

**Appendix E**

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**Parcel Deeds**



**Parcel 3227**  
**1A Tracy St**

THIS DEED NOT VALID UNLESS RECORDED IN THE PROPER REGISTRY OF DEEDS WITHIN 60 DAYS AFTER THE SALE

FORM 475

TREASURER'S DEED TO MUNICIPALITY  
LAND OF LOW VALUE

THE COMMONWEALTH OF MASSACHUSETTS

Concord  
NAME OF CITY OR TOWN

OFFICE OF THE TREASURER

I, Mary E. Sheehan, Treasurer of the City of Concord Town

pursuant to the provisions of General Laws, Chapter 60, Section 79 and 80, hereby grant to said city the parcel town parcel of land described in the instrument of taking or tax collector's deed to which reference is made in the following schedule:

NAME OF PERSON ASSESSED IN THE YEAR OF THE TAX FOR WHICH THE LAND WAS TAKEN OR SOLD LOCATION OF PARCEL	INSTRUMENT OF TAKING OR TAX TITLE DEED				NAME OF INTERESTED PERSONS SERVED BY REGISTERED MAIL WITH NOTICE OF SALE UNDER CHAPTER 60, SECTION 80 A.
	RECORDED		REGISTERED		
	Book	Page	Document No.	Certificate of Title No.	
Thomas F. Reilly Lot 603 Land on or near Tracy Street	10651	273	- - -	- - -	Thomas F. Reilly

(ATTACH SCHEDULE IF MORE SPACE IS NEEDED. STATE NUMBER OF SCHEDULES ATTACHED None)

The land hereby granted was included in an affidavit made by The Commissioner of Corporations and taxation, recorded on November 6, 1970, in the Middlesex South District Registry of Deeds, Registry District, Book 11915, Page 260, Document No. - - -, Certificate of Title No. - - - relative to the value of certain parcels of land taken purshased by said city town for non-payment of taxes and to the validity of the tax titles held thereon; and was offered for sale at public auction on December 15, 1970, Advertised Concord Journal November 19, 1970 in accordance with a notice of sale posted on November 20, 1970, in Town House (Bulletin Board) (SPECIFY PLACE WHERE NOTICE WAS POSTED)

[Strike out Paragraph (A) or (B) as the Circumstances Require]

(A) No bid was made at the time and place appointed for the sale or at any adjournment thereof and the said city town therefore became the purchaser at an adjournment of said sale on December 16, 1970

(B) ~~The purchaser failed to pay the amount bid by him at the original time and place appointed for the sale, an adjournment of said sale on 15, within ten days thereafter, wherefore the sale became void and the said city town became the purchaser.~~

Executed as a sealed instrument this 17th day of December, 1970

Mary E. Sheehan, Treasurer of the City of Concord Town

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. December 17, 1970

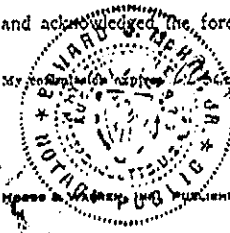
Then personally appeared the above-named Mary E. Sheehan

and acknowledged the foregoing instrument to be his free act and deed as Treasurer as aforesaid, before me,

My commission expires 12/31, 1979

Edward J. McKeay Jr.  
Notary Public - Justice of the Peace

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION.



DEC31-70AM 11:17 118E\*\*\*7.00

**Parcel 3216**  
**13 Tracy St**

TRACY ST

NO 31.  
\* BOOK/PAGE FOR 13 TRACY ST

BK 33447PG 129

QUITCLAIM DEED

REPRIMED BY CONCORD ST, CONCORD

I, ROBERT J. BERGEMANN, of Concord, Massachusetts for no consideration, but as a gift, hereby grant to THE TOWN OF CONCORD, a municipal corporation, having an address of 22 Monument Square, Concord, Massachusetts 01742, certain parcels of land in Concord, Middlesex County, Massachusetts, situated in White Pond, further described as follows:

Certain lots of land being shown as Lot 617, 618, and 619, on a plan entitled "Pine Knoll Shores," dated September 10, 1931, by K.W. Leighton Civil Engineer, recorded in Middlesex South District Deeds as Plan #853 (A of 3) of 1931, in Book 5592, Page End; more fully bounded and described as follows:

- EASTERLY by Tracy Street, as shown on said Map, fifty-five (55) feet, more or less;
- NORTHERLY by Powder Mill Road, as shown on said Map, one hundred seven (107) feet, more or less;
- WESTERLY by land now or formally of one Roberts, as shown on said Map, ninety three and six-tenths (93.6) feet, more or less;
- SOUTHERLY by lot number 616, as shown on said Map, one hundred (100) feet, more or less.

