.), Chapter 79, Section 40;

NOW, THEREFORE, ORDERED: That Malden Redevelopment Authority, acting under the provisions of said Chapter 121B, and, without limiting the generality of the foregoing, of Section 11 (d) of said Chapter 121B, and all other authority thereunto enabling, and pursuant to the applicable provisions of Massachusetts General Laws (Ter. Ed.), Chapter 79, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth, the areas located in the City of Malden hereinafter described, including all parcels of land therein, together with any and all easements, and

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rights appurtenant thereto, including the trees, buildings and other structures standing thereon or affixed thereto, and including the fee to the center of any and all streets, highways, and public ways, contiguous and adjacent to said areas, said areas being bounded and described in "Annex A" attached hereto and made a part hereof as though incorporated herein in full and being shown on a plan by Norwood Engineering Co., Inc., dated January 6, 1978 and deposited in and on file at the office of the Malden Redevelopment Authority in the City of Malden, entitled "Property Line and Eminent Domain Taking Map, Civic Center Urban Renewal Project, Mass. R-118, Malden Redevelopment Authority", a copy of which plan is to be recorded herewith;

AND, it is hereby further ordered that in accordance with the provisions of Massachusetts General Laws (Ter. Ed.), Chapter 79, Section 6, as amended, awards are made by Malden Redevelopment Authority for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any and all interest in said areas and entitled to any damages by reason of the taking hereby made. Malden Redevelopment Authority reserves the right to amend the award or to increase the amount of damages to be paid at any time prior to the payment thereof for good cause shown;

AND, it is hereby further ordered that the Secretary of the Authority cause this Order of Taking to be recorded in the office of the Registry of Deeds in Middlesex County, Massachusetts.

IN WITNESS WHEREOF, we, the following member of Malden Redevelopment Authority, have hereby caused the corporate


seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of Malden Redevelopment Authority, this 19th day of January, 1978.

MALDEN REDEVELOPMENT AUTHORITY

John J. Glavin

Bruce C. Hyman

Henry S. Yanderman

 David R. Fitzgerald
DAVID R. FITZGERALD
EXECUTIVE SECRETARY

MALDEN REDEVELOPMENT AUTHORITY

ORDER OF TAKING

SUPPOSED OWNERS OF PROPERTY

City of Malden

Milton Ross and Enid C. Ross, Trustees
of the First Malden Realty Trust

Frank E. B. Tate and Christopher Tete

Malden Redevelopment Authority

The names of owners herein listed as supposed owners, although supposed to be correct, are such only as a matter of information, opinion and belief, and are listed for informational purposes only.

MALDEN REDEVELOPMENT AUTHORITYORDER OF TAKINGANNEX A

Certain parcels of land in Malden, Middlesex County, Commonwealth of Massachusetts, shown as Parcels 3, 4, and 5 of Block 25 and Parcels 1, 3, 4 and 8 of Block 26 on a plan by Norwood Engineering Co., Inc., to be recorded herewith, entitled "Property Line and Eminent Domain Taking Map Civic Center Urban Renewal Project Mass. R-118 Malden Redevelopment Authority", Malden (Middlesex County) Massachusetts, dated January 6, 1978, and bounded and described as follows:

Certain parcels of land shown on said Property Line and Eminent Domain Taking Map, comprising Parcels 3, 4 and 5 of Block 25, being bounded and described as follows:

Beginning at the intersection of the easterly street line of Middlesex Street and the southerly street line of Exchange Street; thence

- | | |
|------------------|--|
| S. 68°-15'-29"E. | by the southerly street line of Exchange Street Sixty-nine and 57/100 (69.57) feet; thence |
| S. 24°-34'-46"W. | by land now or formerly of Malden Cooperative Bank Sixty-five and 01/100 (65.01) feet; thence |
| S. 72°-50'-14"E. | by land now or formerly of Malden Cooperative Bank Eight and 81/100 (8.81) feet; thence |
| S. 24°-33'-58"W. | by land now or formerly of Malden Cooperative Bank and by land now or formerly of Trustees of Center Realty Trust Ninety-three and 78/100 (93.78) feet; thence |
| S. 66°-09'-02"E. | by land now or formerly of Trustees of Center Realty Trust Thirty-eight and 18/100 (38.18) feet; thence |
| S. 03°-53'-58"W. | by land now or formerly of Trustees of Center Realty Trust Thirty-four and 85/100 (34.85) feet; thence |
| N. 87°-01'-02"W. | by land now or formerly of the City of Malden One hundred thirty-two and 41/100 (132.41) feet; thence |

- N. 22°-37'-29" E. by the easterly street line of Middlesex Street One hundred seventy-three and 00/100 (173.00) feet; thence
- N. 24°-50'-49" E. by the easterly street line of Middlesex Street Sixty-two and 17/100 (62.17) feet to the said point of beginning.

Containing 18,422 square feet of land, more or less, according to said plan.

Certain parcels of land shown on said Property Line and Eminent Domain Taking Map, comprising Parcels 1 and 8 of Block 26, being bounded and described as follows:

Beginning at the intersection of the westerly street line of Middlesex Street and southerly street line of Exchange Street; thence

- S. 24°-50'-49" W. by the westerly street line of Middlesex Street, Sixty-one and 32/100 (61.32) feet; thence
- S. 22°-37'-29" W. by the westerly street line of Middlesex Street, Fifty-eight and 28/100 (58.28) feet; thence
- N. 67°-34'-21" W. by land now or formerly of Massachusetts Electric Company, One hundred nineteen and 94/100 (119.94) feet; thence
- S. 22°-39'-57" W. by land now or formerly of Massachusetts Electric Company, Twelve and 00/100 (12.00) feet; thence
- N. 67°-39'-45" W. by land now or formerly of Massachusetts Electric Company, Thirty-six and 77/100 (36.77) feet; thence
- N. 18°-50'-15" E. by land now or formerly of Massachusetts Electric Company, Sixty-two and 72/100 (62.72) feet; thence
- N. 75°-47'-35" W. by land now or formerly of Massachusetts Electric Company, Thirty-four and 44/100 (34.44) feet; thence
- S. 88°-45'-01" W. by land now or formerly of Massachusetts Electric Company, One and 58/100 (1.58) feet; thence
- N. 20°-31'-32" E. by land now or formerly of Massachusetts Electric Company, Seventy-four and 79/100 (74.79) feet; thence
- Easterly by the southerly street line of Exchange Street along a curve of a radius of Four hundred forty and 00/100 (440.00) feet; a distance of Eleven and 90/100 (11.90) feet; thence

S. 67°-28'-28" E. by the southerly street line of Exchange Street, One hundred eighty-nine and 59/100 (189.59) feet to the said point of beginning.

