

10251 149

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DEED

THE CITY OF BOSTON, a Municipal Corporation in the Commonwealth of Massachusetts, acting by and through its Public Facilities Commission, in consideration of One Dollar (\$1.00) and other good and valuable consideration to be paid, the receipt of which is hereby acknowledged, does hereby grant to the Chinese Consolidated Benevolent Association of New England, Inc., with offices at 90 Tyler Street, Boston, Massachusetts 02111, the land with the building thereon known and numbered 90 Tyler Street in the Boston Proper District of the City of Boston, the former Quincy Elementary School, and more particularly bounded and described as follows:

LOCUS AND ADDRESS OF GRANTEE: 90 Tyler Street, Boston, MA. 02111

- NORTHERLY; by land now or formerly of the Roman Catholic Archbishop of Boston, seventy feet (70.00);
- EASTERLY; by a common passageway, twenty-one and 62/100 feet (21.62);
- NORTHERLY; by said common passageway and land now or formerly of Tom Shee Yee and Ralph Yee, seventy and 97/100 feet (70.97);
- EASTERLY; by Hudson Street, one hundred nine and 91/100 feet (109.91);
- SOUTHERLY; by land now or formerly of George S. Hadaya, seventy and 52/100 feet (70.52);
- WESTERLY and SOUTHERLY; by land now or formerly of Louis S. Hadaya by two measurements, one and 37/100 feet (1.37) and seventy and 13/100 feet (70.13) respectively;
- WESTERLY; by Tyler Street, one hundred thirty-one feet (131.00).

The above premises contains 16,926 square feet, more or less, according to the below referenced plan.

Being the same premises shown on a plan entitled "Tyler Street" by the City of Boston, Public Works Department, Engineering Division, Angelo J. Taluna, Acting Division Engineer, dated June 24, 1977, to be recorded herewith.

The Grantee, for itself, its successors and assigns, agrees to devote the property to the uses specified in its proposal for the purchase of the property dated February 4, 1983, and to use its best efforts to comply with plans and specifications for the renovation prepared by Jung/Brannen Associates and previously submitted to the Grantor.

There has been full compliance with Massachusetts General Laws, Chapter 44, Section 63A.

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Said premises are conveyed subject to and with the benefit of easements, restrictions, agreements and reservations of record, if there be any, insofar as the same may be in force and applicable.

IN WITNESS WHEREOF, The City of Boston has caused these presents to be executed in its name and behalf this 3rd day of MARCH 1983.

CITY OF BOSTON ACTING BY AND THROUGH ITS PUBLIC FACILITIES COMMISSION

134 Donald B. Manson
Donald B. Manson, Director
Public Facilities Department

Approved as to Form:

[Signature]
Corporation Counsel
RWH

Approved: Kevin H. White
Kevin H. White
Mayor, City of Boston
MAR 3 1983

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk ss.

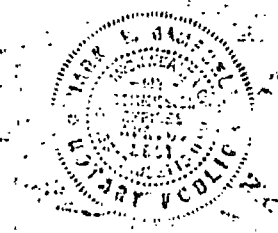
March 3, 1983

Then personally appeared before me the above-named Donald B. Manson and acknowledged the foregoing to be the free act and deed of the City of Boston.

Mark E. Campbell
Notary Public

My Commission Expires April 9, 1987

[Signature]



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City of Boston
Public Facilities Department

26 Court St. 6th Floor
Boston, Massachusetts 02108

Donald B. Manson
Director

Victor E. Hagan
Associate Director

THE UNDERSIGNED HEREBY CERTIFIES THAT SHE is the Secretary of the Public Facilities Commission, and that at a meeting of the said Commission, duly called and held on Wednesday, January 17, 1983, whereat Chairman Edward T. Sullivan, Commissioner Stuart E. Maxwell and Commissioner Robert J. Ryan, being all the members of the said Commission, were present, it was voted

"That having duly advertised its intent to sell to The Chinese Consolidated Benevolent Association, Inc. with offices at 14 Oxford Street, Boston, Massachusetts, the land with building thereon located at 90 Tyler Street (former Quincy Elementary School) in the South Cove district of the City of Boston, for two consecutive weeks (December 20 and December 27, 1982) in accordance with the provisions of Chapter 642 of the Acts of 1966, the Public Facilities Commission, pursuant to its vote of December 7, 1982 and subsequent approval of the Mayor, does hereby vote to sell the aforementioned property to The Chinese Consolidated Benevolent Association, Inc.; and

FURTHER VOTED: That the Director be, and he hereby is, authorized to execute and deliver an instrument conveying said property to The Chinese Consolidated Benevolent Association, Inc., in consideration of the sum of One Dollar (\$1.00)."

Patricia A. Manning
Secretary