Said lots are conveyed subject to certain restrictions as contained on Said Map, and subject to zoning ordinances of the Town of Concord, Massachusetts, as of the date on Said Map.

For my title, see deed of Henry J. Piotrowski, also know as Henry J. Petrowsky, for this and other parcels, dated June 12, 1961 and recorded with the Middlesex South Registry of Deeds in Book 10098, Page 393.

The Grantee on this deed being a municipality, no deed stamps are affixed hereto or required.

WITNESS my hand and seal this 8th day of August, 2001.

Robert Bergemann  
Robert J. Bergemann

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

On this 8th day of August, 2001, before me personally appeared Robert J. Bergemann, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Douglas Meehan  
Notary Public  
My commission expires: JUNE 20, 2008

**Parcel 3240**  
**2B Paul St**



**DEED**

**Robin Clarke** of Dennis, Barnstable County, Massachusetts and **Pamela Welsh-Bird**, of Shirley, Middlesex County, Massachusetts, as **co-executors under the Will of Robert S. Welsh** (said Will being on file with the Middlesex South County Probate and Family Court Department, Docket No. 03P2332EP1), pursuant to the power of sale contained in said Will and every other power, and **Jean C. Drake**, individually, of Arlington, Middlesex County, Massachusetts, as tenants in common,

for consideration paid of One (\$1.00) Dollar,

hereby collectively grant to the **Town of Concord**, a municipal corporation having an address of 22 Monument Square, Concord, Massachusetts 01742, acting through its Board of Selectmen,

with quitclaim covenants (from Robin Clarke and Pamela Welsh Bird, as co-executors as aforesaid only)

their one-half (1/2) interest in the certain parcel of land situated in Concord, Middlesex County, Massachusetts, known as 2B Paul Street, shown as Lots #584-585 on a map of Pine Knoll Shores, said map being drawn by K. W. Leighton Civil Engineer, dated September 10<sup>th</sup>, 1931 and recorded in Book #5592 as Plan #853 of 1931 in the Registry of Deeds Office for Middlesex South District (the "Map"), said lots being bounded as follows:

- EASTERLY: By Paul Street, as shown on said Map, fifty-three (53) feet, more or less;
- SOUTHERLY: By part of lots 524 & 525-526-527 and part of lot 528, as shown on said Map, one hundred seven and fifty-three hundredths, (107.53) feet, more or less;
- WESTERLY: By lot 591 and part of lot 590, as shown on said Map, thirty-two and sixty-three hundredths (32.63) feet, more or less; and
- NORTHERLY: By lot 585, as shown on said Map, one hundred (100) feet, more or less.

The premises are conveyed subject to and with the benefit of all rights, easements and restrictions of record, if any, insofar as the same are now in force and applicable.

No Massachusetts Excise Stamps are affixed hereto as the consideration is such that none are required by law.

Being the same premises conveyed by deed of Thomas F. Reilly to Thomas M. Russell and Robert Welsh, recorded with Middlesex South Registry of Deeds in Book 5935, Page 81; Robert Welsh died without a will in Arlington, Massachusetts on October 6, 1946 as evidenced by Death Certificate, survived by his wife, Jeanie T. Welsh and issue, Robert S. Welsh and Jean C. Drake. Jeanie T. Welsh died November 29, 1987, Middlesex Probate Court Docket No.

2B Paul Street, Concord, MA

*Return to: Palmer & Dodge LLP  
Pamela Messergh, Paralegal  
111 Huntington Avenue at Prudential Center  
Boston, MA 02199-7613*

88P3797E. Robert S. Welsh died May 4 2003, Middlesex Probate Court Docket No. 03P2332EP1.

EXECUTED under seal this 22 day of April, 2005.

Robin Clarke

Robin Clarke, as co-executor under the Will of Robert S. Welsh and not individually

Pamela Welsh-Bird

Pamela Welsh-Bird, as co-executor under the Will of Robert S. Welsh and not individually

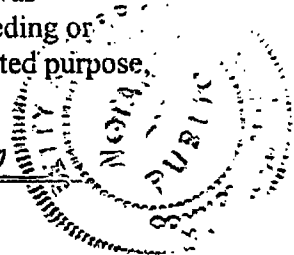
Jean C. Drake  
Jean C. Drake

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Barnstable

On this 22 day of April, 2005, before me, the undersigned notary public, personally appeared Robin Clarke, proved to me through satisfactory evidence of identification, which was known to me, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose, as co-executor under the Will of Robert S. Welsh.