Containing 22,341 square feet of land, more or less, according to said plan.

Certain parcels of land shown on said Property Line and Eminent Domain Taking Map, comprising Parcels 3 and 4 of Block 26, being bounded and described as follows:

Beginning at a point, said point being on the southerly side line of Exchange Street; a distance of Two hundred and sixteen and 49/100 (216.49) feet westerly from the intersection of the southerly side line of Exchange Street and the westerly side line of Middlesex Street; thence

S. 20°-31'-32" W. by land now or formerly of Massachusetts Electric Company, Forty-three and 90/100 (43.90) feet; thence

S. 88°-45'-32" W. by land now or formerly of Massachusetts Electric Company, Thirty-two and 50/100 (32.50) feet; thence

S. 16°-10'-32" W. by land now or formerly of Massachusetts Electric Company, Thirty-five and 77/100 (35.77) feet; thence

S. 88°-45'-01" W. by land now or formerly of Massachusetts Electric Company, One hundred one and 98/100 (101.98) feet; thence

N. 03°-25'-37" W. by land now or formerly of Malden Redevelopment Authority, One hundred two and 43/100 (102.43) feet; thence

N. 89°-30'-23" E. by the southerly side line of Exchange Street eighteen and 72/100 (18.72) feet; thence

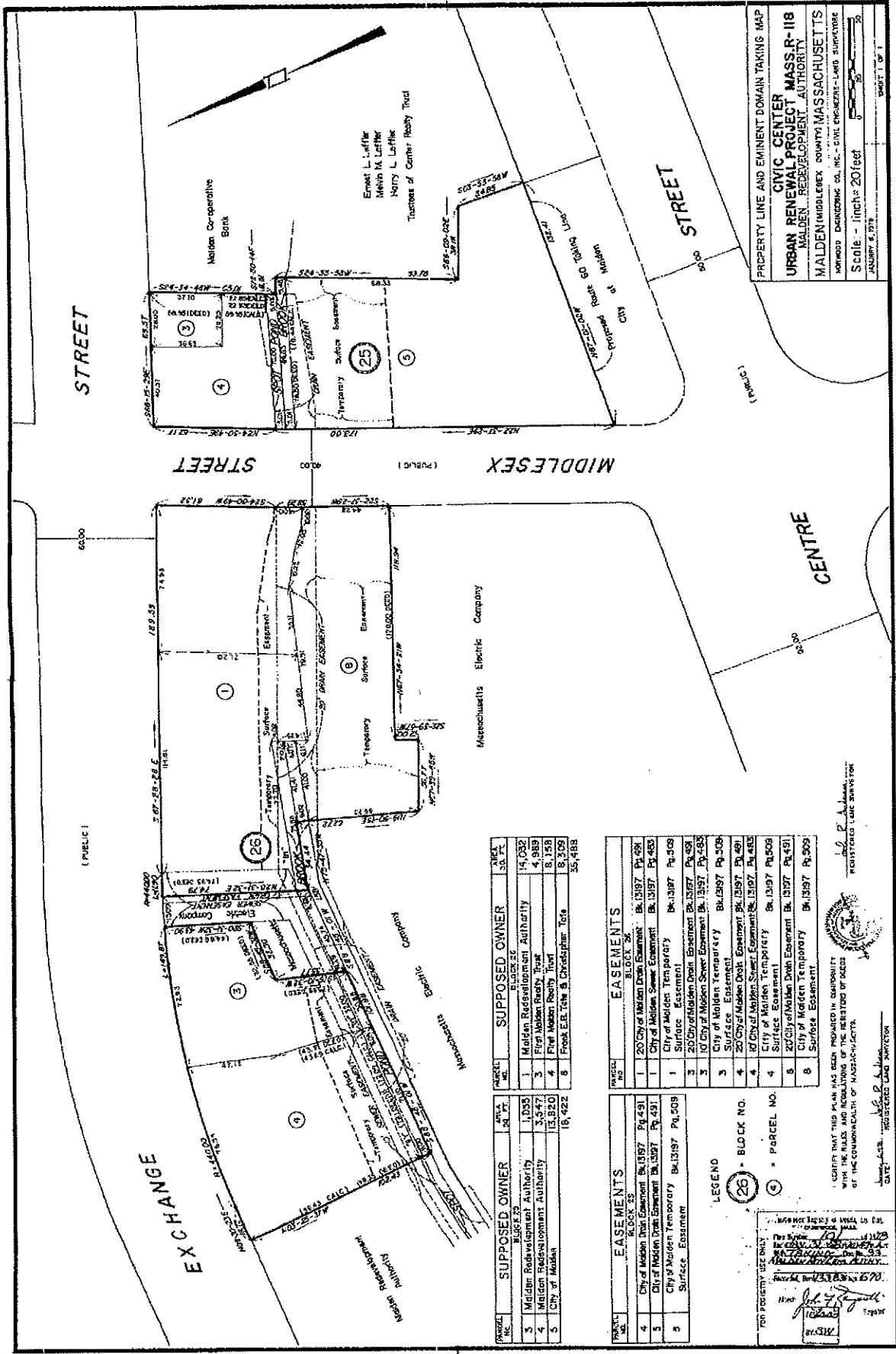
Easterly by the southerly side line of Exchange Street along a curve of a radius of Four hundred and forty and 00/100 (440.00) feet; a distance of One hundred forty-nine and 87/100 (149.87) feet to the said point of beginning.

Containing 13,147 square feet of land, more or less, according to said plan.