Betty A. Curry  
Notary Public:  
My Commission Expires:

**BETTY A. CURRY, Notary Public**  
My Commission Expires March 14, 2008

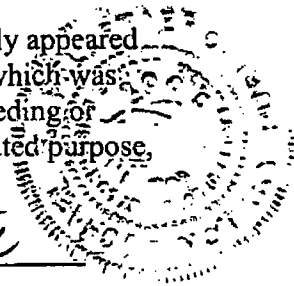


COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Middlesex

On this 27<sup>th</sup> day of April, 2005, before me, the undersigned notary public, personally appeared Pamela Welsh-Bird, proved to me through satisfactory evidence of identification, which was MA DL, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose, as co-executor under the Will of Robert S. Welsh.

Michael R. Pelletier  
Notary Public:  
My Commission Expires:

**MICHAEL R. PELLETIER**  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires July 15, 2008





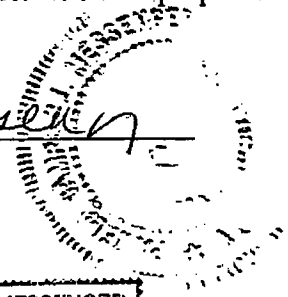
COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF MIDDLESEX

On this 13<sup>th</sup> day of April, 2005, before me, the undersigned notary public, personally appeared Jean C. Drake, proved to me through satisfactory evidence of identification, which was photo ID, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

Pamela C. Messenger

Notary Public:

My Commission Expires:



PAMELA C. MESSENGER  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
August 29, 2008

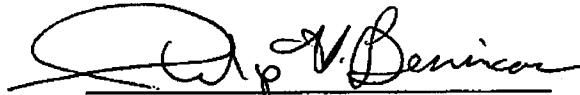
ACCEPTANCE OF DEED

The land conveyed by this Deed to the Town of Concord is accepted in the name of the Town of Concord by its Board of Selectmen.

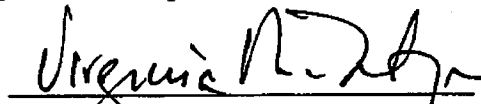
Executed as a sealed instrument this 6<sup>th</sup> day of <sup>June</sup>~~April~~, 2005.

Board of Selectmen  
Town of Concord, Massachusetts

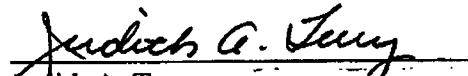
Name

  
Philip H. Benincasa

  
Anne D. Shapiro

  
Virginia McIntyre

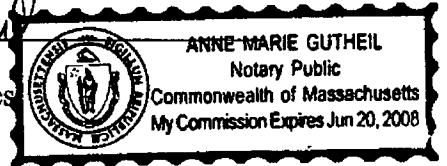
\_\_\_\_\_  
Margaret B. Briggs

  
Judith A. Terry

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF MIDDLESEX

On this 6<sup>th</sup> day of ~~April~~ <sup>June</sup>, 2005, before me, the undersigned notary public, personally appeared Philip H. Benincasa, of the Board of Selectmen of the Town of Concord, Massachusetts, proved to me through satisfactory evidence of identification, which was Personal Knowledge, 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.

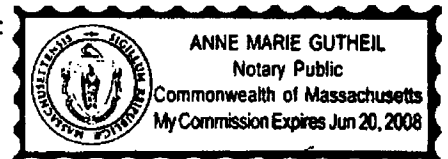
Anne Marie Gutheil  
Notary Public:  
My Commission Expires:



COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Middlesex

On this 6<sup>th</sup> day of ~~April~~ <sup>June</sup>, 2005, before me, the undersigned notary public, personally appeared Anne D. Shapiro, of the Board of Selectmen of the Town of Concord, Massachusetts, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

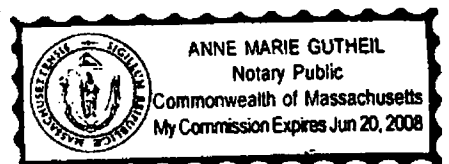
Anne Marie Gutheil  
Notary Public:  
My Commission Expires:



COMMONWEALTH OF MASSACHUSETTS.  
COUNTY OF Middlesex

On this 6<sup>th</sup> day of ~~April~~ <sup>June</sup>, 2005, before me, the undersigned notary public, personally appeared Virginia McIntyre, of the Board of Selectmen of the Town of Concord, Massachusetts, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

Anne Marie Gutheil  
Notary Public:  
My Commission Expires:



COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF \_\_\_\_\_

On this \_\_\_ day of April, 2005, before me, the undersigned notary public, personally appeared Margaret B. Briggs, of the Board of Selectmen of the Town of Concord, Massachusetts, proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

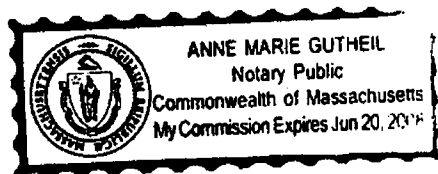
\_\_\_\_\_  
Notary Public:  
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Middlesex

On this 6<sup>th</sup> day of ~~April~~ <sup>June</sup>, 2005, before me, the undersigned notary public, personally appeared Judith A. Terry, of the Board of Selectmen of the Town of Concord, Massachusetts, proved to me through satisfactory evidence of identification, which was Kerensa K. Kowalski, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

Anne Marie Gutheil  
\_\_\_\_\_  
Notary Public:

My Commission Expires:



Edward C. Brown  
Attest. Middlesex S. Register



**Parcel 3231**  
**41A Powder Mill Rd**

DEC 28 6 41 PM 12:35 Z158E \*\*\*44.00

BK10191 PG564

9400

THIS DEED NOT VALID UNLESS RECORDED IN THE PROPER REGISTRY OF DEEDS WITHIN 60 DAYS AFTER THE SALE

FORM 478

TREASURER'S DEED TO MUNICIPALITY  
LAND OF LOW VALUE

THE COMMONWEALTH OF MASSACHUSETTS

CONCORD

NAME OF CITY OR TOWN

OFFICE OF THE TREASURER

I, Mary E. Sheehan, Treasurer of the City of Concord Town

pursuant to the provisions of General Laws, Chapter 60, Section 79 and 80, hereby grant to said city - the parcel town - the parcels of land described in the instrument of taking or tax collector's deed to which reference is made in the following schedule:

NAME OF PERSON ASSESSED IN THE YEAR OF THE TAX FOR WHICH THE LAND WAS TAKEN OR SOLD LOCATION OF PARCEL	INSTRUMENT OF TAKING OR TAX TITLE DEED				NAME OF INTERESTED PERSONS SERVED BY REGISTERED MAIL WITH NOTICE OF SALE UNDER CHAPTER 60, SECTION 80 A.
	RECORDED		REGISTERED		
	Book	Page	Document No.	Certificate of Title No.	
<u>Arnold P. Baldi</u> Land on Powder Mill Road, known as Lots 597 & 598. Plan 853 of 1931.	<u>8593</u>	<u>046</u>			<u>Arnold P. Baldi</u> 113 Blackstone Street Boston, Massachusetts.

(ATTACH SCHEDULE IF MORE SPACE IS NEEDED. STATE NUMBER OF SCHEDULES ATTACHED 0)

The land hereby granted was included in an affidavit made by The Commissioner of Corporations and taxation, recorded on January 17, 1962, in the Middlesex So. District Registry of Deeds, Book 9972, Page 156, Document No.           , Certificate of Title No.           , relative to the value of certain parcels of land taken city - town purchased by said city - town for non-payment of taxes and to the validity of the tax titles held thereon; and was offered for sale at public auction on December 20, 1962, in accordance with a notice of sale posted on November 16, 1962, in Town Bulletin Board and Town House Bulletin Board

(SPECIFY PLACE WHERE NOTICE WAS POSTED)  
[Strike out Paragraph (A) or (B) as the Circumstances Require]

(A) No bid            was made at the time and place appointed for the sale or at any adjournment thereof and the said city town therefore became the purchaser at an adjournment of said sale on Dec. 21, 1962

(B) The purchaser failed to pay the amount bid by him at            the original time and place appointed for the sale, an adjournment of said sale on           , 1962 within ten days thereafter, wherefore the sale became void and the said city town became the purchaser.

Executed as a sealed instrument this 21st day of December, 1962

Mary E. Sheehan, Treasurer of the City of Concord Town

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

December 21, 1962

Then personally appeared the above-named Mary E. Sheehan and acknowledged the foregoing instrument to be his free act and deed as Treasurer as aforesaid, before me,

My commission expires August 18, 1967

Barbara H. Pratt  
Notary Public - Justice of the Peace

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION.

**Parcels 336-1 and  
3412-1  
24B and 116 Shore  
Dr**

93-22-7343 11.11 137RE \*\*16.00

11/5/16-08

Puritan Village Homes, Inc.,

a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 29 Hudson Road, Sudbury, Middlesex County, Massachusetts, for consideration paid, ~~and full consideration of~~

grants to the INHABITANTS OF THE TOWN OF CONCORD, A MUNICIPAL CORPORATION DULY ORGANIZED BY LAW and having a usual place of business at the Town ~~XX~~ House in said Concord, acting by and through ~~with said town committee~~ its Natural Resources Commission for Conservation Commission under the ~~XXXXXX~~ provision of General Laws, Chapter 40, Section 8 (c) and General Laws Chapter 41, Section 69 (g) with QUITCLAIM COVENANTS