Meaning and intending to include within the aforesaid metes and bounds all the land enclosed therein, but excepting therefrom any and all easements of public highways and public easements of travel in and to any and all streets, highways and public ways in said Urban Renewal Area or contiguous or adjacent to said Urban Renewal Area, and also excluding therefrom the following:

1. Easements taken by the City of Malden for Drainage Purposes, recorded with Middlesex County South District Registry of Deeds, Book 13197, Page 491.

2. Easements taken by the City of Malden for Sewerage Purposes, recorded with Middlesex County South District Registry of Deeds, Book 13197, Page 483.
3. A Temporary Easement taken by the City of Malden for Sewerage and Drainage Construction, recorded with Middlesex County South District Registry of Deeds, Book 13197, Page 509.



PROPERTY LINE AND EMINENT DOMAIN TAKING MAP
CIVIC CENTER MASS-R-118
URBAN RENEWAL PROJECT
 MALDEN REDEVELOPMENT AUTHORITY
 MALDEN (MIDDLESEX COUNTY) MASSACHUSETTS
 HARWOOD DERRICKSON CO., INC. - CIVIL ENGINEERS - LEAD SURVEYOR
 JACOBUS & JONES
 SCALE - 1 inch = 20 feet
 DATE: 10/1/81

PARCEL NO.	AREA AC. ±	SUPPOSED OWNER	AREA AC. ±	SUPPOSED OWNER
1	1.032	Malden Redevelopment Authority	14.032	Malden Redevelopment Authority
2	3.547	First Malden Realty Trust	4.989	First Malden Realty Trust
3	13.920	City of Malden	8.153	City of Malden
4	16.422	Frank E. E. Tink & Christopher, Inc.	8.309	Frank E. E. Tink & Christopher, Inc.
5			35.413	

PARCEL NO.	AREA AC. ±	SUPPOSED OWNER	AREA AC. ±	SUPPOSED OWNER
1	14.032	Malden Redevelopment Authority	14.032	Malden Redevelopment Authority
2	4.989	First Malden Realty Trust	4.989	First Malden Realty Trust
3	8.153	City of Malden	8.153	City of Malden
4	8.309	Frank E. E. Tink & Christopher, Inc.	8.309	Frank E. E. Tink & Christopher, Inc.
5	35.413		35.413	

PARCEL NO.	AREA AC. ±	SUPPOSED OWNER	AREA AC. ±	SUPPOSED OWNER
1	14.032	Malden Redevelopment Authority	14.032	Malden Redevelopment Authority
2	4.989	First Malden Realty Trust	4.989	First Malden Realty Trust
3	8.153	City of Malden	8.153	City of Malden
4	8.309	Frank E. E. Tink & Christopher, Inc.	8.309	Frank E. E. Tink & Christopher, Inc.
5	35.413		35.413	



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. THE BOUNDARIES OF THE LOTS ARE AS SHOWN ON THE MAP.
 3. THE LOTS ARE AS SHOWN ON THE MAP.
 4. THE LOTS ARE AS SHOWN ON THE MAP.
 5. THE LOTS ARE AS SHOWN ON THE MAP.
 6. THE LOTS ARE AS SHOWN ON THE MAP.
 7. THE LOTS ARE AS SHOWN ON THE MAP.
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 9. THE LOTS ARE AS SHOWN ON THE MAP.
 10. THE LOTS ARE AS SHOWN ON THE MAP.

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MIDDLESEX STREET

Malden, Massachusetts
February 3, 1978

Middlesex, ss:

In the matter of taking land by the City of Malden for the purpose of widening and relocating Middlesex Street as a public way, from Exchange Street southerly to City of Malden owned land, by order dated February 2, 1978.

VOTED: That the Public Works Commission for the City of Malden make and it does hereby make a taking of the fee in the following described lands to be used for the widening and relocation of Middlesex Street, viz.:

PARCEL 2

A parcel of land belonging, now or late, to the Trustees of Center Realty Trust, bounded and described as follows:

Beginning at a point, said point being on the easterly side-line of relocated Middlesex Street and on a southerly property line between land, now or formerly, of the Trustees of Center Realty Trust and land, now or formerly, of the City of Malden; thence running North 66°-09'-02" West ten and 97/100 (10.97) feet, by land, now or formerly, of the City of Malden; thence running North 24°-33'-58" East twenty-seven and 87/100 (27.87) feet, by land, now or formerly, of the City of Malden; thence running South 02°-58'-58" West twenty-nine and 83/100 (29.83) feet, by land, now or formerly, of the Trustees of Center Realty Trust to the point of beginning.

Containing one hundred fifty-three square feet, more or less.

PARCEL 3

A parcel of land belonging, now or late, to the City of Malden, bounded and described as follows:

Beginning at a point, said point being on the easterly side-line of relocated Middlesex Street and on a property line between land, now or formerly, of the City of Malden and land, now or formerly, of the Malden Redevelopment Authority; thence running South 02°-58'-58" West sixty-eight and 24/100 (68.24) feet, by land, now or formerly, of the City of Malden; thence running South 24°-33'-58" West twenty-seven and 87/100 (27.87) feet, by land, now or formerly, of the Trustees of Center Realty Trust; thence running South 66°-09'-02" East ten and 97/100 (10.97) feet, by land, now or formerly, of the Trustees of Center Realty Trust; thence running

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13392 PG 661

South $02^{\circ}-58'-58''$ West twenty-four and $52/100$ (24.52) feet, by land, now or formerly, of the City of Malden; thence running southerly and easterly by a line curving to the left with a radius of twenty and $00/100$ (20.00) feet thirty-one and $41/100$ (31.41) feet, by land, now or formerly, of the City of Malden; thence running North $87^{\circ}-01'-02''$ West eighty and $00/100$ (80.00) feet, by land, now or formerly, of the City of Malden; thence running easterly and northerly by a line curving to the left with a radius of fifteen and $00/100$ (15.00) feet twenty-three and $56/100$ (23.56) feet, by land, now or formerly, of the City of Malden; thence running North $02^{\circ}-58'-58''$ East one hundred forty-one and $35/100$ (141.35) feet, by land, now or formerly, of the City of Malden; thence running South $70^{\circ}-01'-17''$ East forty-seven and $05/100$ (47.05) feet, by land, now or formerly, of the Malden Redevelopment Authority to the point of beginning.