[Description and encumbrances, if any]

The land on or near White Pond in Concord, Middlesex County, Massachusetts, being shown as Parcel A, B, and C <sup>and Hemlock Street</sup> on a plan entitled "Plan of Land in Concord, Massachusetts, owned by as noted", drawn by Colburn Engineering, Hudson, Massachusetts dated June 25, 1973 and REVISED July 13, 1973 and recorded with Middlesex South District Deeds at Book 12483, page 139, bounded and described as follows:

PARCEL A

- NORTHWESTERLY by White Pond as shown on said plan, 568 feet more or less;
  - EASTERLY by land of Ludlam as shown on said plan, 349 feet more or less;
  - NORTHWESTERLY by land of Ludlam as shown on said plan, 153.55 feet more or less;
  - EASTERLY by Parcel B, Varick Street, land of Michalski and land of the Town of Concord as shown on said plan, 491 feet more or less;
  - SOUTHEASTERLY by land of the Town of Concord as shown on said plan, 202 feet more or less;
  - SOUTHEASTERLY by land of Sperry Rand Corp. as shown on said plan, 218.67 feet more or less;
  - SOUTHWESTERLY by land of Sperry Rand Corp. as shown on said plan, 678 feet more or less;
- Containing an area of 8.0 acres more or less, according to said plan.

PARCEL B

- NORTHEASTERLY by Hemlock Street as shown on said plan, 184.86 feet more or less;
  - SOUTHEASTERLY by Varick Street as shown on said plan, 198.70 feet more or less; and
  - WESTERLY by Parcel A as shown on said plan, 175.99 feet more or less;
- Containing an area of 13,120 square feet more or less, according to said plan.



PARCEL C

EASTERLY by Shore Drive as shown on said plan,  
84 feet more or less;

SOUTHEASTERLY by Varick Street as shown on said plan,  
112.55 feet more or less;

SOUTHWESTERLY by Hemlock Street as shown on said plan,  
238.31 feet more or less;

WESTERLY by land of Ludlam as shown on said plan,  
31 feet more or less;

NORTHERLY by land of LeBlanc and land of Fitzpatrick  
as shown on said plan, 162.5 feet more or less;

EASTERLY by land of Chaves as shown on said plan,  
64.9 feet more or less;

NORTHERLY by land of Chaves as shown on said plan,  
100 feet more or less;

Containing an area of 26,240 square feet more or less, according to  
said plan.

For my title see deed of Bruce T. Quirk to Puritan Village  
Homes, Inc., dated July 20, 1973 and recorded with Middlesex South  
District Deeds Book 12483 Page 139 - 140 - 141.

Also Hemlock Street.

NORTHEASTERLY by Parcel C as shown on said plan, 238.31  
feet more or less;

SOUTHEASTERLY by Varick Street as shown on said plan;

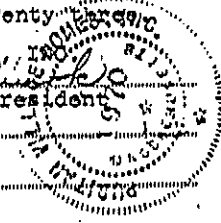
SOUTHWESTERLY by Parcel B as shown on said plan, 184.86  
feet more or less;

WESTERLY by land of Ludlam as shown on said plan.

This deed is given in confirmation of a taking by the Selectmen of  
the Town of Concord to be recorded herewith.

In witness whereof, the said Puritan Village Homes, Inc. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Robert D. Quirk its President hereto duly authorized, this ~~sixteenth~~ 22nd day of August in the year one thousand nine hundred and seventy Signed and sealed in presence of

PURITAN VILLAGE HOMES, INC.  
By Robert D. Quirk, President  
Duly Authorized.



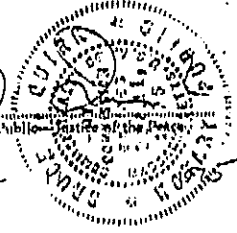
The Commonwealth of Massachusetts

Middlesex ss.

August 22, 1973

Then personally appeared the above named Robert D. Quirk, President and acknowledged the foregoing instrument to be the free act and deed of the Puritan Village Homes, Inc. before me

*Bruce*  
Notary Public - Justice of the Peace



My commission expires Dec

CHAPTER 185 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No registrar of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

CERTIFICATE OF CORPORATE VOTE  
PURITAN VILLAGE HOMES, INC.

I, Bruce T. Quirk, duly elected clerk of Puritan Village Homes, Inc., certify that at a meeting of the directors and stockholders, duly called and held at the office of the corporation on August 22, 1973, all of the directors and stockholders being present, upon motion made and seconded, it was unanimously voted:

To accept the award of damages in the amount of \$125,000 made in connection with a taking by the Town of Concord of land of the corporation consisting of approximately 9.2 acres on or near White Pond in Concord; to execute, deliver, and record a deed to the Town of Concord confirming the taking; to execute and deliver to said Town the general release of the corporation waiving all claims whatsoever in connection with the taking and conveyance and to authorize Robert E. Quirk, President to execute and deliver all documents necessary for the consummation of the foregoing transaction.