Containing six thousand seven hundred and seven (6,707) square feet, more or less.

The above described parcel of land is subject to a City of Malden drainage easement recorded in book 13197 page 507.

PARCEL 4

A parcel of land belonging, now or late, to the Malden Redevelopment Authority, bounded and described as follows:

Beginning at a point, said point being on the easterly sideline of the remaining portion of Middlesex Street and on the southerly sideline of Exchange Street; thence running South $68^{\circ}-15'-29''$ East fifty-five and $64/100$ (55.64) feet along the southerly sideline of Exchange Street; thence running westerly and southerly by a line curving to the left with a radius of twenty and $00/100$ (20.00) feet thirty-seven and $96/100$ (37.96) feet, by land, now or formerly, of the Malden Redevelopment Authority; thence running South $02^{\circ}-58'-58''$ West forty-one and $20/100$ (41.20) feet, by land, now or formerly, of the Malden Redevelopment Authority; thence running North $70^{\circ}-01'-17''$ West forty-seven and $05/100$ (47.05) feet, by land, now or formerly, of the City of Malden; thence running North $02^{\circ}-58'-58''$ East seventeen and $52/100$ (17.52) feet, by land, now or formerly, of the Malden Redevelopment Authority; thence running North $24^{\circ}-50'-49''$ East fifty and $37/100$ (50.37) feet along the easterly sideline of the remaining portion of Middlesex Street to the point of beginning.

Containing two thousand eight hundred and twenty-four (2,824) square feet, more or less.

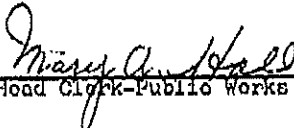
The above described parcel of land is subject to a City of Malden drainage easement recorded in book 13197 page 506.

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This description is intended to conform to a plan entitled "Plan Showing Discontinuance and Land Taken for the Widening and Relocation of Middlesex Street, Malden, Mass., February 2, 1978, Scale 1"-20", Arthur W. Davis, City Engineer,"

Said plan to be recorded herewith in Middlesex South District Registry of Doods.

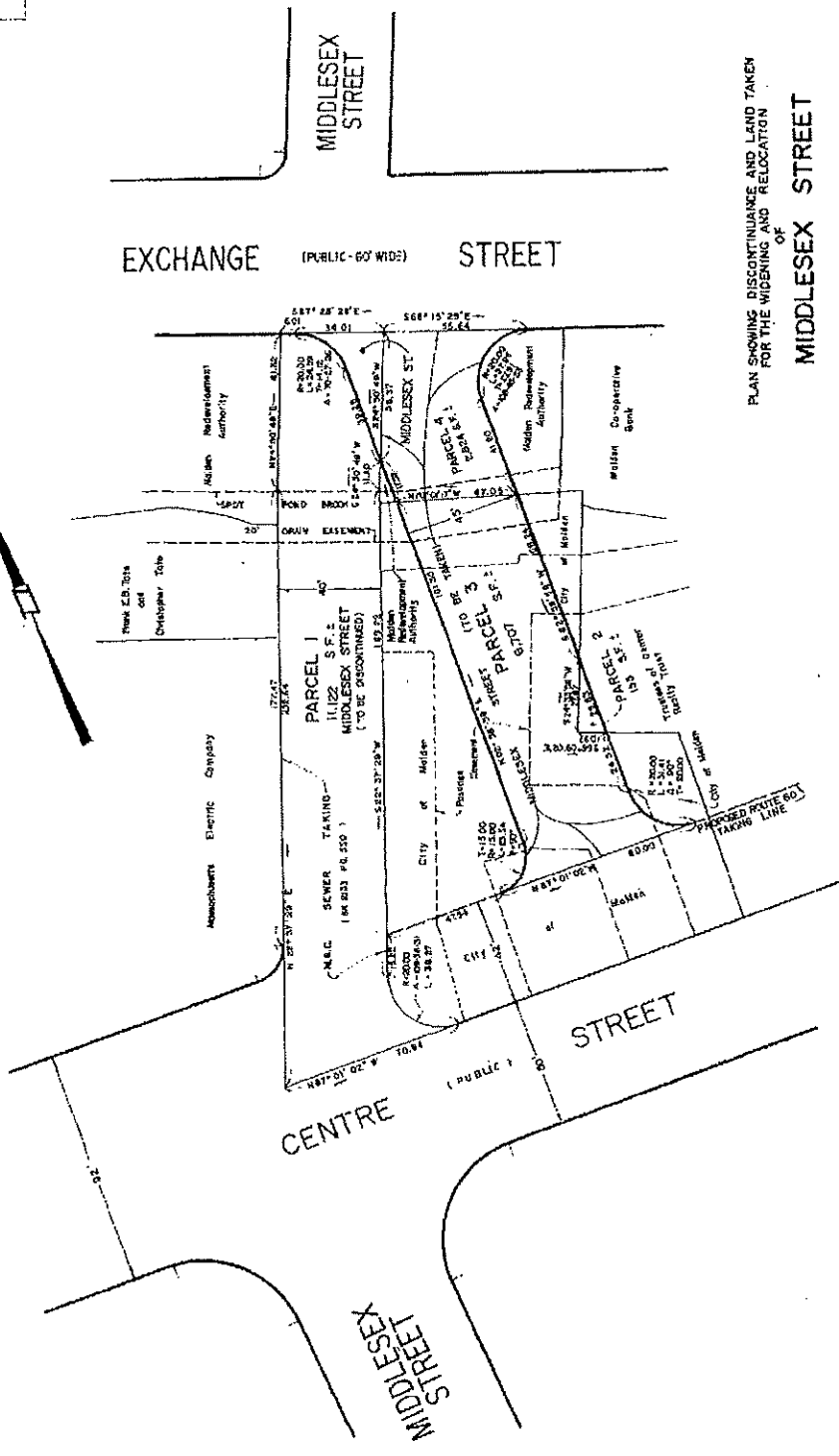
I heroby certify this to be a true copy of the order for the taking of land for the widening and relocation of Middlesex Street as a public way passed by the Public Works Commission of the City of Malden, February 2, 1978.


Head Clerk-Public Works Commission

PLANNING BOARD OF MALDEN, MASS.
 THE PLANNING BOARD HAS REVIEWED THIS PLAN AND FINDS THAT IT IS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 APPROVED: [Signature]
 REGISTER OF DEEDS
 MALDEN, MASS.
 FEBRUARY 2, 1978

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 [Signature]
 CITY ENGINEER

100-1000
 BY SHAL



PLAN SHOWING DISCONTINUANCE AND LAND TAKEN FOR THE WIDENING AND RELOCATION OF MIDDLESEX STREET

MALDEN, MASS.
 FEBRUARY 2, 1978 SCALE: 1" = 20'



[Signature]
 CITY ENGINEER
 SCALE IN FEET
 0 10 20 30 40

SHEET 1 OF 1
 MS-5-16

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PLAN NUMBER 155 OF 1978
 RECORDED BOOK 2392 PAGE 69

PREPARED BY
 WOODWARD ENGINEERING CO., INC.
 100 STATE STREET
 MALDEN, MASSACHUSETTS 02148

R 16.50
17.50

2120-73781 205 5902-41152

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SEE PLAN IN RECORD BOOK 15479 PAGE 477

THE COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX, SS
MALDEN REDEVELOPMENT AUTHORITY
ORDER OF TAKING

WHEREAS, Malden Redevelopment Authority (hereinafter called the "Authority"), is a public body politic and corporate, duly organized and existing pursuant to the provisions of Massachusetts General Laws, including Chapter 121B, as amended, and has its principal place of business in the City of Malden, County of Middlesex and Commonwealth of Massachusetts; and

WHEREAS, the Authority in pursuance of its powers as set out in said Chapter 121B and every other power thereunto enabling, has determined that the area in said City and within its jurisdiction known as the Civic Center Urban Renewal Area, bounded and described as set forth in the Urban Renewal Plan hereinafter referred to, constitutes a decadent area as defined in Section 1 of said Chapter 121B; and has further determined in accordance with said Chapter 121B that an urban renewal project for said Urban Renewal Area ought to be undertaken in said City; and

WHEREAS, on January 21, 1971, the Authority approved and adopted an urban renewal plan, as defined in said Chapter 121B, for the redevelopment of said Urban Renewal Area, including right-of-way adjustments, said plan being entitled: "Civic Center Urban Renewal Plan", and hereinafter referred to as "said Plan"; and

WHEREAS, said Plan has been duly approved by the Mayor of said City with the approval of the City Council, the Planning Board of said City has made appropriate findings in connection with said Plan in accordance with the provisions of said Chapter 121B, and the Massachusetts Department of Community Affairs has

concurred in said findings and duly approved said Plan; and

WHEREAS, the Authority has entered into a cooperation agreement with the City of Malden and is undertaking the redevelopment of said Urban Renewal Area in accordance with said Plan, including such amendments thereof as may be lawfully adopted from time to time; and

WHEREAS, in carrying out such undertaking the Authority has determined that the taking in fee by eminent domain of the portions of said Area hereinafter described is necessary and reasonably required to carry out the purposes of said Chapter 121B and said Plan, and may acquire, by purchase, taking by eminent domain, or otherwise, additional parcels within said Urban Renewal Area; and

WHEREAS, the Authority in accordance with the provisions of Section 11 (d) of said Chapter 121B, has deposited with the Mayor of said City security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said portions of said Urban Renewal Area, as required by Massachusetts General Laws (Ter. Ed.), Chapter 79, Section 40;

NOW, THEREFORE, ORDERED: That Malden Redevelopment Authority, acting under the provisions of said Chapter 121B, and, without limiting the generality of the foregoing, of Section 11 (d) of said Chapter 121B, and all other authority thereunto enabling, and pursuant to the applicable provisions of Massachusetts General Laws (Ter. Ed.), Chapter 79, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth, the areas located in the City of Malden hereinafter described, including all parcels of land therein, together with any and all easements, and

rights appurtenant thereto, including the trees, buildings, and other structures standing thereon or affixed thereto, and including the fee to the center of any and all streets, highways, and public ways, contiguous and adjacent to said areas, said areas being bounded and described in Annex A attached hereto and made a part hereof as though incorporated herein in full and being shown on a plan by Norwood Engineering Co., Inc., dated June 13, 1978 and deposited in and on file at the office of the Malden Redevelopment Authority in the City of Malden, entitled: "Property Line and Eminent Domain Taking Map Civic Center Urban Renewal Project Mass. R-118 Malden Redevelopment Authority", a copy of which plan is to be recorded herewith:

AND, it is hereby further ordered that in accordance with the provisions of Massachusetts General Laws (Ter. Ed.), Chapter 79, Section 6, as amended, awards are made by Malden Redevelopment Authority for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any and all interest in said areas and entitled to any damages by reason of the taking hereby made. Malden Redevelopment Authority reserves the right to amend the award or to increase the amount of damages to be paid at any time prior to the payment thereof for good cause shown:

AND, it is hereby further ordered that the Secretary of the Authority cause this Order of Taking to be recorded in the office of the Registry of Deeds in Middlesex County, Massachusetts.

IN WITNESS WHEREOF, we, the following members of Malden Redevelopment Authority, have hereby caused the corporate

seal of the Authority to be hereto affixed and these presents
to be signed in the name and behalf of Malden Redevelopment
Authority, this 14th day of June, 1978.



(SEAL)
ATTEST:

MALDEN REDEVELOPMENT AUTHORITY

David R. Fitzgerald
DAVID R. FITZGERALD,
Executive Secretary.

John J. Grant
Chairman

Beatrice Richardson

Frederic E. Hayes

Maiged. Yordumian

MALDEN REDEVELOPMENT AUTHORITY
ORDER OF TAKING

SUPPOSED OWNERS OF PROPERTY

Massachusetts Electric Company
Robert E. Charles Realty, Inc.
Vernon Allen
Malden Redevelopment Authority

The names of owners herein listed as supposed owners, although supposed to be correct, are such only as a matter of information, opinion and belief, and are listed for informational purposes only.