I further certify that Robert D. Quirk is the duly elected president of the corporation and that nothing authorized by this vote is inconsistent with the charter or by-laws of the corporation.

A True Copy Attest:



Bruce T. Quirk, Clerk

**Parcel 3416-1**  
**48B Fitchburg Tpk**

Parcel Unisys Legal stuff  
3416-1

Sperry Land  
White Pond Reservation

QUITCLAIM DEED

TPL - New York, Inc., a New York corporation, with an address of 67 Batterymarch Street, Boston, MA 02110, for consideration paid of THREE HUNDRED TWENTY THREE THOUSAND FOUR HUNDRED THIRTY FIVE DOLLARS (\$323,435), hereby grants, with quitclaim covenants, to the Town of Concord, a municipal corporation located in Middlesex County, Massachusetts with an address of Town House, 22 Monument Square, Concord, Massachusetts 01742, that certain parcel of land located in Concord, Middlesex County, Massachusetts more particularly described on Exhibit A attached hereto, together with the improvements thereon, if any (the "Premises").

The Premises are conveyed subject to a perpetual, non-exclusive easement, in favor of the adjoining land of the Town of Sudbury shown as Lot 4 on the Plan (as defined in Exhibit A), shown as "20' Wide Pedestrian Access Easement" on the Plan allowing residents of the Town of Sudbury access to the Premises for passive recreational use (but specifically excluding swimming and all motorized vehicles other than emergency vehicles), subject to the reasonable rules and regulations imposed from time to time by the Town of Concord on such use by its own citizens, and the right to maintain said easement.

The Premises are conveyed with the benefit of a perpetual, non-exclusive easement across the adjoining property owned by the Town of Sudbury and the property of the grantor shown as Lot 6 on the Plan shown as "50' Wide Driveway Access Easement" and "20' Wide Pedestrian Access Easement" on the Plan, allowing Concord residents access to the Premises for passive recreational use, subject to the reasonable rules and regulations imposed from time to time by the Town of Sudbury on such use by its own citizens, and allowing the Town of Concord access for motor vehicles for municipal purposes, including without limitation emergency rescue, police, fire protection, and conservation purposes, and the right to maintain said easement.

For grantor's title, see deed of Unisys Corporation dated December 31, 1991 and recorded with the Middlesex South Registry of Deeds in Book 21653, Page 152 and Certificate of Title No. 191942.

Executed under seal as of January 31, 1992.

TPL - NEW YORK, INC.

By: Ernest Cook  
Its Vice President  
Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk

January 31, 1992

Then personally appeared the above-named Ernest Cook, as Vice President of TPL - New York, Inc., and acknowledged the foregoing to be the free act and deed of said corporation, before me.

Julie A. Ledoux  
Notary Public

My commission expires: Sept. 7, 1995

BIAL/TPL/AE7

APPENDIX A - Page 2

The Premises shall be conveyed subject to the following:

- (a) An easement, shown as a 20-foot wide pedestrian access easement on that certain plan [the Land Court plan], in favor of the adjoining property owned by the Town of Sudbury allowing Sudbury residents access to the Premises for passive recreational use (but specifically excluding swimming and all motorized vehicles other than emergency vehicles), subject to the reasonable rules and regulations imposed from time to time by the Town of Concord on such use by its own citizens, and the right to maintain said easement; and
- (b) An easement providing Unisys Corporation with access to the Premises to the extent reasonably necessary to perform its obligations under the indemnity described in the next Section, together with any necessary access to utility connections and easements to utility companies.

The Premises shall be conveyed with the benefit of an appurtenant easement across the adjoining property owned by the Town of Sudbury, shown as a 50-foot wide driveway access easement and a 20-foot wide pedestrian access easement on that certain plan [the Land Court plan], allowing Concord residents access to such property for passive recreational use, subject to the reasonable rules and regulations imposed from time to time by the Town of Sudbury on such use by its own citizens, and allowing the Town of Concord access for motor vehicles for municipal purposes, including without limitation emergency rescue, police, fire protection, and conservation purposes, and the right to maintain said easement.

1430v5

AMENDMENT TO PURCHASE AND SALE AGREEMENT

Reference is made to that certain Purchase and Sale Agreement (the "Agreement") dated December 28, 1991 between The Trust for Public Land ("Seller") and the Town of Concord ("Buyer") for an area of land consisting of approximately forty (40) acres located adjacent to White Pond in Concord, Massachusetts.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer hereby agree to amend the Agreement as follows:

1. The time for performance and delivery of the deed set forth in Paragraph 8 of the Agreement is extended until 10:00 a.m. on January 31, 1992, time still being of the essence of the Agreement as extended.

2. Paragraph 34 included in the Rider to the Agreement shall be amended to read as follows:

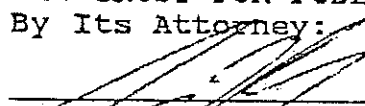
34. Buyer in its sole discretion may at any time prior to January 30, 1992 elect to terminate all obligations hereunder by delivery to Seller of notice that Buyer has exercised this right. If Buyer does so elect, Seller shall promptly return to Buyer all funds received by Seller as a deposit hereunder. If Buyer fails so to terminate before such date, then this Paragraph shall on and after such date be void and this Agreement shall be fully binding upon the parties.

In all other respects, the Agreement is hereby ratified and confirmed.

This Amendment, executed in multiple counterparts, is intended to take effect as a sealed instrument.

SELLER:

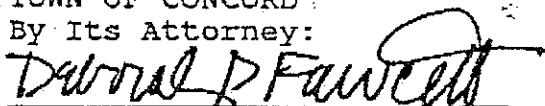
THE TRUST FOR PUBLIC LAND  
By Its Attorney:

  
\_\_\_\_\_  
Gregory P. Bialecki  
Hill & Barlow  
One International Place  
Boston, MA 02110

1430v15

BUYER:

TOWN OF CONCORD  
By Its Attorney:

  
\_\_\_\_\_  
Deborah P. Fawcett  
Nutter, McClennen & Fish  
One International Place  
Boston, MA 02110-2699