MALDEN REDEVELOPMENT AUTHORITYORDER OF TAKINGANNEX A

Certain parcels of land in Malden, Middlesex County, Commonwealth of Massachusetts, shown as Parcels 24 and 26 of Block 2; Parcel 14 of Block 5; Parcel 8 of Block 25 and Parcels 2, 7A and 7B of Block 26, on plans by Norwood Engineering Co., Inc., to be recorded herewith, entitled: "Property Line and Eminent Domain Taking Map Civic Center Urban Renewal Project Mass. R-118 Malden Redevelopment Authority", dated June 13, 1978, bounded and described as follows:

Block 2, Parcel 24

A certain parcel of land shown on said Property Line and Eminent Domain Taking Map (Sheet 3 of 3) comprising Parcel 24 of Block 2, being bounded and described as follows:

Beginning at a point, said point being on the southerly side line of Graham Court and being N. $81^{\circ}-03'-36''$ E. Sixty and $00/100$ (60.00) feet from the intersection of the easterly side line of Waverly Street and the southerly side line of Graham Court; thence

- | | |
|-----------------------------|---|
| N. $81^{\circ}-03'-36''$ E. | by the southerly side line of Graham Court, Fifty-six and $70/100$ (56.70) feet; thence |
| S. $08^{\circ}-56'-24''$ E. | by land now or formerly of the Malden Redevelopment Authority, Seventy-three and $60/100$ (73.60) feet; thence |
| S. $81^{\circ}-43'-19''$ W. | by land now or formerly of the Malden Redevelopment Authority, Twenty-six and $80/100$ (26.80) feet; thence |
| S. $85^{\circ}-26'-17''$ W. | by land now or formerly of Vernon Allen, Thirty and $00/100$ (30.00) feet; thence |
| N. $08^{\circ}-56'-00''$ W. | by land now or formerly of Marion Breen and Donald Horadan, and now or formerly of James K. Rooney, Seventy-one and $00/100$ (71.00) feet to said point of beginning. |

Containing 4,126 square feet of land, more or less, according to said plan.

Block 2, Parcel 26

A certain parcel of land shown on said Property Line and Eminent Domain Taking Map (Sheet 3 of 3) comprising Parcel 26 of Block 2, being bounded and described as follows:

Beginning at a point, said point being on the easterly side line of Waverly Street and on the northerly side line of Garnet Street; thence

- N. $08^{\circ}-56'-24''$ W. by the easterly side line of Waverly Street, Forty-seven and $65/100$ (47.65) feet; thence
- N. $82^{\circ}-00'-54''$ E. by land now or formerly of Marion Breen and Donald Horadan, Sixty and $00/100$ (60.00) feet; thence
- N. $85^{\circ}-26'-17''$ E. by land now or formerly of Vernon Allen, Thirty and $00/100$ (30.00) feet; thence
- S. $00^{\circ}-01'-06''$ E. by land now or formerly of the Malden Redevelopment Authority, Fifty-four and $26/100$ (54.26) feet; thence
- S. $87^{\circ}-31'-54''$ W. by the northerly side line of Garnet Street, Eighty-two and $01/100$ (82.01) feet to the said point of beginning.

Containing 4,418 square feet of land, more or less, according to said plan.

Block 5, Parcel 14

A certain parcel of land shown on said Property Line and Eminent Domain Taking Map (Sheet 3 of 3) comprising Parcel 14 of Block 5, being bounded and described as follows:

Beginning at a point on the easterly side line of Washington Street, said point being S. $11^{\circ}-35'-17''$ E. Seventy-four and $70/100$ (74.70) feet from a point of curvature of a curve of a radius of thirty and $00/100$ (30.00) feet leading to the southerly side line of Florence Street; thence

- N. $77^{\circ}-50'-43''$ E. by land now or formerly of Abraham & Fay Ginsberg, One Hundred Nineteen and $45/100$ (119.45) feet; thence
- S. $12^{\circ}-09'-17''$ E. by land now or formerly of Anthony & Angelina DeLeo, Twenty-seven and $88/100$ (27.88) feet; thence
- S. $77^{\circ}-50'-43''$ W. by land now or formerly of William V. & Julia J. Russo, Two and $60/100$ (2.60) feet; thence
- S. $10^{\circ}-36'-19''$ E. by land now or formerly of William V. & Julia J. Russo, Forty-one and $77/100$ (41.77) feet; thence
- S. $76^{\circ}-37'-43''$ W. by land now or formerly of Robert E. Charles Realty, Inc., Eighty-one and $46/100$ (81.46) feet; thence
- N. $11^{\circ}-35'-17''$ W. by land now or formerly of Robert E. Charles, Realty, Inc., Ten and $00/100$ (10.00) feet; thence

- S. $76^{\circ}-37'-43''$ W. by land now or formerly of Robert E. Charles Realty, Inc., Thirty-five and 00/100 (35.00) feet; thence
- N. $11^{\circ}-35'-17''$ W. by the easterly side line of Washington Street Sixty-two and 11/100 (62.11) feet to the said point of beginning.

Containing 8,353 square feet of land, more or less, according to said plan.

Block 25, Parcel 8

A certain parcel of land shown on said Property Line and Eminent Domain Taking Map (Sheet 1 of 2) comprising Parcel 8 of Block 25, being bounded and described as follows:

Beginning at a point of curvature on the southerly side line of Exchange Street and leading to the westerly side line of Middlesex Street; thence

- Southeasterly by a curve of a radius of twenty and 00/100 (20.00) feet, Twenty-four and 59/100 (24.59) feet to the westerly side line of Middlesex Street; thence
- S. $02^{\circ}-58'-58''$ W. by the westerly side line of Middlesex Street, Thirty-nine and 28/100 (39.28) feet; thence
- S. $24^{\circ}-50'-49''$ W. by land now or formerly of the Malden Redevelopment Authority, Eleven and 80/100 (11.80) feet; thence
- S. $22^{\circ}-37'-29''$ W. by land now or formerly of the Malden Redevelopment Authority, One Hundred Seventy-three and 00/100 (173.00) feet; thence
- N. $87^{\circ}-01'-02''$ W. by the northerly side line of Proposed Route 60, Fifty-three and 04/100 (53.04) feet; thence
- Northeasterly by land now or formerly of the Massachusetts Electric Company and by a curb of a radius of Fifteen and 00/100 (15.00) feet; Eighteen and 43/100 (18.43) feet; thence
- N. $22^{\circ}-37'-29''$ E. by land now or formerly of the Massachusetts Electric Company and by land now or formerly of the Malden Redevelopment Authority, One Hundred Seventy-seven and 47/100 (177.47) feet; thence
- N. $24^{\circ}-50'-49''$ E. by land now or formerly of the Malden Redevelopment Authority, Sixty-one and 32/100 (61.32) feet; thence
- S. $67^{\circ}-28'-28''$ E. by the southerly side line of Exchange Street, Six and 01/100 (6.01) feet to the said point of beginning.

Containing 9,173 square feet of land, more or less, according to said plan.

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Block 26, Parcel 2

Beginning at a point, said point being N. 89°-30'-23" E. Two Hundred Thirty-five and 85/100 (235.85) feet and easterly by a curve with a radius of four hundred forty and 00/100 (440.00) feet, One Hundred Forty-nine and 87/100 (149.87) feet from the intersection of the easterly street line of Jackson Street and the southerly street line of Exchange Street; thence

- Easterly by the southerly street line of Exchange Street along a curve of a radius of four hundred forty and 00/100 (440.00) feet, Fifteen and 00/100 (15.00) feet; thence
- S. 20°-31'-32" W. by land now or formerly of the Malden Redevelopment Authority, Seventy-four and 79/100 (74.79) feet; thence
- S. 88°-45'-01" W. by land now or formerly of the Massachusetts Electric Company, Forty-five and 74/100 (45.74) feet; thence
- N. 16°-10'-32" E. by land now or formerly of the Malden Redevelopment Authority, Thirty-five and 77/100 (35.77) feet; thence
- N. 88°-45'-32" E. by land now or formerly of the Malden Redevelopment Authority, Thirty-two and 50/100 (32.50) feet; thence
- N. 20°-31'-32" E. by land now or formerly of the Malden Redevelopment Authority, Forty-three and 90/100 (43.90) feet, to the said point of beginning.

Containing 2,226 square feet of land, more or less, according to said plan.

Block 26, Parcel 7A

Beginning at a point, said point being a point of curvature on the northerly street line of Proposed Route 60, and leading to the easterly street line of Jackson Street; thence

- Northwesterly by the easterly street line of Jackson Street, along a curve of a radius of ten and 00/100 (10.00) feet, Fourteen and 82/100 (14.82) feet; thence
- N. 02°-06'-31" W. by the easterly street line of Jackson Street, One Hundred Fifty-five and 05/100 (155.05) feet; thence
- N. 51°-22'-22" E. by land now or formerly of the Malden Redevelopment Authority, Eleven and 14/100 (11.14) feet; thence
- N. 08°-22'-40" W. by land now or formerly of the Malden Redevelopment Authority, Six and 00/100 (6.00) feet; thence
- N. 81°-37'-20" E. by land now or formerly of the Malden Redevelopment Authority, One Hundred Forty-eight and 90/100 (148.90) feet; thence

- S. $00^{\circ}-29'-37''$ E. by land now or formerly of the Massachusetts Electric Company, Two Hundred Six and $53/100$ (206.53) feet; thence
- N. $87^{\circ}-01'-02''$ W. by the northerly street line of Proposed Route 60, One Hundred Forty-one and $93/100$ (141.93) feet to the said point of beginning.

Containing 29,297 square feet of land, more or less, according to said plan.

Block 26, Parcel 7B

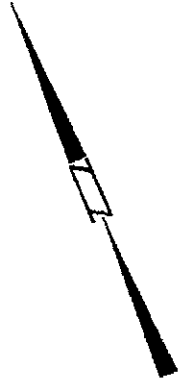
Beginning at a point, said point being N. $87^{\circ}-01'-02''$ W One Hundred and $58/100$ (100.58) feet from a point of curvature leading to the westerly street line of Middlesex Street; thence

- N. $87^{\circ}-01'-02''$ W. by the northerly street line of Proposed Route 60, One Hundred Eighteen and $42/100$ (118.42) feet; thence
- N. $02^{\circ}-58'-58''$ E. by land now or formerly of the Massachusetts Electric Company, Two Hundred Twenty-nine and $76/100$ (229.76) feet; thence
- N. $86^{\circ}-45'-01''$ E. by land now or formerly of the Massachusetts Electric Company and by land now or formerly of the Malden Redevelopment Authority, Four and $14/100$ (4.14) feet; thence
- S. $75^{\circ}-47'-35''$ E. by land now or formerly of the Malden Redevelopment Authority, Thirty-four and $44/100$ (34.44) feet; thence
- S. $16^{\circ}-50'-15''$ W. by land now or formerly of the Malden Redevelopment Authority, Sixty-two and $72/100$ (62.72) feet; thence
- S. $67^{\circ}-39'-45''$ E. by land now or formerly of the Malden Redevelopment Authority, Thirty-six and $77/100$ (36.77) feet; thence
- N. $22^{\circ}-39'-57''$ E. by land now or formerly of the Malden Redevelopment Authority, Twelve and $00/100$ (12.00) feet; thence
- S. $67^{\circ}-34'-21''$ E. by land now or formerly of the Malden Redevelopment Authority, One Hundred Nineteen and $94/100$ (119.94) feet; thence
- S. $22^{\circ}-37'-29''$ W. by land now or formerly of the City of Malden, One Hundred Nineteen and $19/100$ (119.19) feet; thence
- Southwesterly by land now or formerly of the City of Malden along a curve of a radius of fifteen and $00/100$ (15.00) feet, Eighteen and $43/100$ (18.43) feet, to the said point of beginning.

Containing 24,767 square feet of land, more or less, according to said plan.

Meaning and intending to include within the aforesaid metes and bounds of all of the foregoing described parcels all the lands enclosed therein but excepting therefrom any and all easements of public highways and public easements of travel in and to any and all streets, highways and public ways in said areas or contiguous and adjacent to said areas, and also excluding therefrom the following:

1. Building Line established by the City of Malden dated December 9, 1921, recorded with Middlesex County South District Registry of Deeds, Book 4483, Page 1.
2. City of Malden Sewer Easement recorded with said Deeds, Book 13392, Page 654.
3. City of Malden Drainage Easements recorded with said Deeds, Book 13197, Page 491.
4. City of Malden Temporary Surface Easement recorded with said Deeds, Book 13197, Page 509.
5. Commonwealth of Massachusetts, Metropolitan District Commission Sewer Easement, recorded with said Deeds, Book 2133, Page 530.
6. City of Malden, Drain Easement recorded with said Deeds, Book 4336, Page 228.
7. City of Malden, Sewer Easement recorded with said Deeds, Book 13197, Page 483.



LEGEND

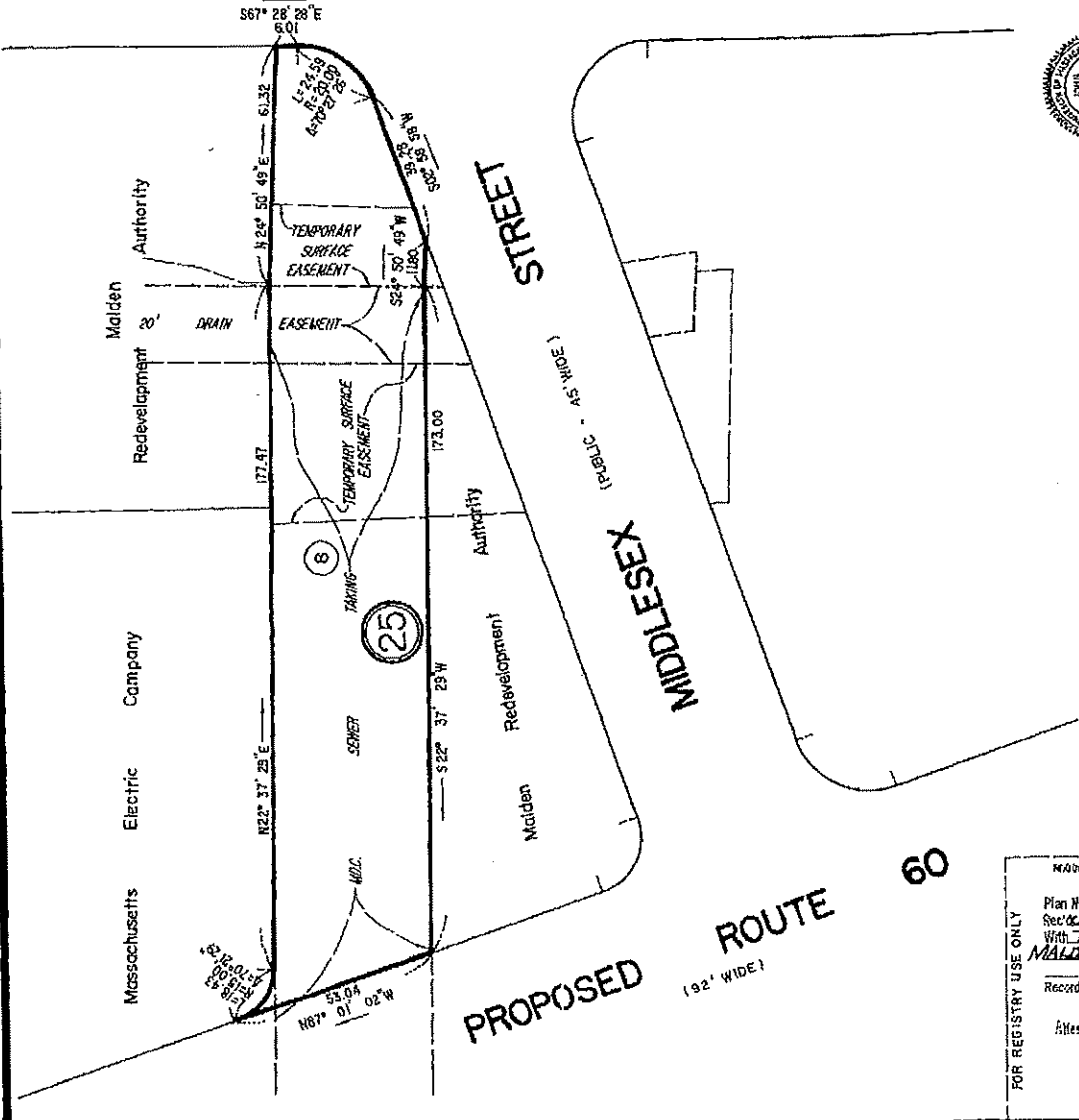
- 25 - BLOCK
- 8 - PARCEL

PARCEL NO.	SUPPOSED OWNER	AREA SQ. FT.
8	Malden Redevelopment Authority	9,173

PARCEL NO.	EASEMENTS
8	20' Drain Easement Bk. 13197 P. 491
9	Temporary Surface Easement Bk. 13197 P. 509
8	MDC, Sewer Easement Bk. 2133 P. 550

PROPERTY LINE AND EMINENT DOMAIN TAKING MAP
CIVIC CENTER MASS R-118
URBAN RENEWAL PROJECT
 MALDEN REDEVELOPMENT AUTHORITY
MALDEN (MIDDLESEX COUNTY) MASSACHUSETTS
 Norwood Engineering Co., Inc. Civil Engineers - Land Surveyors
 Scale: 1 inch = 20 feet
 JUNE 13, 1978 SHEET 1 of 3

EXCHANGE STREET (PUBLIC - 60' WIDE)



REGISTERED LAND SURVEYOR

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: _____ REGISTERED LAND SURVEYOR

FOR REGISTRY USE ONLY

Massachusetts Registry of Deeds, So. Dist. CAMBRIDGE, MASS.
 Plan Number 72214 of 31108
 Rec'd 10/13/78 10:30 A.M.
 With TRAVEL Docs No. 130
MALDEN REDEVELOPMENT AUTHORITY

Recorded, Book 3479 Page 477

Attest: John F. Raymond Registrar
 BY RL