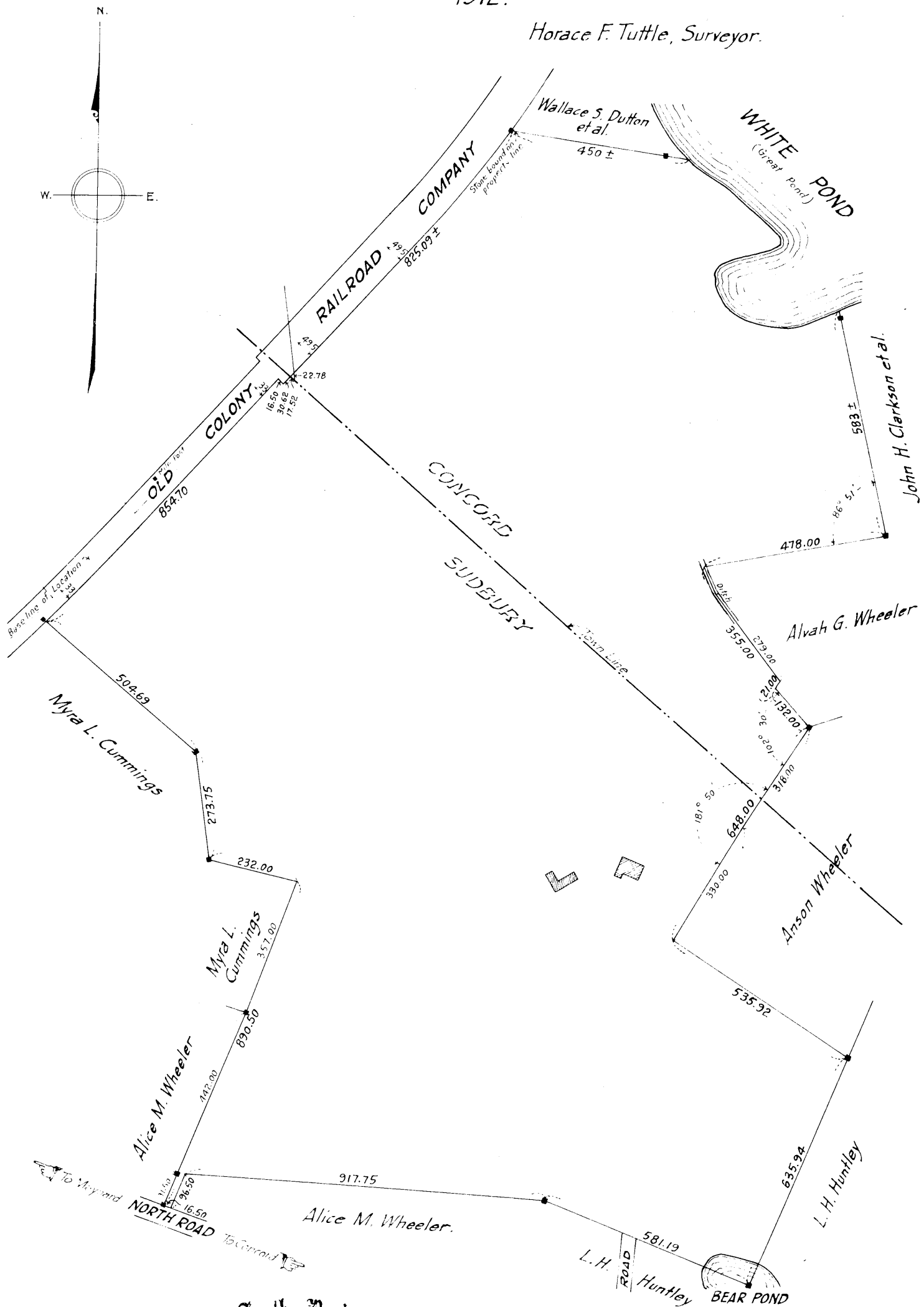


# Plan of Land in Concord and Sudbury.

Scale 100 feet to an inch.

1912.

Horace F. Tuttle, Surveyor.



South Registry District  
OCT 27 1914

RECEIVED FOR REGISTRATION  
10 O'CLOCK 13

Copy of part of plan  
filed in  
LAND REGISTRATION OFFICE  
OCT. 18, 1912  
Scale of this plan 300 feet to an inch  
C. B. Humphrey, Surveyor for Court

**Parcel 3267**  
**1 Seymour St**

DEC 31 70 AM 11:17 117RE \*\*\*150

BK 11938 PG 626

THIS DEED NOT VALID UNLESS RECORDED IN THE PROPER REGISTRY OF DEEDS WITHIN 60 DAYS AFTER THE SALE

FORM 470

179.50

TREASURER'S DEED TO MUNICIPALITY  
LAND OF LOW VALUE

THE COMMONWEALTH OF MASSACHUSETTS

Concord

NAME OF CITY OR TOWN

OFFICE OF THE TREASURER

I, Mary E. Sheehan, Treasurer of the City of Concord

pursuant to the provisions of General Laws, Chapter 60, Section 79 and 80, hereby grant to said city the parcel  
of land described in the instrument of taking or tax collector's deed to which reference is made in the following  
schedule:

NAME OF PERSON ASSUMED IN THE YEAR OF THE TAX FOR WHICH THE LAND WAS TAKEN OR SOLD	INSTRUMENT OF TAKING OR TAX TITLE DEED				NAMES OF INTERESTED PERSONS SERVED BY REGISTERED MAIL WITH NOTICE OF SALE UNDER CHAPTER 60, SECTION 80 A.
	RECORDED		REGISTERED		
	Book	Page	Document No.	Certificate of Title No.	
LOCATION OF PARCEL Claude A. & Isabella H. Rogers Lots 500 and 501 Seymour Street	9684	149	- - -	- - -	Claude A. & Isabella H. Rogers

(ATTACH SCHEDULE IF MORE SPACE IS NEEDED. STATE NUMBER OF SCHEDULES ATTACHED None)

The land hereby granted was included in an affidavit made by The Commissioner of Corporations and  
taxation, recorded on November 6, 1970, in the Middlesex South District Registry of Deeds,  
Book 11915, Page 260, Document No. - - -, Certificate of Title No. - - -  
relative to the value of certain parcels of land taken by said city-  
purchased town for non-payment of taxes and to the validity  
of the tax titles held thereon; and was offered for sale at public auction on December 15, 1970,  
in accordance with a notice of sale posted on Advertised-Concord Journal - November 19, 1970  
November 20, 1970,  
in Town House (Bulletin Board)  
(SPECIFY PLACE WHERE NOTICE WAS POSTED)

[Strike out Paragraph (A) or (B) as the Circumstances Require]

(A) No bid was made at the time and place appointed for the sale or at any adjournment  
~~No bid deemed adequate by me~~

thereof and the said city therefore became the purchaser at an adjournment of said sale on December 16, 1970

(B) ~~The purchaser failed to pay the amount bid by him at the original time and place appointed for the sale,~~  
~~an adjournment of said sale on - 15 -~~

~~within ten days thereafter, wherefore the sale became void and the said city became the purchaser.~~

Executed as a sealed instrument this 17th day of December, 1970.

Mary E. Sheehan, Treasurer of the City of Concord

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. December 17, 1970

Then personally appeared the above-named Mary E. Sheehan

and acknowledged the foregoing instrument to be his free act and deed as Treasurer as aforesaid, before me,

My commission expires August 31, 1973

Edward J. McKey Jr.  
Notary Public - Justice of the Peace



THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION.