

Superfund Records Center
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OTHER: 282355

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282355

**COMPREHENSIVE TITLE SEARCH
NEAR SOUTHWEST PROPERTIES
AND FORMER JOHN J. RILEY PROPERTIES**

for the

**WELLS G&H OU-3/INDUSTRI-PLEX OU-2
WOBURN, MASSACHUSETTS**

Prepared for:



**U.S. ENVIRONMENTAL PROTECTION AGENCY
Office of Site Remediation and Restoration
Region I, New England
Boston, MA**

8(a) SUPERFUND TECHNICAL ASSESSMENT AND RESPONSE TEAM

Contract No.:	68-RI-01-01
TDD No.:	01-02-08-0028
Date Prepared:	November 21, 2003
EPA Task Monitor:	Joseph F. LeMay
Telephone No.:	617-918-1323
Prepared by:	PCI/RAI Joint Venture
8(a) START Project Staff	Brian Barber
Telephone No.:	617-338-0018 x 112

November 21, 2002

Mr. Joseph F. LeMay
Task Monitor U. S. Environmental Protection Agency
Region 1
1 Congress Street, Suite 1100
Boston, Massachusetts, 02114-2023

Subject: Contract No. 68-R1-01-01
TDD 01-02-08-0028
Wells G&H OU-3/Industri-Plex OU-2: Title Searches near Southwest Properties
and former John J. Riley properties

Dear Mr. LeMay:

In response to Technical Directive Document (TDD) No. 01-02-08-0028, please find enclosed for your review and approval a copy of our Comprehensive Title Search for 14 properties in Woburn, MA.. Deeds were searched for the following eleven of the properties back to 1850.

215 Salem Street	248 Salem Street	205 Wildwood Avenue
240 Salem Street	250 Salem Street	225 Wildwood Avenue
242 Salem Street	195 Wildwood Avenue	275 Wildwood Avenue
246 Salem Street	199 Wildwood Avenue	

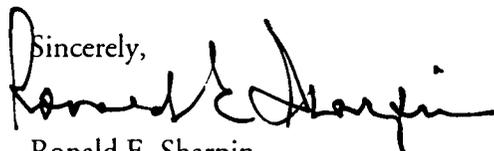
For the following three properties records were updated from January 2001 to the present.

252 Salem Street	256 Salem Street	280 Salem Street
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Title tree diagrams and a narrative listing of title transfers are included in this report for the eleven properties traced back to 1850. For the three other properties current tax records documenting ownership and one deed where a change of ownership has occurred are included. The report also contains tax records and other maps. Deed and other records for the eleven properties have been assembled and sent earlier in two separate submissions as appendices.

If you have any questions or comments, please do not hesitate to contact Brian Barber or me at (617) 338-0018 extensions 112 (for Brian) and 114 (me).

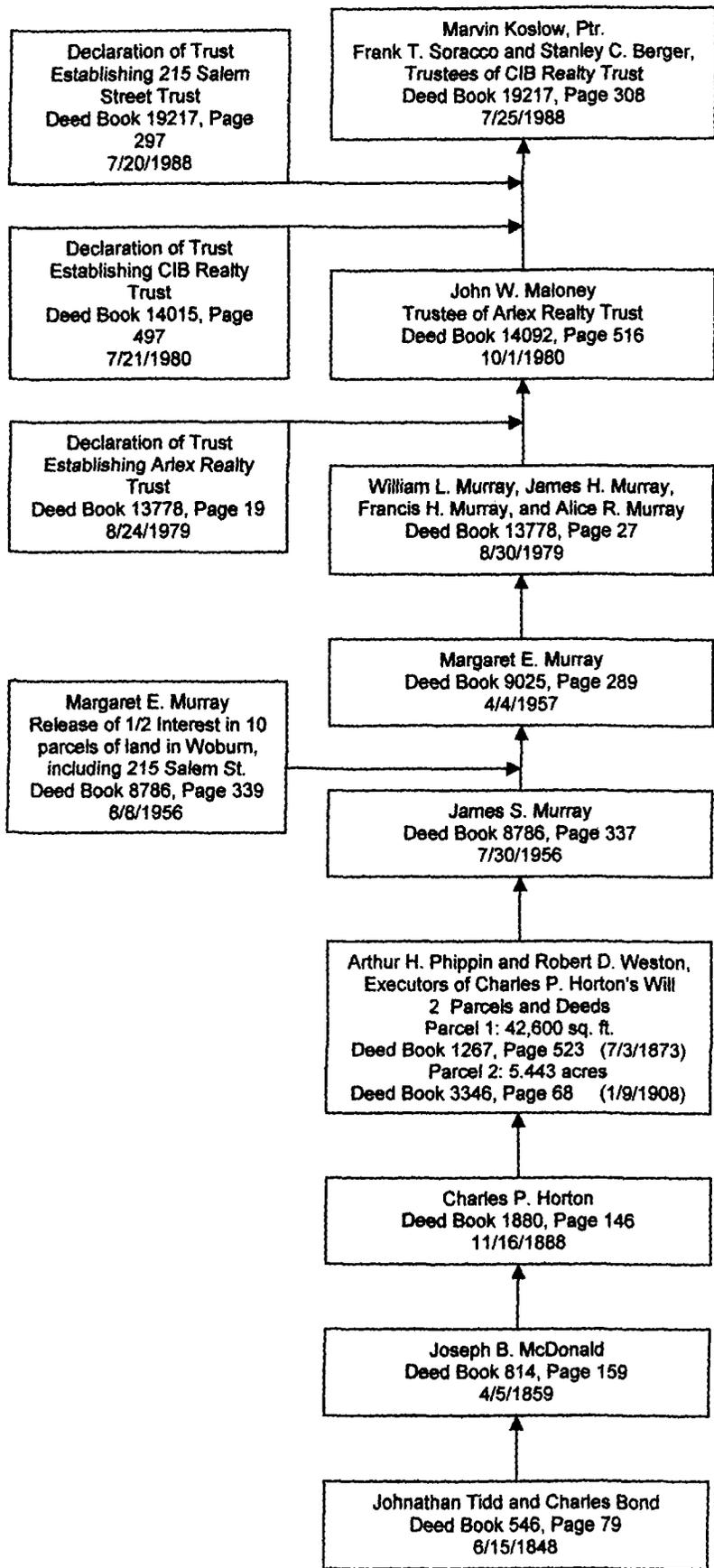
Sincerely,



Ronald E. Sharpin
Start Team Leader

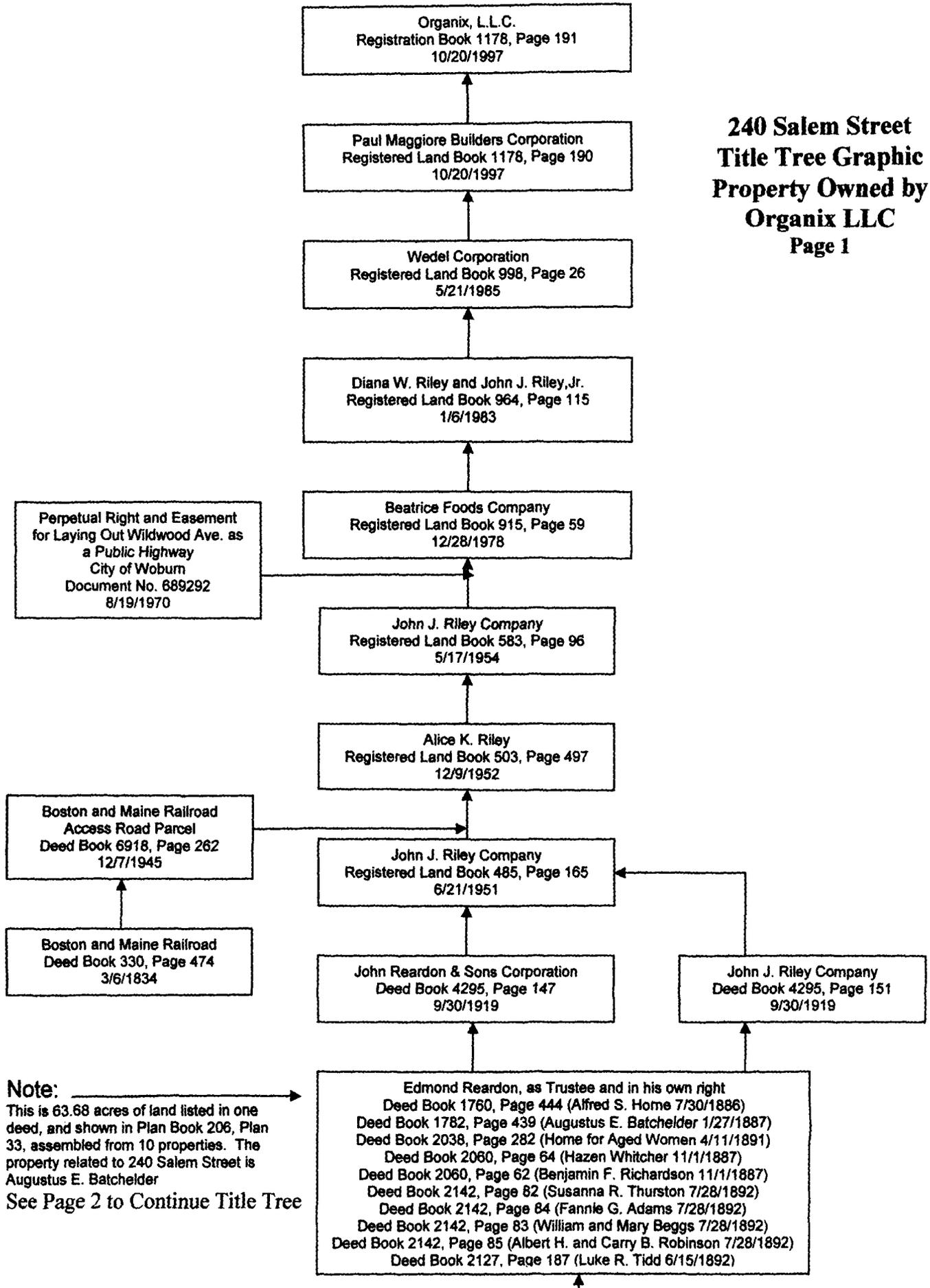
Cc: Martha Bosworth, Enforcement Coordinator, w/o attachment
Katherine Hunt, Contracting Officer, w/o attachment
Filomena M. DiNardo, Project Officer, w/o/attachment

Title Trees

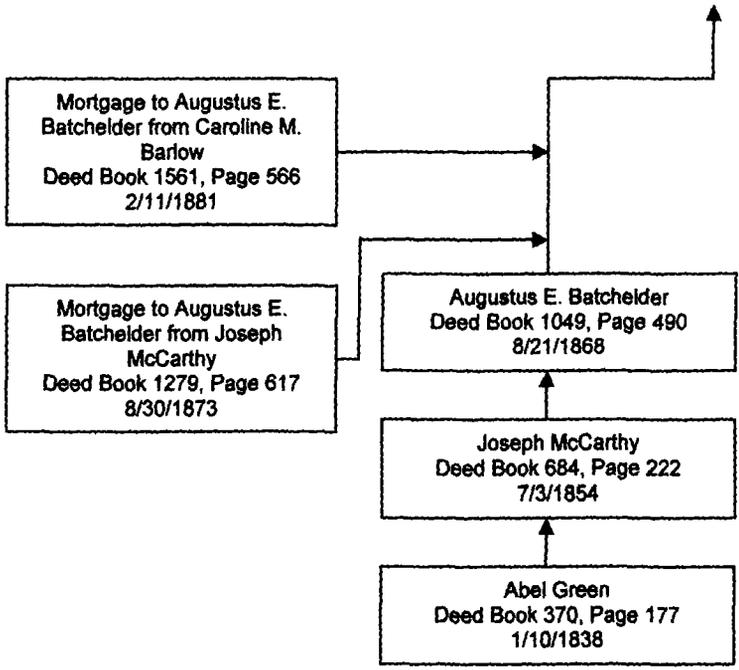


**215 Salem Street
Title Tree Graphic
Property Owned by CIB
Realty Trust**

**240 Salem Street
Title Tree Graphic
Property Owned by
Organix LLC
Page 1**

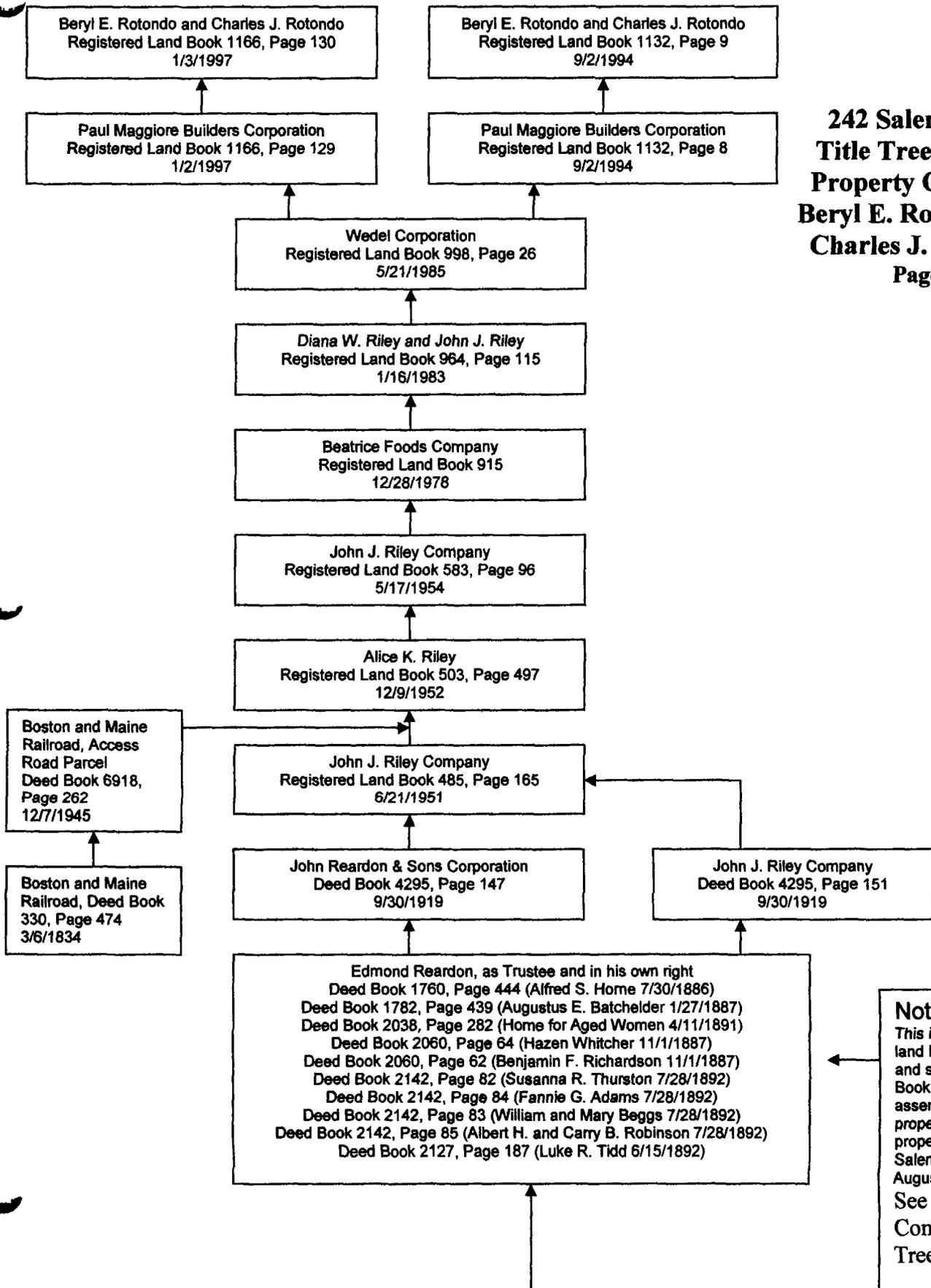


Note:
This is 63.68 acres of land listed in one deed, and shown in Plan Book 206, Plan 33, assembled from 10 properties. The property related to 240 Salem Street is Augustus E. Batchelder
See Page 2 to Continue Title Tree

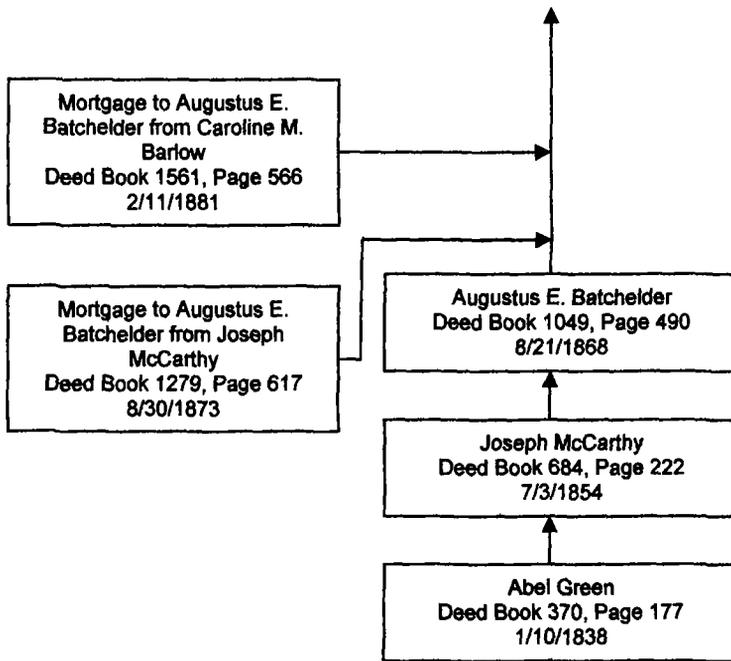


**240 Salem Street
Title Tree Graphic
Property Owned by
Organix, LLC
Page 2**

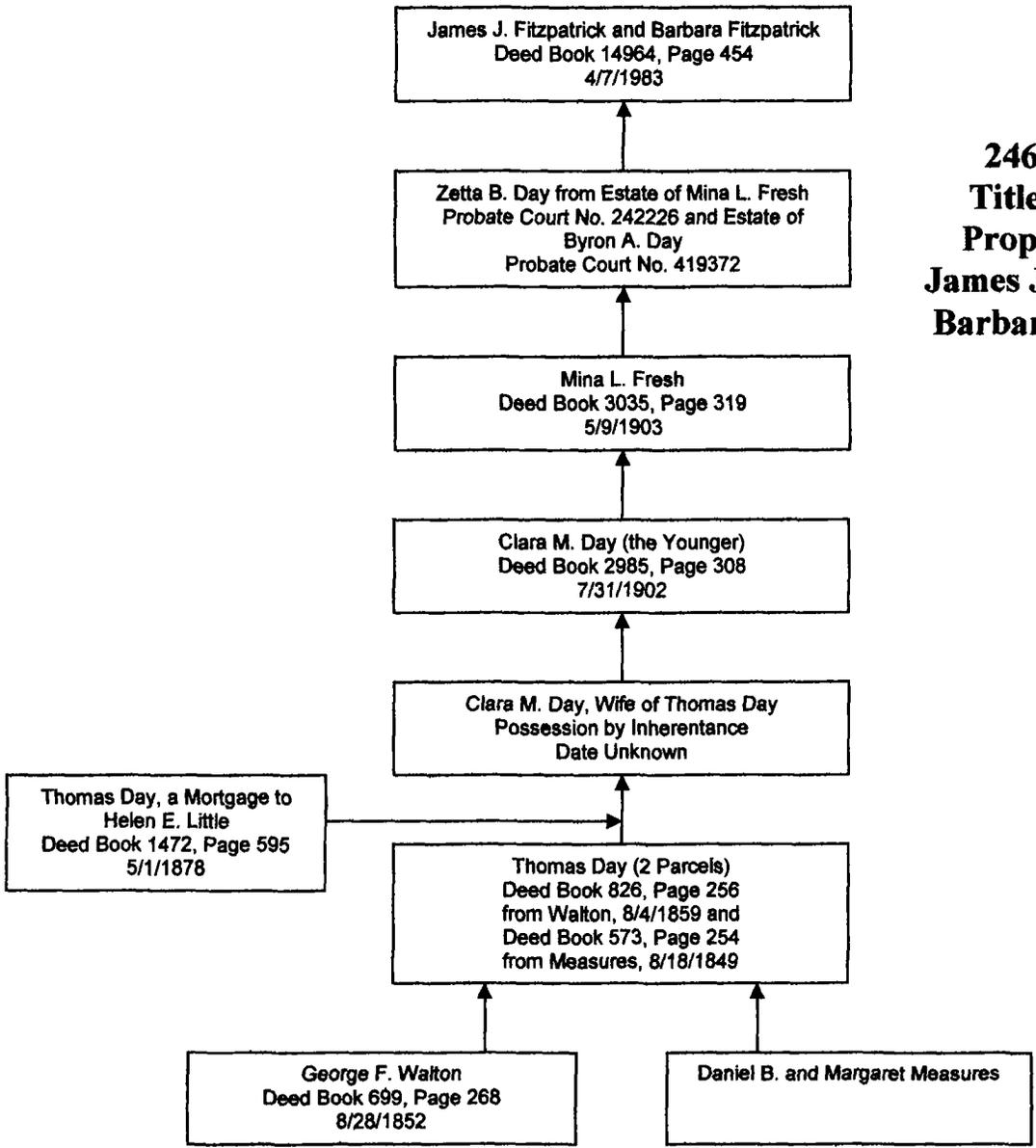
**242 Salem Street
Title Tree Graphic
Property Owned by
Beryl E. Rorondo and
Charles J. Rotondo
Page 1**



Note
This is 63.68 acres of land listed in one deed, and shown in Plan Book 206, Plan 33, assembled from 10 properties. The property related to 242 Salem Street is Augustus E. Batchelder See Page 2 to Continue Title Tree

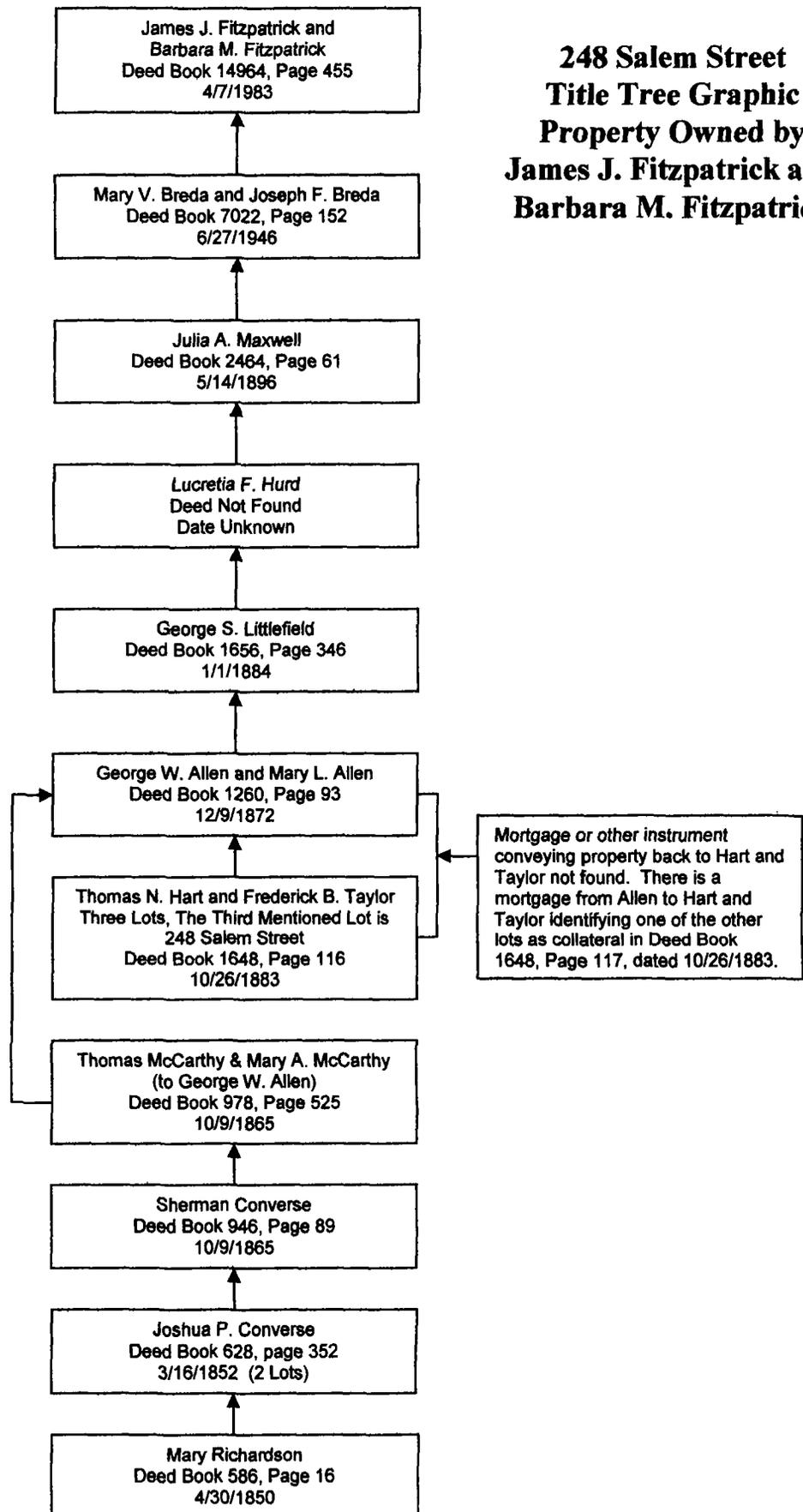


**242 Salem Street
Title Tree Graphic
Property Owned by
Beryl E. Rotondo and
Charles J. Rotondo
Page 2**

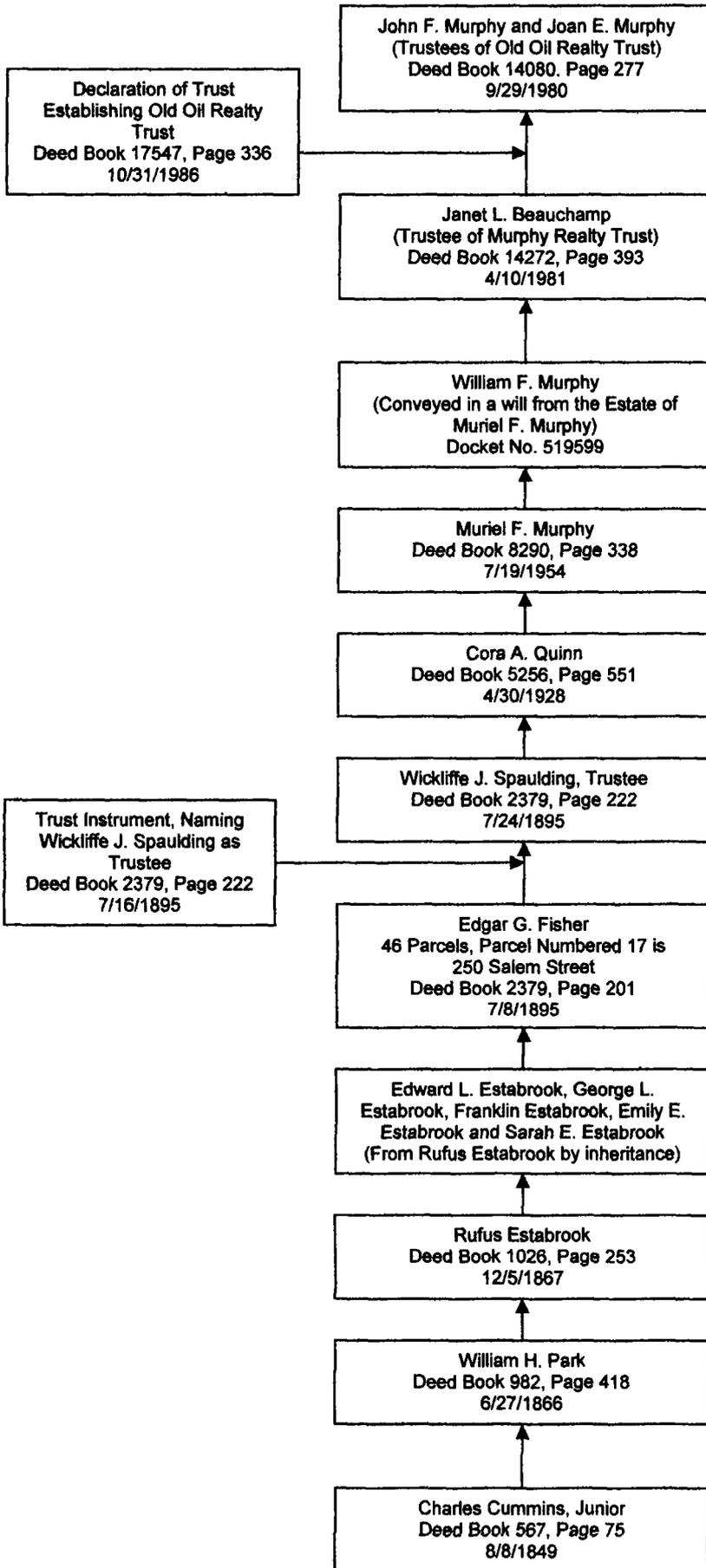


**246 Salem Street
Title Tree Graphic
Property Owned by
James J. Fitzpatrick and
Barbara M. Fitzpatrick**

**248 Salem Street
Title Tree Graphic
Property Owned by
James J. Fitzpatrick and
Barbara M. Fitzpatrick**



**250 Salem Street
Title Tree Graphic
Property Owned by Old
Oil Realty**



Declaration of Establishment of
Neit Realty Trust
Doc. No. 1024474
1/2/1986

Robert E. Krueger and Alice E. Krueger
Trustees of Neit Realty Trust
Registered Land Book 1167, Page 190
2/13/1997

Paul Maggione Builders Corporation
Registered Land Book 1167, Page 189
2/13/1997

Wedel Corporation
Registered Land Book 998, Page 26
5/21/1985

Diana W. Riley and John J. Riley, Jr.
Registered Land Book 964, Page 115
1/6/1983

Beatrice Foods Company
Registered Land Book 915, Page 59
12/28/1978

John J. Riley Company
Registered Land Book 583, Page 96
5/17/1954

Alice K. Riley
Registered Land Book 503, Page 497
12/9/1952

Boston and Maine Railroad
Access Road Parcel
Deed Book 6918, Page 262
12/7/1945

Boston and Maine Railroad
Deed Book 330, Page 474
3/6/1834

John J. Riley Company
Registered Land Book 485, Page 165
6/21/1951

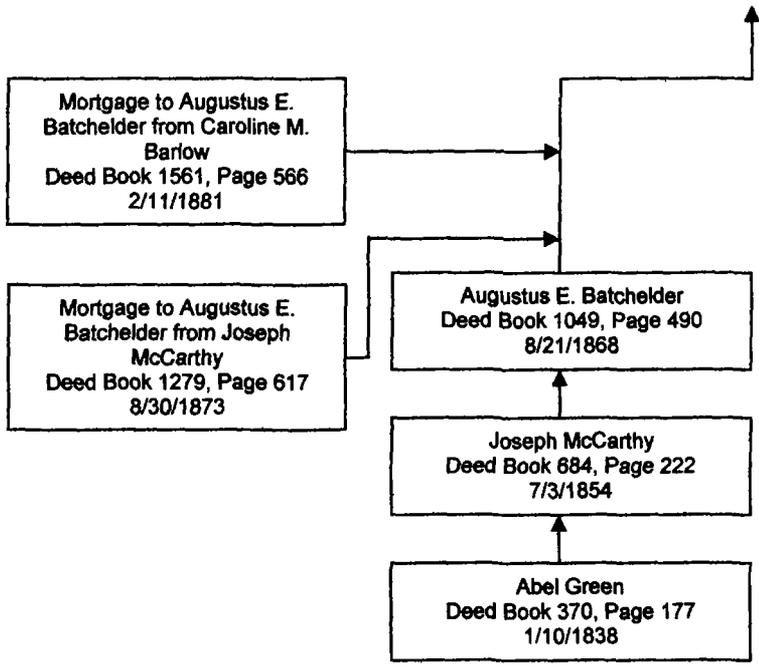
John Reardon & Sons Corporation
Deed Book 4295, Page 147
9/30/1919

John J. Riley Company
Deed Book 4295, Page 151
9/30/1919

Edmond Reardon, as Trustee and in his own right
Deed Book 1760, Page 444 (Alfred S. Home 7/30/1886)
Deed Book 1782, Page 439 (Augustus E. Batchelder 1/27/1887)
Deed Book 2038, Page 282 (Home for Aged Women 4/11/1891)
Deed Book 2060, Page 64 (Hazen Whitcher 11/1/1887)
Deed Book 2060, Page 62 (Benjamin F. Richardson 11/1/1887)
Deed Book 2142, Page 82 (Susanna R. Thurston 7/28/1892)
Deed Book 2142, Page 84 (Fannie G. Adams 7/28/1892)
Deed Book 2142, Page 83 (William and Mary Beggs 7/28/1892)
Deed Book 2142, Page 85 (Albert H. and Carry B. Robinson 7/28/1892)
Deed Book 2127, Page 187 (Luke R. Tidd 6/15/1892)

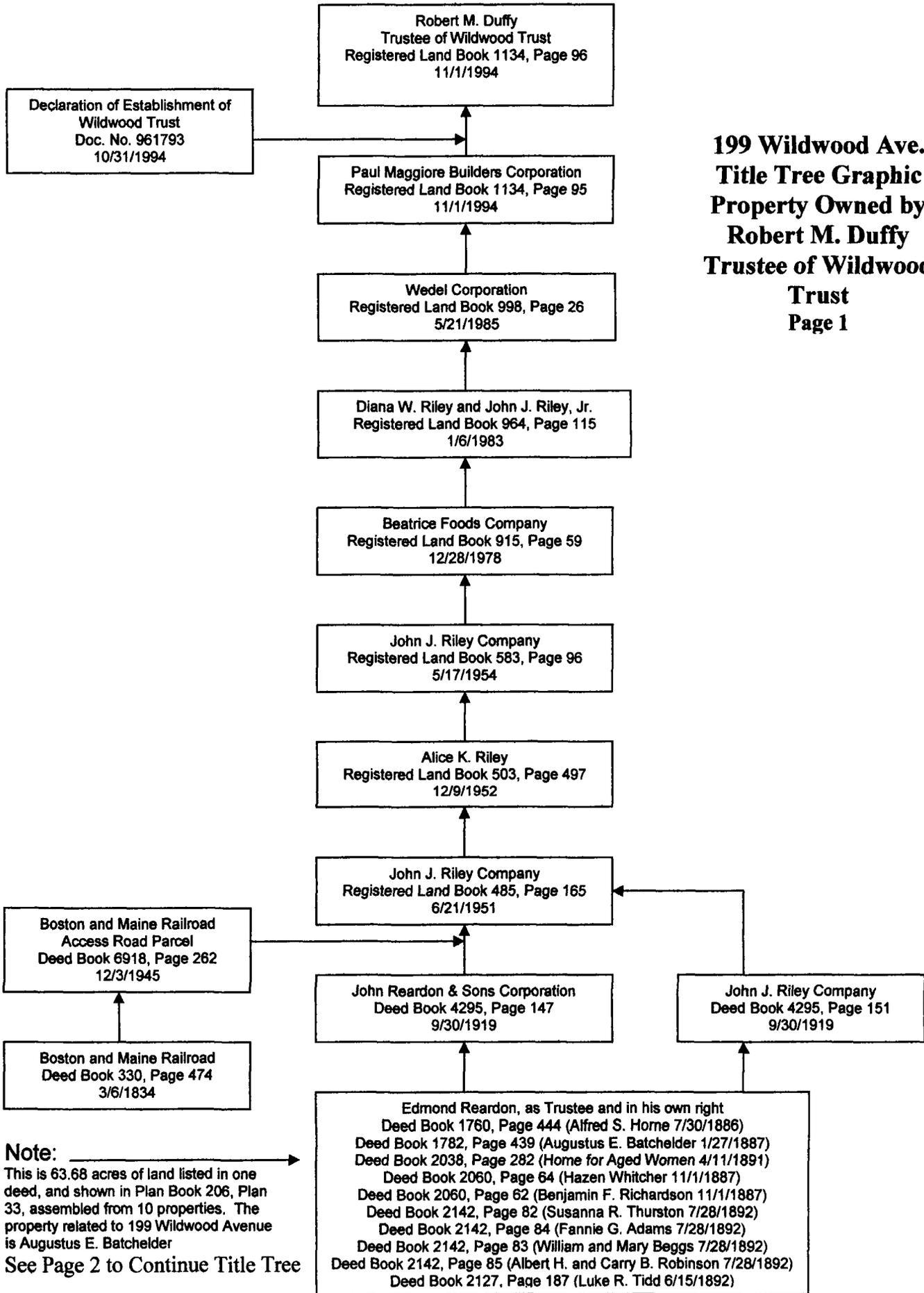
Note: This is 63.68 acres of land listed in one deed, and shown in Plan Book 206, Plan 33, assembled from 10 properties. The property related to 195 Wildwood Avenue is Augustus E. Batchelder
See Page 2 to Continue Title Tree

**195 Wildwood Ave.
Title Tree Graphic
Property Owned by
Robert B. Krueger
Trustee of Neit Realty
Trust
Page 1**

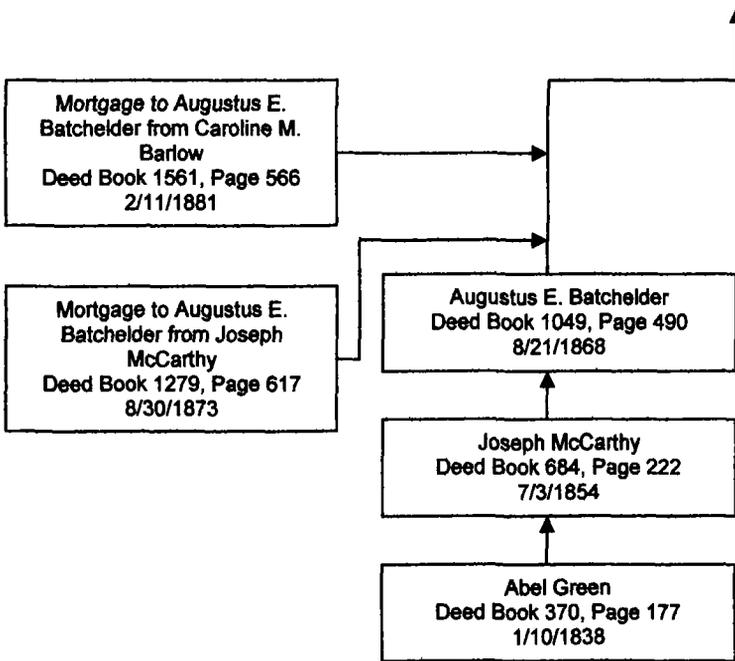


**195 Wildwood Ave.
Title Tree Graphic
Property Owned by
Robert B. Krueger
Trustee of Neit Realty
Trust
Page 2**

**199 Wildwood Ave.
Title Tree Graphic
Property Owned by
Robert M. Duffy
Trustee of Wildwood
Trust
Page 1**



Note: This is 63.68 acres of land listed in one deed, and shown in Plan Book 206, Plan 33, assembled from 10 properties. The property related to 199 Wildwood Avenue is Augustus E. Batchelder
See Page 2 to Continue Title Tree



**199 Wildwood Ave.
Title Tree Graphic
Property Owned by
Robert M. Duffy,
Trustee of Wildwood
Trust
Page 2**

Atlantic-Woburn/Delaware 1 Realty LLC
Deed Book 32239, Page 23
12/22/2000 (5 Parcels)
See also: Registered Land Book 1232, Page 108
12/12/2001

Taurus 205 Wildwood Ave. Limited Partnership
Deed Book 27965, Page 82
11/24/1997 (5 Parcels)
See also: Registered Land Book 1181, Page 69
12/11/1997

Trustee's Certificate of Wildwood Trust
authorizing delivery of a drainage
easement to 205 Wildwood Avenue
Limited Partnership
Deed Book 27965, Page 76
11/26/1997

205 Wildwood Avenue Limited Partnership
Deedbook 25766, Page 97
10/26/1995

Dowreal Inc. (Down Enterprises, Inc.)
Deed Book 25305, Page 91
3/9/1995

Lease with option to buy granted to
Down Enterprises, Inc.
Deed Book 18008, Page 126
3/12/1987

John J. Riley, Jr. and Diana W. Riley
Deed Book 17377, Page 182
2/28/1986

City of Woburn Order to Abandon
Hinston Road
Deed Book 11880, Page 384

Alice Riley Markham
Deed Book 7836, Page 233
11/23/1951

City of Woburn to John J. Riley Co.
Deed Book 7836, Page 234
11/23/1951 (4 parcels)

City of Woburn Tax Title Taking
Deed Book 6859, Page 50
9/30/1938

Frank Herbert and Sadie Greggs Linscott
Deed Book 6813, Page 125
11/25/1938

Frank Herbert and Sadie Greggs Linscott
Deed Book 6256, Page 117
11/25/1938

Deed from Hinston Realty Trust to Frank Herbert
and Sadie Greggs Linscott not found
Date unknown

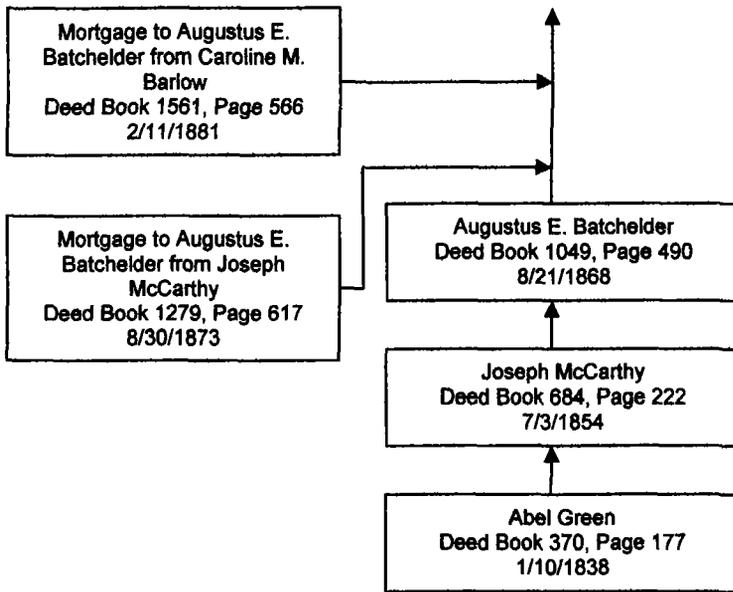
John Hinston, Michael R. Connolly and Harriet
Connolly, Trustees of Hinston Realty Trust
Deed Book 4540, Page 405
8/2/1922

John Reardon and Sons, Corporation
Deed Book 2668, Page 321
6/27/1898

Edmond Reardon, as Trustee and in his own right. Deed Book 1760, Page 444; (Alfred S. Home 7/30/1886); Deed Book 1782, Page 439 (Augustus E. Batchelder 1/27/1887); Deed Book 2038, Page 282; (Home for Aged Women 4/11/1891); Deed Book 2060, Page 64 (Hazen Whitcher 11/1/1887); Deed Book 2060, Page 62 (Benjamin F. Richardson 11/1/1887); Deed Book 2142, Page 82 (Susanna R. Thurston 7/28/1892); Deed Book 2142, Page 84 (Fannie G. Adams 7/28/1892); Deed Book 2142, Page 83 (William and Mary Beggs 7/28/1892); Deed Book 2142, Page 85 (Albert H. and Carry B. Robinson 7/28/1892); Deed Book 2127, Page 187 (Luke R. Tidd 6/15/1892)

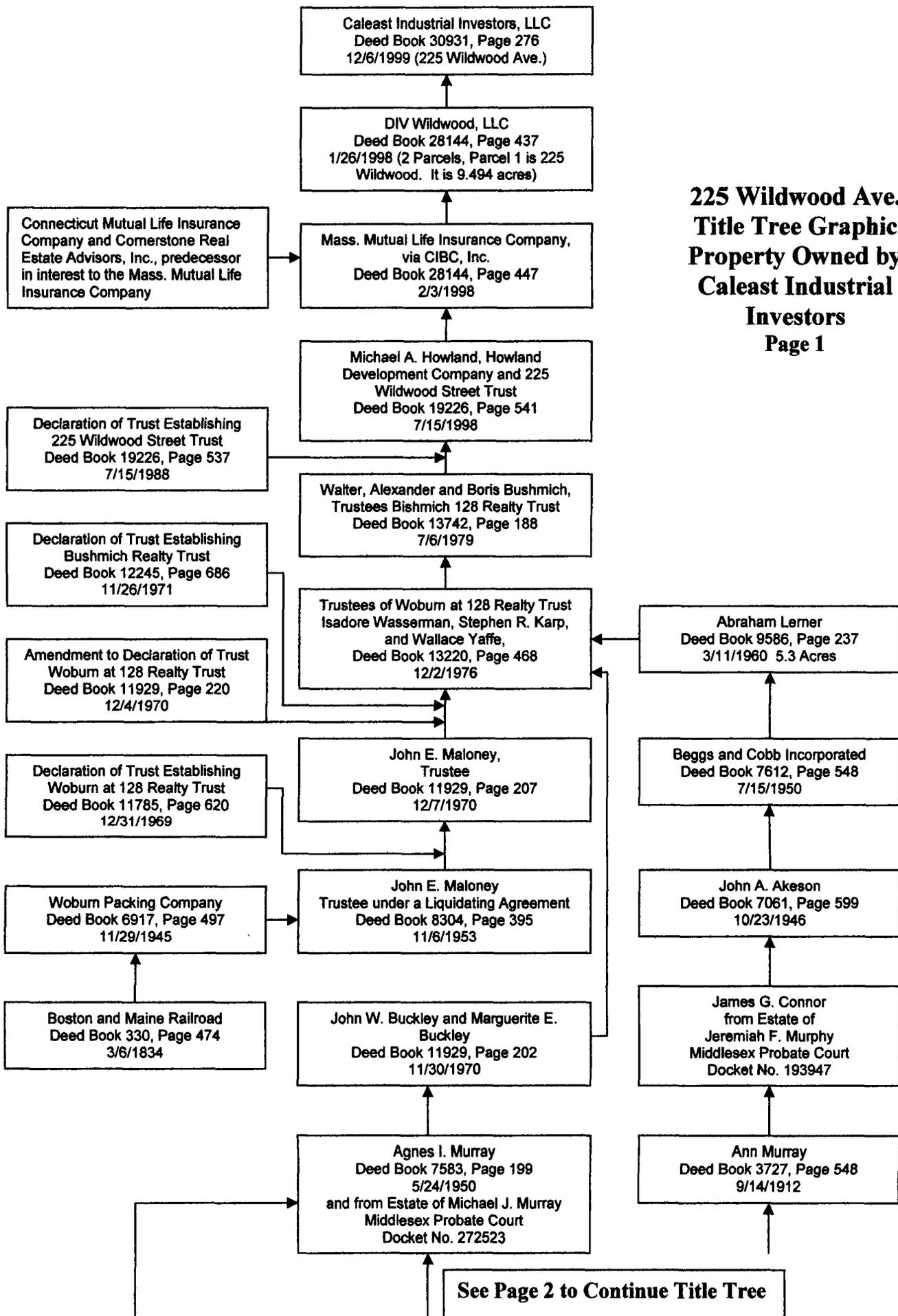
**205 Wildwood Ave.
Title Tree Graphic
Property Owned by
Atlantic
Woburn/Delaware 1
Realty LLC
Page 1**

Note
This is 63.68 acres
of land listed in one
deed, and shown in
Plan Book 206, Plan
33, assembled from
10 properties. The
property related to
205 Wildwood
Avenue is Augustus
E. Batchelder
See Page 2 to
Continue Title
Tree



**205 Wildwood Ave.
Title Tree Graphic
Property Owned by
Atlantic
Woburn/Delaware 1
Realty LLC
Page 2**

**225 Wildwood Ave.
Title Tree Graphic
Property Owned by
Caleast Industrial
Investors
Page 1**



**225 Wildwood Ave.
Title Tree Graphic
Property Owned by Caleast
Industrial Investors
Page 2**

Note
This is 63.68 acres of land listed in one deed, and shown in Plan Book 206, Plan 33, assembled from 10 properties. The property related to 225 Wildwood Avenue is Alfred S. Home.

Decree of Court placing the Mercantile Savings Institution under Receivership
Deed Book 1487, Page 522
7/6/1878

Edmond Reardon, as Trustee and in his own right
Deed Book 1760, Page 444 (Alfred S. Home 7/30/1886)
Deed Book 1782, Page 439 (Augustus E. Batchelder 1/27/1887)
Deed Book 2038, Page 282 (Home for Aged Women 4/11/1891)
Deed Book 2060, Page 64 (Hazen Whitcher 11/1/1887)
Deed Book 2060, Page 62 (Benjamin F. Richardson 11/1/1887)
Deed Book 2142, Page 82 (Susanna R. Thurston 7/28/1892)
Deed Book 2142, Page 84 (Fannie G. Adams 7/28/1892)
Deed Book 2142, Page 83 (William and Mary Beggs 7/28/1892)
Deed Book 2142, Page 85 (Albert H. and Carry B. Robinson 7/28/1892)
Deed Book 2127, Page 187 (Luke R. Tidd 6/15/1892)

Alfred S. Home, 56 Acre Parcel in Woburn and 2 others in Reading
Deed Book 1598, Page 113

Curtis Davis and James Mellen, 56 Acre Parcel in Woburn & 2 others in Reading
Deed Book 1579, Page 486
9/22/1881

Alvah A. Burrage et. al. Receivers of the Mercantile Savings Institution, 56 Acre Parcel in Woburn
Deed Book 1439, Page 386

Charles H. Johnson, 56 Acre Parcel in Woburn
Deed Book 1439, Page 381
5/29/1877

Mercantile Savings Institution, 56 Acre Parcel in Woburn
Deed Book 1323, Page 108
9/28/1874

John Reardon and Sons, Corp.
Deed Book 2668, Page 321
6/27/1898

George Pecker
Deed Book 3727, Page 551
9/14/1912

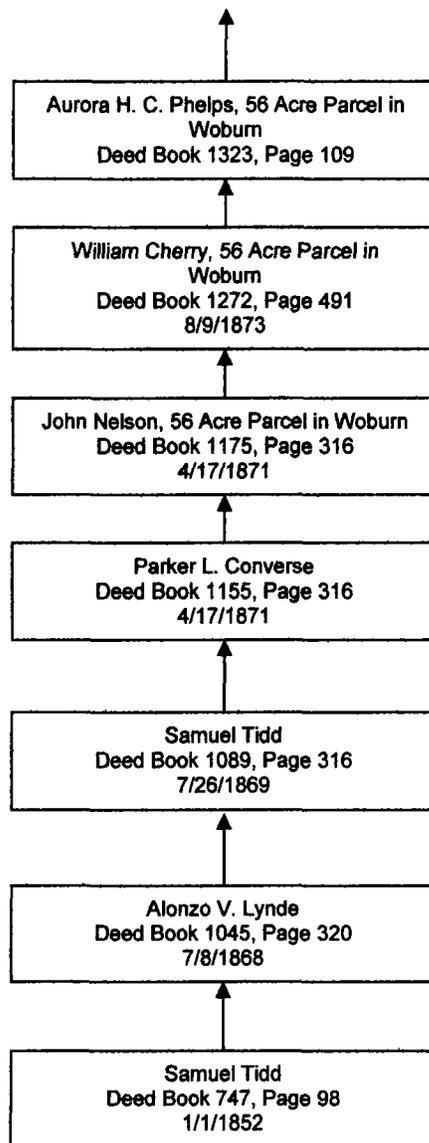
Walter E. Pecker,
Executor of the will of George Pecker

Michael J. Murray
Deed Book 7009, Page 96
9/24/1918

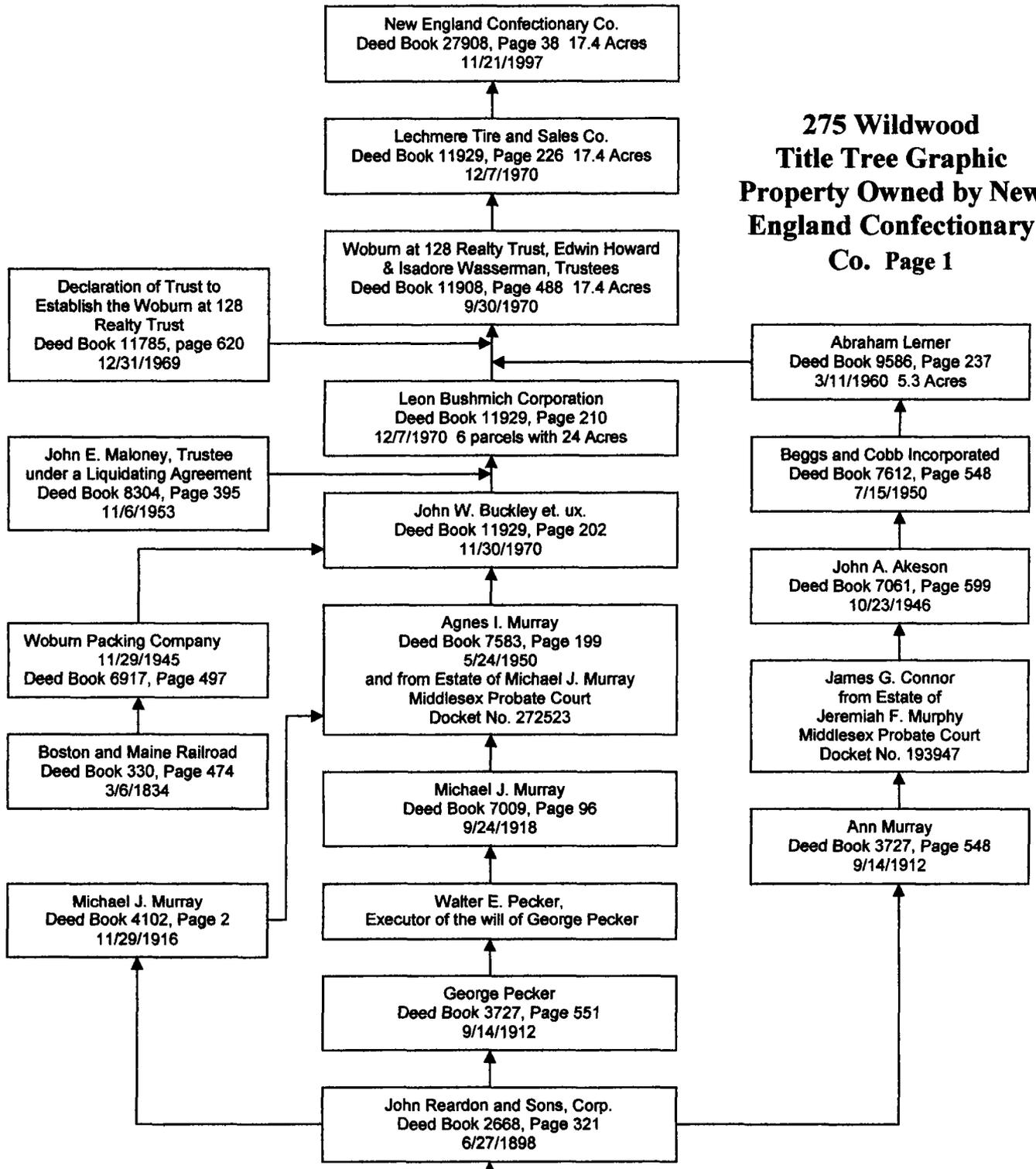
Michael J. Murray
Deed Book 4102, Page 2
11/29/1916

See Page 3 to Continue Title Tree

**225 Wildwood Ave.
Title Tree Graphic
Property Owned by Caleast
Industrial Investors
Page 3**

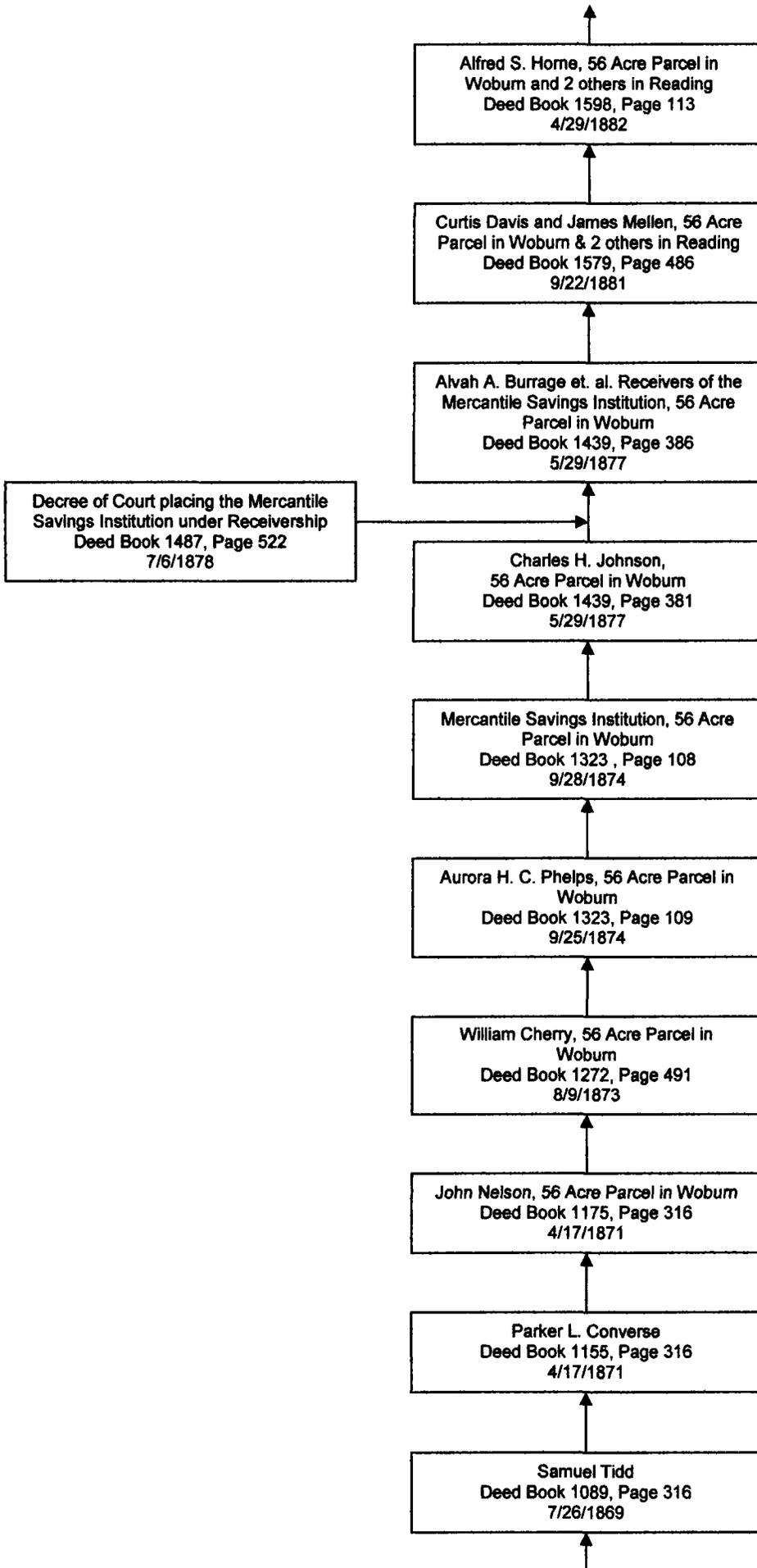


**275 Wildwood
Title Tree Graphic
Property Owned by New
England Confectionery
Co. Page 1**

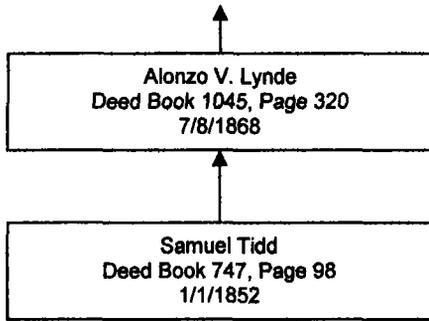


Note
This is 63.68 acres of land listed in one deed, and shown in Plan Book 206, Plan 33, assembled from 10 properties. The property related to 275 Wildwood Avenue is Alfred S. Home.
See Page 2 to Continue Title Tree

**275 Wildwood Avenue
Title Tree Graphic
Property Owned by New
England Confectionary
Co., Page 2**



See Page 3 to Continue Title Tree



**275 Wildwood Avenue
Title Tree Graphic
Property Owned by New
England Confectionary
Co., Page 3**

Narrative List

Narrative Transaction Listings for 11 Properties
Located at:

215 Salem Street
240 Salem Street
242 Salem Street
246 Salem Street
248 Salem Street
250 Salem Street
195 Wildwood Avenue
199 Wildwood Avenue
205 Wildwood Avenue
225 Wildwood Avenue
275 Wildwood Avenue

Address: 215 Salem Street

July 25, 1988

Marvin Koslow, Partner, and Frank T. Soracco and Stanley C. Berger, Trustees of 215 Salem Street Trust, acquired 2 parcels of land with buildings (one containing 42,600 sq. ft. and the second containing 5.443 acres) from CIB Realty Trust for a consideration of \$3,600,000.

October 10, 1980

John W. Maloney, Trustee of Arlex Realty Trust acquired 2 parcels of land and buildings from William L Murray, James H. Murray, Francis H. Murray and Alice R. Murray for a consideration of \$350,000

Aug. 30, 1979

William L Murray, James H. Murray, Francis H. Murray and Alice R. Murray acquired 2 parcels of land and buildings from Margaret E. Murray for a consideration of \$175,000.

April 4, 1957

Margaret E. Murray acquired 2 parcels of land and buildings from James S. Murray for an undisclosed consideration.

July 30, 1956

James S. Murray released a 1/2 interest in 2 parcels of land and buildings to Margaret E. Murray for an undisclosed consideration.

July 30, 1956

Margaret E. Murray, Administratrix of the Estate of Francis H. Murray, released a 1/2 interest in 2 parcels of land and buildings to James S. Murray for a consideration of less than \$100.

Unknown Date

James S. Murray acquired 2 parcels of land and buildings from Arthur H. Phippin and Robert D. Weston Executors of the will of Charles P. Horton, for a consideration of \$1 and other valuable considerations.

Jan. 9, 1908

Francis H. and James S. Murray acquired 2 parcels of land and buildings from Arthur H. Phippen and Robert D. Weston, Executors of the last will of Charles P. Horton for a consideration of \$1 and other valuable considerations.

November 16, 1888

Charles P. Horton acquired 1 parcel of land and buildings (42,600 sq. ft.) from Joseph B. McDonald for a consideration of \$1,000.

Unknown Date

Charles P. Horton acquired 1 parcel of land and buildings (5.443 acres) from Edwin McCrillis for and undisclosed consideration.

July 3, 1873

Edwin McCrillis acquired about 6 and 1/2 acres of land from Johnathan Thompson for a consideration of \$1,500.

April 5, 1859

Joseph B. McDonald (Leather Dealer) acquired a parcel of 150 square rods from Johnathan Tidd and Charles Bond for a consideration of \$2,000.

June 15, 1848

Johnathan Tidd and Charles Bond acquired a parcel of land from Moses Morrill for a consideration of \$165.

Address: 240 Salem Street

October 20, 1997

Organix LLC acquired Lot 18 of Land Court Plan No. 22628E, registered land, from the Paul Maggiore Builders Corporation for an undisclosed consideration.

October 20, 1997

Paul Maggiore Builders Corporation acquired Lot 18 of Land Court Plan No. 22628E, registered land from The Wedel Corporation for an undisclosed consideration.

May 21, 1985

The Wedel Corporation acquired Lots 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950, and Lots 4, 5 and 8 of Land Court

Plan 22628B, all being registered land, from John J. Riley, Jr. and Diana W. Riley for an undisclosed consideration.

January 6, 1983

John J. Riley, Jr. and Diana W. Riley acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the Beatrice Foods Company for an undisclosed consideration.

December 28, 1978

Beatrice Foods Company acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the John J. Riley Company for an undisclosed consideration.

May 17, 1954

The John J. Riley Company, acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from Alice K. Riley for an undisclosed consideration.

December 9, 1952

Alice K. Riley acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from the John J. Riley Company for an undisclosed consideration.

June 21, 1951

The John J. Riley Company registered Lots 1, 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950.

December 3, 1945

The John J. Riley Company acquired 0.46 acres of land from the Boston and Maine Railroad for an undisclosed consideration.

September 30, 1919

The John J. Riley Company acquired 3.4 acres, being Lot E on Plan 38, Plan Book 239, recorded with the Middlesex South District Registry of Deeds, from The John Reardon and Sons Corporation for a consideration of \$1 and other valuable considerations.

September 30, 1919

The John J. Riley Company acquired a parcel of land from Edmund Reardon for an undisclosed consideration.

June 27, 1898

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Batchelder contains part of the present land at 240 Salem Street.

January 27, 1887

Edmund Reardon acquired 13.5 acres of land from Augustus E. Batchelder for a consideration of \$1 and "other good and sufficient considerations.

September 21, 1868

Augustus E. Batchelder acquired a parcel of land from Joseph McCarthy for a consideration of \$2,000.

July 3, 1854

Joseph McCarthy acquired a parcel of land from Abel Green for a consideration of \$500.

January 10, 1838

Able Green acquired a parcel of land from Luther Holden for a consideration of \$190.

May 21, 1985

The Wedel Corporation acquired Lots 2 and 3 of Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950, and Lots 4, 5 and 8 of Plan 22628B, all being registered land, from John J. Riley, Jr. and Diana W. Riley for an undisclosed consideration.

January 6, 1983

John J. Riley, Jr. and Diana W. Riley acquired Lots 1, 2 and 3 of Plan No. 22628A, registered land, from the Beatrice Foods Company for an undisclosed consideration.

December 28, 1978

Beatrice Foods Company acquired Lots 1, 2 and 3 of Plan No. 22628A, registered land, from the John J. Riley Company for an undisclosed consideration.

May 17, 1954

The John J. Riley Company, acquired a parcel of land shown on Plan No. 23536A, registered land, from Alice K. Riley for an undisclosed consideration.

December 9, 1952

Alice K. Riley acquired a parcel of land shown on Plan No. 23536A, registered land, from the John J. Riley Company for an undisclosed consideration.

June 21, 1951

The John J. Riley Company registered Lots 1, 2 and 3 of Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950.

December 3, 1945

The John J. Riley Company acquired 0.46 acres of land from the Boston and Maine Railroad for an undisclosed consideration.

September 30, 1919

The John J. Riley Company acquired 3.4 acres, being Lot E on Plan 38, Plan Book 239, recorded with the Middlesex South District Registry of Deeds, from The John Reardon and Sons Corporation for a consideration of \$1 and other valuable considerations.

September 30, 1919

The John J. Riley Company acquired a parcel of land from Edmund Reardon for an undisclosed consideration.

June 27, 1898

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Batchelder contains part of the present land at 240 Salem Street.

January 27, 1887

Edmund Reardon acquired 13.5 acres of land from Augustus E. Batchelder for a consideration of \$1 and "other good and sufficient considerations."

September 21, 1868

Augustus E. Batchelder acquired a parcel of land from Joseph McCarthy for a consideration of \$2,000.

July 3, 1854

Joseph McCarthy acquired a parcel of land from Abel Green for a consideration of \$500.

January 10, 1838

Able Green acquired a parcel of land from Luther Holden for a consideration of \$190.

March 6, 1834

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

Address: 242 Salem Street

September 2, 1994

Beryl E. Rotondo and Charles J. Rotondo, Trustees of B&C Realty Nominee Trust acquired Lot 11 of Land Court Plan No. 22628D, registered land, from the Paul Maggiore Builders Corporation for an undisclosed consideration.

September 2, 1994

The Paul Maggiore Builders Corporation acquired Lot 11 of Land Court Plan No. 22628D, registered land, from the Wedel Corporation for an undisclosed consideration.

May 21, 1985

The Wedel Corporation acquired Lots 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950, and Lots 4, 5 and 8 of Land Court Plan 22628B, all being registered land, from John J. Riley, Jr. and Diana W. Riley for an undisclosed consideration.

January 6, 1983

John J. Riley, Jr. and Diana W. Riley acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the Beatrice Foods Company for an undisclosed consideration.

December 28, 1978

Beatrice Foods Company acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the John J. Riley Company for an undisclosed consideration.

May 17, 1954

The John J. Riley Company, acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from Alice K. Riley for an undisclosed consideration.

December 9, 1952

Alice K. Riley acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from the John J. Riley Company for an undisclosed consideration.

June 21, 1951

The John J. Riley Company registered Lots 1, 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950.

December 3, 1945

The John J. Riley Company acquired 0.46 acres of land from the Boston and Maine Railroad for an undisclosed consideration.

September 30, 1919

The John J. Riley Company acquired 3.4 acres, being Lot E on Plan 38, Plan Book 239, recorded with the Middlesex South District Registry of Deeds, from The John Reardon and Sons Corporation for a consideration of \$1 and other valuable considerations.

September 30, 1919

The John J. Riley Company acquired a parcel of land from Edmund Reardon for an undisclosed consideration.

June 27, 1898

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Batchelder contains part of the present land at 242 Salem Street.

January 27, 1887

Edmund Reardon acquired 13.5 acres of land from Augustus E. Batchelder for a consideration of \$1 and "other good and sufficient considerations."

September 21, 1868

Augustus E. Batchelder acquired a parcel of land from Joseph McCarthy for a consideration of \$2,000.

July 3, 1854

Joseph McCarthy acquired a parcel of land from Abel Green for a consideration of \$500.

January 10, 1838

Able Green acquired a parcel of land from Luther Holden for a consideration of \$190.

March 6, 1834

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

Address: 246 Salem Street

Apr. 7, 1983

James J. Fitzpatrick and Barbara M. Fitzpatrick acquired a 23,500 sq. ft. parcel of land with buildings at 246 Salem Street from Zetta B. Day for a consideration of \$55,000.

Date Unknown

Zetta B. Day acquired the parcel of land and buildings at 246 Salem Street from the Estate of Byron B. Day, and the Estate of Mina L. Fresh.

May 9, 1903

Mina L. Fresh acquired the 23,500 sq. ft. parcel of land and buildings at 246 Salem Street from Clara M. Day (The Younger) for a consideration of \$1 and "other valuable considerations."

July 31, 1902

Clara M. Day (The Younger) acquired the 23,344 sq. ft. parcel of land and buildings at 246 Salem Street from Clara M. Day, her mother and widow of Thomas Day, for a consideration of \$1. Clara M. Day (Mother) (Conveyed 2 lots to her daughter, one of which is 246 Salem St.)

Date Unknown

Clara M. Day, wife of Thomas Day, blacksmith, acquired the 23,344 sq. ft. parcel of land and buildings at 246 Salem Street from the Estate of Thomas Day.

August 4, 1859

Thomas Day acquired a 12,672 sq. ft. lot on Railroad Street from George F. Walton for a consideration of \$50.

August 28, 1852

George F. Walton, blacksmith, acquired a 12,672 sq. ft. lot on Railroad Street from Franklin V. Saunders for a consideration of \$100.

August 18, 1849

Thomas Day acquired a 12,672 sq. ft. lot on Salem Street from Daniel B. Measures for a consideration of \$111.05

Address: 248 Salem Street

April 7, 1983

James J. Fitzpatrick and Barbara M. Fitzpatrick acquired a parcel of land and buildings at 248 Salem Street from Mary V. Breda and Joseph F. Breda for a consideration of \$55,000.

June 27, 1946

Mary V. Breda and Joseph F. Breda acquired the 12,672 sq. ft. parcel at 248 Salem Street from Julia A. Maxwell for an undisclosed consideration, including an agreement to pay real estate taxes for the year 1946.

May 14, 1896

Julia A. Maxwell acquired the 12,672 sq. ft. parcel at 248 Salem Street from Lucretia F. Hurd for a consideration of \$1 and "other valuable considerations."

Date Unknown

Lucretia F. Hurd acquired the 12,672 sq. ft. parcel at 248 Salem Street from George Littlefield for an unknown consideration.

Date Unknown

George Littlefield acquired the 12,672 sq. ft. parcel at 248 Salem Street from George Allen for a consideration of \$1 and "other valuable consideration."

February 1, 1884

George Allen acquired the 12,672 sq. ft. parcel at 248 Salem Street from Thomas N. Hart and Frederick B. Taylor for a consideration of \$1 and "other good and sufficient considerations."

Oct. 26, 1883

George Allen acquired the parcel at 248 Salem Street from Thomas McCarthy and Mary A. McCarthy for a consideration of \$100.

Dec. 9, 1872

Thomas McCarthy and Mary A. McCarthy acquired the parcel at 248 Salem Street from Sherman Converse for a consideration of \$16.43.

Oct. 9, 1865

Sherman Converse acquired the parcel at 248 Salem Street from Joshua Converse for a consideration of "a certain sum on money."

March 5, 1857

Joshua Converse acquired the parcel at 248 Salem Street in a deed covering that property and one additional parcel from Mary Richardson for a consideration of \$1.

April 30, 1850

Mary Richardson acquired the parcel at 248 Salem Street from Henry H. Flanders for a consideration of \$261.14.

Address: 250 Salem Street

October 31, 1986

John Murphy, and Joan E. Murphy, Trustees of Old Oil Realty Trust, acquired a parcel of land containing 23,552 sq. ft. and buildings at 250 Salem Street from Murphy Realty Trust (Janet Beauchamp, Trustee) for a consideration of \$16,666.66

April 10, 1981

Janet Beauchamp acquired the parcel at 250 Salem Street containing 23,552 sq. ft. and buildings from William F. Murphy, another trustee of the Murphy Realty Trust for a consideration of \$1

Date Unknown

William F. Murphy acquired the parcel at 250 Salem Street containing 23,552 sq. ft. and buildings from the Estate of Muriel F. Murphy in Docket No. 519599 of the Middlesex South District Registry of Deeds.

July 19, 1954

Muriel F. Murphy acquired the 23,552 sq. ft. parcel at 250 Salem Street from Cora A. Quinn for a consideration of less than \$100.

April 30, 1928

Cora A. Quinn acquired the 23,552 sq. ft. parcel at 250 Salem Street from Wickliffe J. Spaulding, trustee, for an undisclosed consideration.

July 24, 1895

Wickliffe J. Spaulding, Trustee, acquired the 23,552 sq. ft. parcel at 250 Salem Street from Edgar G. Fisher, a Trustee of the Estate of Edward L. Estabrook for an undisclosed consideration.

July 8, 1895

Edgar G. Fisher Trustee, acquired the 23,552 sq. ft. parcel at 250 Salem Street in his capacity as Trustee of the Estate of Edward L. Estabrook, for an undisclosed consideration.

Date Unknown

Edward L. Estabrook acquired the 23,552 sq. ft. parcel at 250 Salem Street from Rufus Estabrook by inheritance.

December 5, 1867

Rufus Estabrook acquired the 23,552 sq. ft. parcel at 250 Salem Street from William H. Park for a consideration of \$500.

June 27, 1866

William H. Park acquired the 23,552 sq. ft. parcel at 250 Salem Street from Charles Cummins, Junior, for a consideration of \$500.

August 8, 1849

Charles Cummins, Junior, acquired the 23,552 sq. ft. parcel at 250 Salem Street from Daniel B. Measures, Bonnet Finisher, for a consideration of \$176.64.

Address: 195 Wildwood Ave.

February 13, 1997

Robert B Krueger, and Alice E. Krueger, Trustees of Neit Realty Trust, acquired Lots 13, 15 and 16 of Land Court Plan 22628D, registered land, from the Paul Maggiore Builders Corporation for an undisclosed consideration.

February 13, 1997

The Paul Maggiore Builders Corporation acquired Lots 13, 15 and 16 of Land Court Plan 22628D, registered land, from The Wedel Corporation for an undisclosed consideration.

May 21, 1985

The Wedel Corporation acquired Lots 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950, and Lots 4, 5 and 8 of Land Court Plan 22628B, all being registered land, from John J. Riley, Jr. and Diana W. Riley for an undisclosed consideration.

January 6, 1983

John J. Riley, Jr. and Diana W. Riley acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the Beatrice Foods Company for an undisclosed consideration.

December 28, 1978

Beatrice Foods Company acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the John J. Riley Company for an undisclosed consideration.

May 17, 1954

The John J. Riley Company, acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from Alice K. Riley for an undisclosed consideration.

December 9, 1952

Alice K. Riley acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from the John J. Riley Company for an undisclosed consideration.

June 21, 1951

The John J. Riley Company registered Lots 1, 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950.

December 3, 1945

The John J. Riley Company acquired 0.46 acres of land from the Boston and Maine Railroad for an undisclosed consideration.

September 30, 1919

The John J. Riley Company acquired 3.4 acres, being Lot E on Plan 38, Plan Book 239, recorded with the Middlesex South District Registry of Deeds, from The John Reardon and Sons Corporation for a consideration of \$1 and other valuable considerations.

September 30, 1919

The John J. Riley Company acquired a parcel of land from Edmund Reardon for an undisclosed consideration.

June 27, 1898

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and

Luke R. Tidd. The land acquired from Batchelder contains part of the present land at 195 Wildwood Avenue.

January 27, 1887

Edmund Reardon acquired 13.5 acres of land from Augustus E. Batchelder for a consideration of \$1 and "other good and sufficient considerations.

September 21, 1868

Augustus E. Batchelder acquired a parcel of land from Joseph McCarthy for a consideration of \$2,000.

July 3, 1854

Joseph McCarthy acquired a parcel of land from Abel Green for a consideration of \$500.

January 10, 1838

Able Green acquired a parcel of land from Luther Holden for a consideration of \$190.

March 6, 1834

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

Address: 199 Wildwood Ave.

November 1, 1994

Robert M. Duffy, Trustee of Wildwood Trust, acquired Lot 14 of Land Court Plan No. 22628D, registered land, from the Paul Maggiore Builders Corporation for an undisclosed consideration.

November 1, 1994

Paul Maggiore Builders Corporation acquired Lot 14 of Land Court Plan No. 22628D, registered land, from the Wedel Corporation for an undisclosed consideration.

May 21, 1985

The Wedel Corporation acquired Lots 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950, and Lots 4, 5 and 8 of Land Court Plan 22628B, all being registered land, from John J. Riley, Jr. and Diana W. Riley for an undisclosed consideration.

January 6, 1983

John J. Riley, Jr. and Diana W. Riley acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the Beatrice Foods Company for an undisclosed consideration.

December 28, 1978

Beatrice Foods Company acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the John J. Riley Company for an undisclosed consideration.

May 17, 1954

The John J. Riley Company, acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from Alice K. Riley for an undisclosed consideration.

December 9, 1952

Alice K. Riley acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from the John J. Riley Company for an undisclosed consideration.

June 21, 1951

The John J. Riley Company registered Lots 1, 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950.

December 3, 1945

The John J. Riley Company acquired 0.46 acres of land from the Boston and Maine Railroad for an undisclosed consideration.

September 30, 1919

The John J. Riley Company acquired 3.4 acres, being Lot E on Plan 38, Plan Book 239, recorded with the Middlesex South District Registry of Deeds, from The John Reardon and Sons Corporation for a consideration of \$1 and other valuable considerations.

September 30, 1919

The John J. Riley Company acquired a parcel of land from Edmund Reardon for an undisclosed consideration.

June 27, 1898

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Batchelder contains part of the present land at 199 Wildwood Avenue.

January 27, 1887

Edmund Reardon acquired 13.5 acres of land from Augustus E. Batchelder for a consideration of \$1 and "other good and sufficient considerations.

September 21, 1868

Augustus E. Batchelder acquired a parcel of land from Joseph McCarthy for a consideration of \$2,000.

July 3, 1854

Joseph McCarthy acquired a parcel of land from Abel Green for a consideration of \$500.

January 10, 1838

Able Green acquired a parcel of land from Luther Holden for a consideration of \$190.

March 6, 1834

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

Address: 205 Wildwood Ave.

December 22, 2000

Atlantic-Woburn/Delaware 1 Realty LLC acquired 5 parcels of registered and unregistered land and buildings from Taurus-205 Wildwood Avenue Limited Partnership, for a consideration of \$6,860,000.

November 24, 1997

Taurus-205 Wildwood Ave. Limited Partnership acquired 5 parcels of registered and unregistered land and buildings from 205 Wildwood Avenue Limited Partnership for a consideration of \$5,650,000.

October 26, 1995

205 Wildwood Avenue Limited acquired 5 parcels of registered and unregistered land and buildings from Dowreal, Inc for a consideration of \$3,900,000.

March 9, 1995

Dowreal, Inc acquired 5 parcels of registered and unregistered land and buildings from John J. Riley and Diana W. Riley for a consideration of \$480,000.

February 28, 1986

John J. Riley, Jr. and Diana W. Riley acquired Hinston Road, shown on Plan 38 of Plan Book 239 of the Middlesex South District Registry of Deeds from Alice Riley Markham for "nominal non-monetary consideration."

November 23, 1951

Alice K. Riley (later Alice Riley Markham) acquired Markham Road and Parcels No. 1 and 2 of Walnut Hills Farm, recorded as Plan 29 in Plan Book 320 of the Middlesex South District Registry of Deeds, from the City of Woburn for a consideration of \$450.

November 23, 1951

The John J. Riley Company acquired 4 parcels, 1 (2 acres), 2 (98,028 sq. ft.), 3 (3 acres) and 4 (1 acre) from the City of Woburn for a consideration of \$600.

September 30, and November 25, 1938

The City of Woburn acquired Lots 254 to 271 of Walnut Hills Farm, recorded as Plan 29 in Plan Book 320 of the Middlesex South District Registry of Deeds from Frank Herbert Linscott and Sadie Greggs Linscott, via Tax Title Takings.

Date Unknown

Frank Herbert Linscott and Sadie Greggs Linscott acquired Lots 254 to 271 of Walnut Hills Farm, recorded as Plan 29 in Plan Book 320 of the Middlesex South District Registry of Deeds from Hinston Realty Trust for an undisclosed consideration. (Deed not found)

August 2, 1922

John Hinston, Michael R. Connolly and Harriet Connolly, Trustees of Hinston Realty Trust acquired a parcel of land from John Reardon and Sons Corporation for an undisclosed consideration.

June 27, 1898

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Horn contains part of the present land at 225 Wildwood Avenue.

July 30, 1886

Alfred S. Horn and Arabella Horn acquired 56 acres of land described on a plan entitled "Plan of an Estate owned by the Mercantile Savings Institution" of Boston, MA, drawn by J. E. Carter, dated August 1877. The land was acquired from Curtis Davis and James Mellen for a consideration of \$3,500, which also included 2 parcels in Reading, MA.

April 29, 1882

Curtis Davis and James Mellen acquired 56 acres of land described on a plan entitled "Plan of an Estate owned by the Mercantile Savings Institution" of Boston, MA, drawn by J. E. Carter, dated August 1877. The land was acquired from the Receivers of the Mercantile Savings Institution for a consideration of \$1,300.

September 22, 1881

The Receivers of the Mercantile Savings Institution acquired 56 acres of land from Charles H. Johnson for a consideration of \$2,600.

May 29, 1877

Charles H. Johnson acquired 56 acres of land from The Mercantile Savings Institution for a consideration of \$2,600.

September 28, 1874

The Mercantile Savings Institution acquired 56 acres of land from Aurora H. C. Phelps by mortgage assignment for an unknown consideration.

September 28, 1874

Aurora H. C. Phelps acquired 56 acres of land from William Cherry by mortgage assignment for an unknown consideration.

August 9, 1873

William Cherry acquired 56 acres of land called the "Frog Hole Lot" from John Nelson for a consideration of \$3,000.

April 17, 1871

John Nelson acquired 56 acres of land called the "Frog Hole Lot" from Parker L. Converse for an unknown consideration.

July 26, 1869

Parker L. Converse acquired land situated on Beach Street, that was part of the 56 acre parcel from Samuel and Elizabeth Tidd via a tax title taking for a consideration of \$26.32.

July 8, 1868

Elizabeth Tidd acquired land situated on Beach Street from Alonzo V. Lynde for a consideration of \$1 and "other diverse and valuable considerations."

January 1, 1852

Alonzo V. Lynde acquired a parcel of land known as the "Back Woods" (also known as the Widow Susannah Davis Thirds, and an undivided part of the Tidd Estate of Homestead) from Samuel Tidd for a consideration of \$25.

March 6, 1834

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

Address: 225 Wildwood Ave.

November 19, 1999

Calest Industrial Investors, acquired land and buildings at 225 Wildwood Avenue from the DIV Wildwood, LLC, for a consideration of \$4,850,000.

January 26, 1998

DIV Wildwood, LLC, acquired land and buildings at 225 Wildwood Avenue and at 300 Wildwood Avenue from the Massachusetts Mutual Life Insurance Company for a consideration of \$6,325,000.

Date Unknown

The Massachusetts Mutual Life Insurance Company acquired a parcel of 9.494 acres with buildings at 225 Wildwood Avenue from Michael A. Howland (Howland Development Co. and 225 Wildwood Street Trust) for an unknown consideration.

July 28, 1988

225 Wildwood Trust (Michael A. Howland and Lorraine K. Howland, Trustees) acquired 9.494 acres of land and buildings from Michael A. Howland for a consideration of \$10.

July 6, 1979

Michael A. Howland acquired a parcel of 9.494 acres with buildings at 225 Wildwood Avenue from Walter Bushmich, Alexander Bushmich, and Boris Bushmich, Trustees of Bushmich Realty Trust, for a consideration of \$332,290.

July 3, 1979

Walter Bushmich, Alexander Bushmich, Boris Bushmich, Trustees of the Bushmich Realty Trust, acquired a parcel of 9.494 acres with buildings at 225 Wildwood Avenue from Walter Bushmich, Alexander Bushmich, Isadore Wasserman, Stephen R. Karp and Wallace Yaffe, Trustees of the Woburn 128 Realty Trust, for an unknown consideration of less than \$100, subject also to unpaid real estate taxes.

September 30, 1970

The Woburn at 128 Realty Trust (Edwin Howard & Isadore Wasserman, Trustees) acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," prepared by William Butler Jones, C.E., dated August, 1911, and recorded in Middlesex South District Registry of Deeds in Plan Book 206, Plan 33, from Abraham Lerner for a consideration of \$71,571.38

November 30, 1970

Trustees of Woburn at 128 Realty Trust acquired a parcel of 95,000 sq. ft., being Lot "C" on a "Plan of Land in Woburn Belonging to John Reardon and Sons Corp." from John W. Buckley and Marguerite E. Buckley for a consideration of \$152,590.68. The consideration included an additional parcel which is not part of 225 Wildwood Avenue.

December 7, 1970

Trustees of Woburn at 128 Realty Trust acquired a parcel formerly belonging to the Woburn Packing Company from John E. Maloney, Trustee under a Liquidating Agreement, for a consideration of \$270,072.

March 11, 1960

Abraham Lerner acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from Beggs and Cobb Incorporated for an unknown consideration.

July 15, 1950

Beggs and Cobb Incorporated acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from John A. Akeson for an unknown consideration.

May 24, 1950

John W. Buckley, et. ux. acquired 95,000 sq. ft. of land, being Lot "C" and Lot "G" of undisclosed size, on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," prepared by William Butler Jones, C.E., dated August, 1911, from Agnes I. Murray for an unknown consideration.

May 24, 1950

Agnes I. Murray acquired 28.32 acres of land from the Woburn Packing Company for an unknown consideration.

October 23, 1946

John A. Akeson acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from James G. Connor for a consideration of less than \$100. James G. Connor acquired the land from the estate of Jeremiah F. Murray.

November 29, 1945

The Woburn Packing Company acquired 28.32 acres of land from the Boston and Maine Railroad for a consideration of \$1 and other valuable considerations.

September 24, 1918

Agnes I. Murray acquired 95,000 sq ft. of land, being Lot "C" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from the estate of Michael J. Murray.

November 29, 1916

Michael J. Murray acquired Lot "G" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from John Reardon and Sons Corp. for an unknown consideration.

September 14, 1912

Michael J. Murray acquired Lot "C" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from Walter E. Pecker, executor of the Will of George Pecker, for a consideration of \$400.

September 14, 1912

James G. Connor acquired 5.3 acres of land, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from Ann Murray for an unknown consideration.

June 27, 1898

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Horn contains part of the present land at 225 Wildwood Avenue.

July 30, 1886

Alfred S. Horn and Arabella Horn acquired 56 acres of land described on a plan entitled "Plan of an Estate owned by the Mercantile Savings Institution" of Boston, MA, drawn by J. E. Carter, dated August 1877. The land was acquired from Curtis Davis and James Mellen for a consideration of \$3,500, which also included 2 parcels in Reading, MA.

April 29, 1882

Curtis Davis and James Mellen acquired 56 acres of land described on a plan entitled "Plan of an Estate owned by the Mercantile Savings Institution" of Boston, MA, drawn by J. E. Carter, dated August 1877. The land was acquired from the Receivers of the Mercantile Savings Institution for a consideration of \$1,300.

September 22, 1881

The Receivers of the Mercantile Savings Institution acquired 56 acres of land from Charles H. Johnson for a consideration of \$2,600.

May 29, 1877

Charles H. Johnson acquired 56 acres of land from The Mercantile Savings Institution for a consideration of \$2,600.

September 28, 1874

The Mercantile Savings Institution acquired 56 acres of land from Aurora H. C. Phelps by mortgage assignment for an unknown consideration.

September 28, 1874

Aurora H. C. Phelps acquired 56 acres of land from William Cherry by mortgage assignment for an unknown consideration.

August 9, 1873

William Cherry acquired 56 acres of land called the "Frog Hole Lot" from John Nelson for a consideration of \$3,000.

April 17, 1871

John Nelson acquired 56 acres of land called the "Frog Hole Lot" from Parker L. Converse for an unknown consideration.

July 26, 1869

Parker L. Converse acquired land situated on Beach Street, that was part of the 56 acre parcel from Samuel and Elizabeth Tidd via a tax title taking for a consideration of \$26.32.

July 8, 1868

Elizabeth Tidd acquired land situated on Beach Street from Alonzo V. Lynde for a consideration of \$1 and "other diverse and valuable considerations."

January 1, 1852

Alonzo V. Lynde acquired a parcel of land known as the "Back Woods" (also known as the Widow Susannah Davis Thirds, and an undivided part of the Tidd Estate of Homestead) from Samuel Tidd for a consideration of \$25.

March 6, 1834

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

Address: 275 Wildwood Ave.

Nov. 21, 1997

The New England Confectionary Co. acquired 17.4 acres at 275 Wildwood Ave., known as Lot "A" on a "Plan of Land in Woburn, MA" by Alonso B. Reed, Engineers and Architects (dated Nov. 23, 1970), from Lechmere, Inc. for a consideration of \$7,500,000.

December 7, 1970

Lechmere Tire and Sales Co. acquired the same 17.4 acres from the Woburn at Route 128 Realty Trust for a consideration of \$555,700.

November 30, 1970

The Woburn at 128 Realty Trust (Edwin Howard & Isadore Wasserman, Trustees) acquired 2 parcels of land from John W. and Marguerite E. Buckley for a consideration of \$152,590.68.

September 30, 1970

The Woburn at 128 Realty Trust (Edwin Howard & Isadore Wasserman, Trustees) acquired 12.1 acres from the Leon Bushmich Corporation for a consideration of some part of a total consideration of \$452,893.32. The 12.1 acres were part of a 6 parcel transaction totaling about 24 acres. The total consideration included all 6 parcels.

September 30, 1970

The Woburn at 128 Realty Trust (Edwin Howard & Isadore Wasserman, Trustees) acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," prepared by William Butler Jones, C.E., dated August, 1911, and recorded in Middlesex

South District Registry of Deeds in Plan Book 206, Plan 33, from Abraham Lerner for a consideration of \$71,571.38.

March 11, 1960

Abraham Lerner acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from Beggs and Cobb Incorporated for an unknown consideration.

July 15, 1950

Beggs and Cobb Incorporated acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from John A. Akeson for an unknown consideration.

May 24, 1950

John W. Buckley, et. ux. acquired 95,000 sq. ft. of land, being Lot "C" and Lot "G" of undisclosed size, on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," prepared by William Butler Jones, C.E., dated August, 1911, from Agnes I. Murray for an unknown consideration.

May 24, 1950

Agnes I. Murray acquired 28.32 acres of land from the Woburn Packing Company for an unknown consideration.

October 23, 1946

John A. Akeson acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from James G. Connor for a consideration of less than \$100. James G. Connor acquired the land from the estate of Jeremiah F. Murray.

November 29, 1945

The Woburn Packing Company acquired 28.32 acres of land from the Boston and Maine Railroad for a consideration of \$1 and other valuable considerations.

September 24, 1918

Agnes I. Murray acquired 95,000 sq ft. of land, being Lot "C" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from the estate of Michael J. Murray.

November 29, 1916

Michael J. Murray acquired Lot "G" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from John Reardon and Sons Corp. for and unknown consideration.

September 14, 1912

Michael J. Murray acquired Lot "C" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from Walter E. Pecker, executor of the Will of George Pecker, for a consideration of \$400.

September 14, 1912

James G. Connor acquired 5.3 acres of land, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from Ann Murray for an unknown consideration.

June 27, 1898

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Horn contains part of the present land at 275 Wildwood Avenue.

July 30, 1886

Alfred S. Horn and Arabella Horn acquired 56 acres of land described on a plan entitled "Plan of an Estate owned by the Mercantile Savings Institution" of Boston, MA, drawn by J. E. Carter, dated August 1877. The land was acquired from Curtis Davis and James Mellen for a consideration of \$3,500, which also included 2 parcels in Reading, MA.

April 29, 1882

Curtis Davis and James Mellen acquired 56 acres of land described on a plan entitled "Plan of an Estate owned by the Mercantile Savings Institution" of Boston, MA, drawn by J. E. Carter, dated August 1877. The land was acquired from the Receivers of the Mercantile Savings Institution for a consideration of \$1,300.

September 22, 1881

The Receivers of the Mercantile Savings Institution acquired 56 acres of land from Charles H. Johnson for a consideration of \$2,600.

May 29, 1877

Charles H. Johnson acquired 56 acres of land from The Mercantile Savings Institution for a consideration of \$2,600.

September 28, 1874

The Mercantile Savings Institution acquired 56 acres of land from Aurora H. C. Phelps by mortgage assignment for an unknown consideration.

September 28, 1874

Aurora H. C. Phelps acquired 56 acres of land from William Cherry by mortgage assignment for an unknown consideration.

August 9, 1873

William Cherry acquired 56 acres of land called the "Frog Hole Lot" from John Nelson for a consideration of \$3,000.

April 17, 1871

John Nelson acquired 56 acres of land called the "Frog Hole Lot" from Parker L. Converse for a consideration of \$3,000.

July 26, 1869

Parker L. Converse acquired land situated on Beach Street, that was part of the 56 acre parcel from Samuel and Elizabeth Tidd via a tax title taking for a consideration of \$26.32.

July 8, 1868

Elizabeth Tidd acquired land situated on Beach Street from Alonzo V. Lynde for a consideration of \$1 and "other diverse and valuable considerations."

January 1, 1852

Alonzo V. Lynde acquired a parcel of land known as the "Back Woods" (also known as the Widow Susannah Davis Thirds, and an undivided part of the Tidd Estate of Homestead) from Samuel Tidd for a consideration of \$25.

March 6, 1834

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

Planners Collaborative Inc./RAI Joint Venture

November 24, 2002

Mr. Joseph F. LeMay
Task Monitor U. S. Environmental Protection Agency
Region 1
1 Congress Street, Suite 1100
Boston, Massachusetts, 02114-2023

Subject: Contract No. 68-R1-01-01
TDD 01-02-08-0028
Wells G&H OU-3/Industri-Plex OU-2: Title Searches near Southwest Properties
and former John J. Riley properties

Dear Mr. LeMay:

The enclosed material was inadvertently left out of the report we sent you last Friday, Nov.21. The enclosed material covers the three properties for which you wanted ownership updates.

These properties are:

252 Salem Street

256 Salem Street

280 Salem Street

Please insert the material in the loose leaf notebook after the narrative lists of property transactions, and before the maps. Thank you. If you have any questions or comments, please do not hesitate to contact me at (617) 338-0018 x 112

Sincerely,



Brian Barber
Planners Collaborative Inc.
273 Summer Street
Boston, MA 02210

Ownership Updates

252 SALEM ST



Click to enlarge

MBLU : 38/ 01/ 03/ /
Location: 252 SALEM ST
Owner Name: MURPHY JOHN F
Account Number: 166989054324 0



Parcel Value

Item	Assessed Value
Buildings	298,400
Extra Building Features	0
Outbuildings	44,000
Land	453,800
Total:	796,200



Owner of Record

MURPHY JOHN F
 JOAN E MURPHY TR
 16 HARRIET AVENUE
 BURLINGTON, 01803



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
MURPHY JOHN F	14080/ 304	9/30/1986	



Land Line Valuation

Size	Zone	Assessed Value
3.60 AC	IP	453,800



Construction Detail

Item	Value
Style	Garage/Office
Model	Industrial
Grade	Good
Stories	1 Story
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Pre-finsh Metl

Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Minim/Masonry
Interior Floor 1	Concr-Finished
Heat Fuel	Gas
Heat Type	Hot Air-no Duc
AC Type	None
Bedrooms	Zero Bedrooms
Bathrooms	Zero Bathrms



Building Valuation

Item	Value
Living Area	3,548 square feet
Replacement Cost	284,305
Year Built	1989
Depreciation	12%
Building Value	250,200



Outbuildings

Code	Description	Units
TNK3	GT-10,000	80000

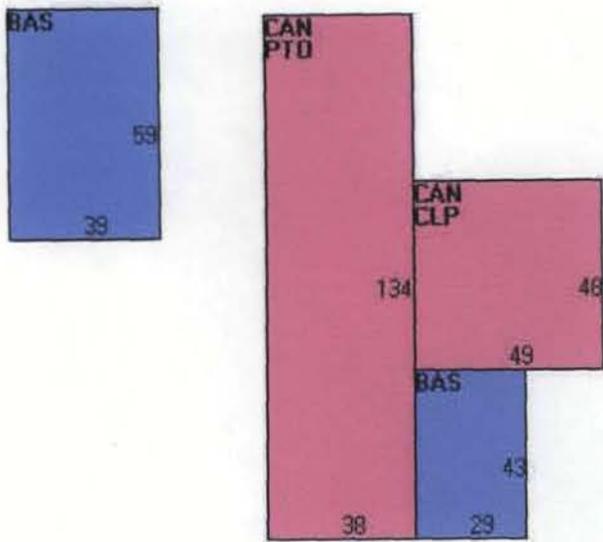


Extra Features

Code	Description	Units
	No Extra Building Features	



Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	3548	3548
CAN	Canopy	7444	0
CLP	Loading Platform, Finished	2352	0
PTO	Patio	5092	0

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256 SALEM ST

Building 1 of 2 [Next Building >>](#)



[Click to enlarge](#)

MBLU : 38/ 01/ 04/ /
Location: 256 SALEM ST
Owner Name: WHITNEY RUTH JTR
Account Number: 166991754335 0



Parcel Value

Item	Assessed Value
Buildings	71,400
Extra Building Features	0
Outbuildings	0
Land	382,800
Total:	454,200



Owner of Record

WHITNEY RUTH JTR
 4 CAMPGROUND ROAD
 BOXFORD, 01921



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
WHITNEY RUTH JTR	18934/ 267	1/1/1988	



Land Line Valuation

Size	Zone	Assessed Value
2.67 AC	IP	382,800



Construction Detail

Item	Value
Style	Warehouse
Model	Industrial
Grade	Poor
Stories	1 Story
Exterior Wall 1	Pre-finish Metl

Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Floor 1	Minimum/Plywd
Heat Fuel	Gas
Heat Type	Hot Air-no Duc
AC Type	None
Bedrooms	Zero Bedrooms
Bathrooms	Zero Bathrms



Building Valuation

Item	Value
Living Area	9,519 square feet
Replacement Cost	210,751
Year Built	1964
Depreciation	64%
Building Value	75,900



Outbuildings

Code	Description	Units
No Outbuildings		



Extra Features

Code	Description	Units
No Extra Building Features		



Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	9519	9519

Building 1 of 2 [Next Building >>](#)

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256 SALEM ST

<< Prev Building Building 2 of 2



Click to enlarge

MBLU : 38/ 01/ 04/ /
Location: 256 SALEM ST
Owner Name: WHITNEY RUTH JTR
Account Number:

Overall Parcel Information Available on Building 1



Construction Detail

Item	Value
Style	Service Shop/C
Model	Commercial
Grade	Bel Avg
Stories	1 Story
Exterior Wall 1	Vinyl Siding
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Floor 1	Minimum/Plywd
Heat Fuel	Oil
Heat Type	Hot Water
AC Type	None
Bebrooms	Zero Bedrooms
Bathrooms	1 Bathroom



Building Valuation

Item	Value
Living Area	660 square feet
Replacement Cost	34,247
Year Built	1930
Depreciation	56%
Building Value	15,100



Outbuildings

Code	Description	Units
No Outbuildings		

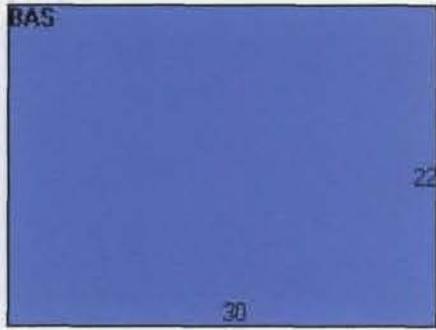


Extra Features

Code	Description	Units
No Extra Building Features		



Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	660	660

<< Prev Building Building 2 of 2

Powered by Vision Appraisal Technology

280 SALEM ST



Click to enlarge

MBLU : 38/ 01/ 06/ /
Location: 280 SALEM ST
Owner Name: 280 SALEM STREET LLC
Account Number: 166995854371 0



Parcel Value

Item	Assessed Value
Buildings	474,500
Extra Building Features	0
Outbuildings	0
Land	259,500
Total:	734,000



Owner of Record

280 SALEM STREET LLC
 C/O JOHN KELLEY TRUSTEE
 P.O. BOX 158
 NORTH BILLERICA, 01862



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
280 SALEM STREET LLC	33882/ 233	10/23/2001	600,000
280 SALEM STREET LLC	1244/ 4	10/23/2001	600,000
BOUTWELL CLIFFORD C	6927/ 567	1/1/1946	



Land Line Valuation

Size	Zone	Assessed Value
5.18 AC	R1	259,500



Construction Detail

Item	Value
Style	Mixed Use
Model	Commercial
Grade	Bel Avg
Stories	2 Stories
Exterior Wall 1	Concr/Cinder

Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Floor 1	Concr-Finished
Heat Fuel	Gas
Heat Type	Forced Air-Duc
AC Type	None
Bedrooms	Zero Bedrooms
Bathrooms	Zero Bathrms



Building Valuation

Item	Value
Living Area	21,213 square feet
Replacement Cost	616,556
Year Built	1988
Depreciation	26%
Building Value	456,300



Outbuildings

Code	Description	Units
	No Outbuildings	

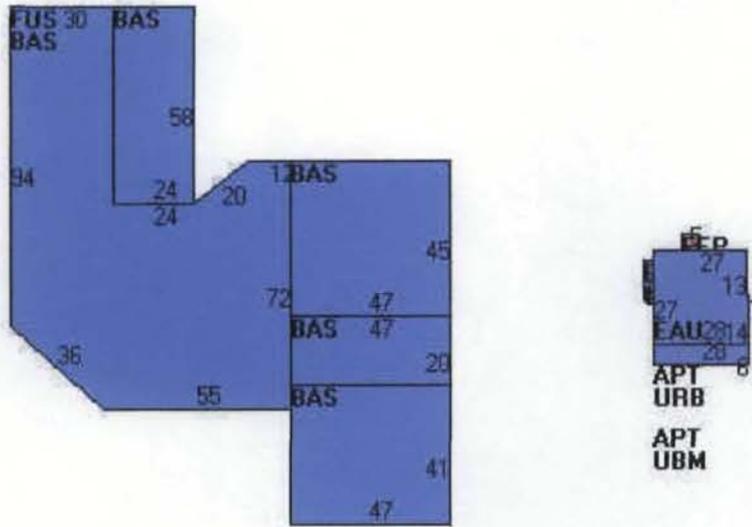


Extra Features

Code	Description	Units
	No Extra Building Features	



Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
APT	Apartment	1654	1654
BAS	First Floor	12983	12983
EAU	Attic, Expansion, Unfinished	743	0
FEP	Enclosed Porch	25	0
FUS	Upper Story, Finished	6576	6576
UBM	Basement, Unfinished	201	0
URB	Lower Level Unfinished	743	0

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BK 33882 PG 232 1186870

MICROFILM RECORDED

SV 5M/1

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department

Middlesex Division

Docket No. 00P 3578 EP

Probate of Will With/Without Sureties 3

BOTH WAYS

Name of Decedent Grace E. Boutwell

Domicile at Death 280 Salem Street, Woburn Middlesex 01801
(Street and No.) (City or Town) (County) (Zip)

Date of Death March 20, 2000

Name and address of Petitioner(s) William E. Boutwell, **REDACTED - PERSONAL PRIVACY**
Grace P. Morse, **REDACTED - PERSONAL PRIVACY**

Status named co-executors

Heirs at law or next of kin of deceased including surviving spouse:

Name	Residence (minors and incompetents must be so designated)	Relationship
<u>Clifford C. Boutwell</u>	REDACTED - PERSONAL PRIVACY	husband
<u>Robert Boutwell, M.D.</u>	REDACTED - PERSONAL PRIVACY	son
<u>Nancy Murphy</u>	REDACTED - PERSONAL PRIVACY	daughter
<u>Grace P. Morse</u>	REDACTED - PERSONAL PRIVACY	daughter
<u>William E. Boutwell</u>	REDACTED - PERSONAL PRIVACY	son

That said deceased left a will — ~~and codicils~~ — herewith presented, wherein your petitioner(s) ~~is~~ are named ~~co-~~executors, Clifford C. Boutwell having declined and wherein the testatrix had requested that your petitioner(s) be exempt from giving surety on his/her/their bond(s).

The petitioner(s) hereby certify that a copy of this document, along with a copy of the decedent's death certificate has been sent by certified mail to the Department of Public Welfare, P.O. Box 86, Essex Station, Boston, Massachusetts 02112.

Wherefore your petitioner(s) pray(s) that said will — ~~and codicils~~ — may be proved and allowed, and that ~~he~~ they be appointed executors thereof, with/without surety on his/her/their bond(s) and certify under the penalties of perjury that the statements herein contained are true to the best of his/her/their knowledge and belief.

Date 7/18/00 Signature(s) [Signature]

The undersigned hereby assent to the foregoing petition and to the allowance of the will without testimony.

DECREE

All persons interested having been notified in accordance with the law or having assented and no objections being made thereto, it is decreed that said instrument(s) be approved and allowed as the last will and testament of said deceased, and that said petitioner(s): William E. Boutwell of Ware, New Hampshire and Grace P. Morse of Chelmsford in the County of Middlesex be appointed executors thereof, first giving bond with out sureties for the due performance of said trust.

Date 07/17/2000 Edward F. Donnelly Jr.
JUSTICE OF THE PROBATE AND FAMILY COURT

DATED OCT 13 2001

I, the undersigned HEREBY CERTIFY that I am the Register of the Probate and Family Court in the County of Middlesex, that such as I have Custody of the records of said Court, and I further Certify that the foregoing is a photographic copy of the decree of appointment of the fiduciary, that said fiduciary has given bond as required by the law and that said appointment remains in full force.

Witness, by my hand and seal of the Probate Court of the Commonwealth of Massachusetts, in Cambridge.
John R. Guonono
REGISTER OF PROBATE

1180073

BK 33882 PG 233

QUITCLAIM DEED

CLIFFORD C. BOUTWELL, individually, and William E. Boutwell, as Executor of the Estate of Grace E. Boutwell (Middlesex Probate No. 00:3898EP, pursuant to the power of sale contained in the Will of Grace E. Boutwell, a copy of which is attached hereto, and GRACE P. MORSE, not individually, but as Executrix of the Estate of Grace E. Boutwell (Middlesex Probate No. 00:3898EP, pursuant to the power of sale contained in the Will of Grace E. Boutwell, a copy of which is attached hereto, for consideration paid of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) grant to 280 Salem St., L.L.C., with a principal address at _____

with Quitclaim Covenants

PARCEL I

The land in Woburn with buildings thereon beginning at a corner on the North side of Salem Street at land of Charles E. Quinn et al, the line runs N 5° 55' W to a stake a distance of three and 06/100 (3.06) feet, thence turning the line runs N 29° 36' 00" E two hundred and 36/100 (200.36) feet to a stone bound, thence in same course by land of aforesaid Quinn a distance of two hundred sixty eight and 19/100 (268.19) feet to the thread of the Aberjona River, thence following the thread of the Aberjona River in a general Southerly direction, three hundred thirty (330.00) feet more or less to the North side of a bridge on Salem Street, said point being on the North side of Salem Street, thence the line runs S 49° 00' W a distance of sixty-four and 70/100 (64.70) feet to a stone bound, thence on a curve bearing to the right with a radius 350.05' a distance of one hundred thirty-eight and 19/100 (138.19) feet to a stone bound, thence the line runs S 71° 36" W a distance of one hundred fifty-six and 95/100 (156.95) feet to a stone bound thence on a curve bearing to the right with a radius of 755.61' a distance of twenty-seven and 30/100 (27.30) feet to a stake to point of beginning.

Containing 62,500 sq. ft. more or less. The last four courses described constitute the layout of the North side of Salem Street as layed out by the County Commission in 1920.

For title reference see deed of Clifford C. Boutwell and Grace E. Boutwell to Clifford C. Boutwell and Grace E. Boutwell, dated March 20, 1990 and recorded with Middlesex South Registry of Deeds in Book 20445, Page 072, Death Certificate of Grace E. Boutwell, recorded prior hereto and Middlesex Probate No. 00P3898EP.

PARCEL II

that certain parcel of land with the buildings thereon, if any, situate in Woburn in the County of Middlesex and said Commonwealth, bounded and described as follows:

Westerly by land now or formerly of Charles E. Quinn et al, one hundred thirty-two and 60/100 feet; Northwesternly by said Quinn et al land, one hundred twenty-one and 05/100 feet; and Southeasterly by land now or formerly of Daniel J. Quinn, measuring on the upland, two hundred and 37/100 feet.
Said parcel is shown as lot B on said plan, (Plan No. 3507^B).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 389, Page 197, with Certificate 58179.

The above described land is subject to a Taking by the Middlesex County Commissioners for relocation of Salem Street, as shown on said plan, see Filed Plan 683, Document 35795 and to a Taking by the City of Woburn for construction of sewer, Document 111000

For title reference see Certificate of Title No. 187189, filed in the Land Registry District of Middlesex County in Registration Book 1066, Page 39, Death Certificate of Grace E. Boutwell, recorded prior hereto and Middlesex Probate No. 00P3898EP.

270 v Salem - dt
Middlesex, Mass.

Ld
H.D
J

187189-1066-39
187189-1066-40

187189-1066-41

PARCEL III

that certain parcel of land with the buildings thereon, if any, situate in Woburn in the County of Middlesex and said Commonwealth, bounded and described as follows:

- Southwesterly by line of land marked City of Woburn (Sewer Location) as shown on plan hereinafter mentioned, five hundred twenty-three and 17/100 feet;
- Northwesterly by land now or formerly of John J. Riley Company, about five hundred and eighty-one feet;
- Northeasterly by the Abajona (sic) River;
- Southeasterly by land now or formerly of Daniel J. Quinn, measuring on the upland, about two hundred and fifty-three feet; and
- Southeasterly, again, one hundred twenty-one and 05/100 feet, and
- Northeasterly, one hundred thirty-five and 66/100 feet; by lot B² on said plan, ending at a point on Salem Street.

Ld Reg

Said parcel is shown as lot 1 on said plan. (Plan no. 3507^c).

All of said boundaries, except the river line, are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 612, Page 138, with Certificate 96488.

The above described land is subject to such flowage rights as may legally exist.

For title reference see Certificate of Title No. ¹⁸⁷¹⁹⁰~~187189~~, filed in the Land Registration Office for the Middlesex South Registry of Deeds in Registration Book 1066, Page 40, Certificate No. 187190, Death Certificate of Grace E. Boutwell, recorded prior hereto and Middlesex Probate No. 00P3898EP.

PARCEL IV

that certain parcel of land with the buildings thereon, if any, situate in Woburn in the County of Middlesex and said Commonwealth, bounded and described as follows:

- Southeasterly by the Northwesterly line of Salem Street, two hundred twenty-one and 99/100 feet;
- Southwesterly by land now or formerly of Hugh A. Quinn et al, four hundred forty-eight and 89/100 feet; and
- Northwesterly, eight and 62/100 feet, and
- Northeasterly, five hundred and 82/100 feet, by line of land marked City of Woburn (Sewer Location) as shown on plan hereinafter mentioned.

Ld Reg

Said parcel is shown as lot 2 on said plan, (Plan No. 3507^c).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 612, Page 138, with Certificate 96488.

Together with the fee and soil of so much as Salem Street shown on said plan as was included by implication of law in bounding by Salem Street in its former location prior to its relocation by the Middlesex County Commissioners under Document 33795.

The above described land is subject to such flowage rights as may legally exist, see Order of Court, Document 338765.

For title reference see Certificate of Title No. ¹⁸⁷¹⁹¹~~187189~~, filed in the Land Registration Office for the Middlesex South Registry of Deeds in Registration Book 1066, Page 41, Certificate No. 187191, Death Certificate of Grace E. Boutwell, recorded prior hereto and Middlesex Probate No. 00P3898EP.

1 1 0 0 0 7

BK33882PG235

WITNESS our hands and seals this 19 day of October, 2001.

[Signature]
WILLIAM E. BOUTWELL, not
individually, but as Executor of
the Estate of Grace E. Boutwell

[Signature]
CLIFFORD C. BOUTWELL, Individually

[Signature]
GRACE P. MORSE, not individually but as
Executor of the Estate of Grace E. Boutwell

COMMONWEALTH OF MASSACHUSETTS

Cum gratia ss.

October 27, 2001

Then personally appeared the above-named CLIFFORD C. BOUTWELL, individually
and GRACE P. MORSE, not individually but as Executrix of the Estate of
Grace E. Boutwell and acknowledged the foregoing instrument to be their free act and deed, before me.

[Signature]
Notary Public Robert East
My Commission Expires: 10/27/04

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 19, 2001

Then personally appeared before me the above-named William E. Boutwell, not
individually, but as Executor of the Estate of Grace E. Boutwell, and acknowledged
the foregoing instrument to be his free act and deed, before me,

[Signature]
Notary Public Robert East
My Commission Expires: 10/27/04

NOTARIAL PUBLIC
ROBERT EAST
177 STATE STREET
BOSTON, MASSACHUSETTS 02109
TELEPHONE: 617-552-1111
FAX: 617-552-1112

10/27/2001
APPROVED FOR REGISTRATION
BY THE COURT in to Executor, testament

[Signature]
Notary Public
with attached affidavit

1130870

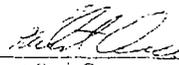
EX33982F6236

AFFIDAVIT OF ROBERT ORSI

I, Robert Orsi, being duly sworn do hereby depose and say of my personal knowledge.

1. I am an attorney at Tarlow, Breed, Hart, Murphy & Rodgers, P.C., 21 Custom House Street, Boston, Massachusetts.
2. On Friday, October 19, 2001, I witnessed Clifford C. Boutwell sign a deed of certain property located at 278-280 Salem Street, Woburn, Massachusetts to 280 Salem St., L.L.C. Mr. Boutwell acknowledged his signature to be his free act and deed.
3. From my discussions with Mr. Boutwell's daughter, Grace P. Morse, I know that Mr. Boutwell is approximately eighty years old, and is seriously ill with diabetes. From my discussion with Mr. Boutwell, I observed him to be knowledgeable concerning the real estate transaction with 280 Salem St., L.L.C., and to freely sign the deed for the sale.

Signed under the pains and penalties of perjury this 23rd day of October, 2001



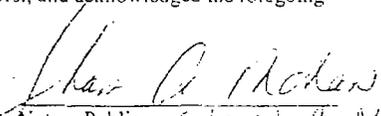
 Robert Orsi, Esq.

COMMONWEALTH OF MASSACHUSETTS


 _____, ss.

Oct. 23, 2001

Then personally appeared the above-named Robert Orsi, and acknowledged the foregoing instrument to be his free act and deed, before me,



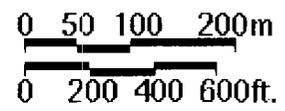
 Notary Public Sharon A. McFarland
 My Commission Expires:

Maps

MIT Ortho Browser: MassGIS Orthophoto 233914

[Project Homepage](#) [FGDC Metadata](#) [Download Options](#) [Full Image](#) [Print this Image](#)

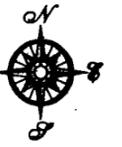
Click on the image to: Zoom IN 400%; Zoom OUT 400%; Recenter image



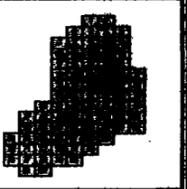
TAX MAP
31
OF WOBURN
MASSACHUSETTS



- City Boundary
- Property Lines
- Zoning Lines
- Easement
- Right of Way
- Paper Street
- Water
- Buildings
- Parcel Numbers
- Block Numbers
- 5,500 SF Acreage
- 100.00' Dimensions
- R-1 Zone



THIS MAP IS PREPARED FOR THE BENEFIT OF THE CITY OF WOBURN AND IS BASED ON THE RECORDS OF THE CITY OF WOBURN, MASSACHUSETTS, INCLUDING PLATS, TACINGS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE ADVISED THAT THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ANY LEGAL OR FINANCIAL DECISIONS. THE CITY OF WOBURN AND ITS ENGINEERING DEPARTMENT ACCEPT NO LIABILITY FOR THE INFORMATION CONTAINED HEREIN.



Scale 1 inch = 200 feet

Conversion Date:
Revision Date: March 1, 2008

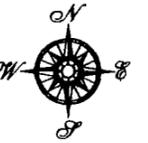
City of Woburn
Engineering Department



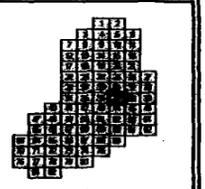
TAX MAP
37
OF WOBURN
MASSACHUSETTS



- City Boundary
- Property Lines
- Zoning Lines
- Easement
- Right of Way
- Paper Street
- Water
- Buildings
- 12 Parcel Numbers
- Ⓢ Block Numbers
- 5,500 SF Acreage
- 100.00' Dimensions
- R-1 Zone



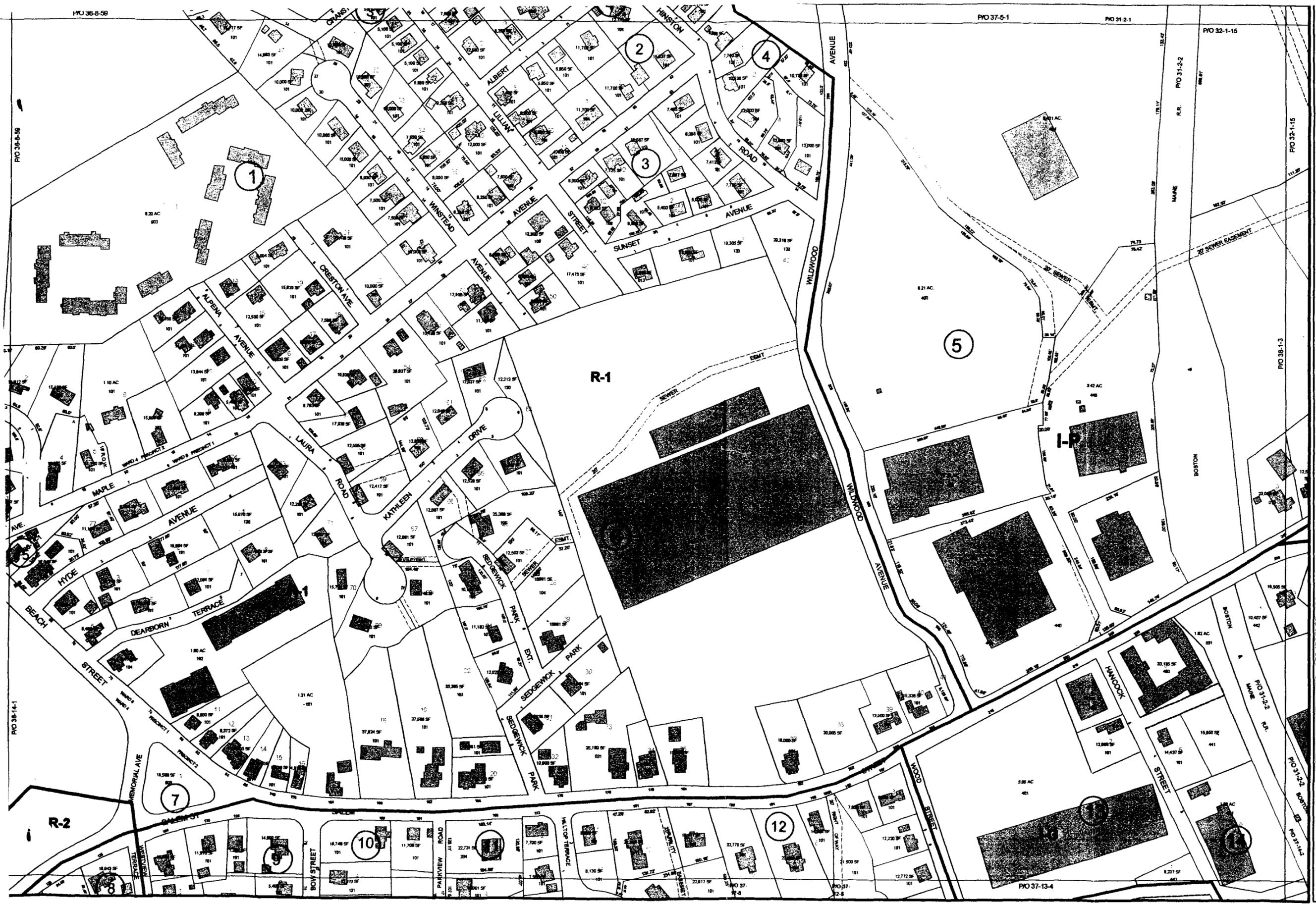
THIS MAP IS PREPARED FOR THE MEMORY OF REAL ESTATE PROPERTY WITHIN THE CITY OF WOBURN AND IS COMPILED FROM THE RECORDS, DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HEREBY NOTICED THAT THE INFORMATION CONTAINED ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE CITY OF WOBURN AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.



Scale 1 inch = 200 feet

Conversion Date:
Revision Date: March 1, 2003

City of Woburn
Engineering Department



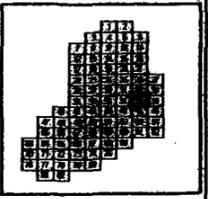
TAX MAP
38
OF WOBURN
MASSACHUSETTS



- City Boundary
- Property Lines
- Zoning Lines
- Easement
- Right of Way
- Paper Street
- Water
- Buildings
- 12 Parcel Numbers
- 8 Block Numbers
- 5,500 SF Acreage
- 100.00' Dimensions
- R-1 Zone



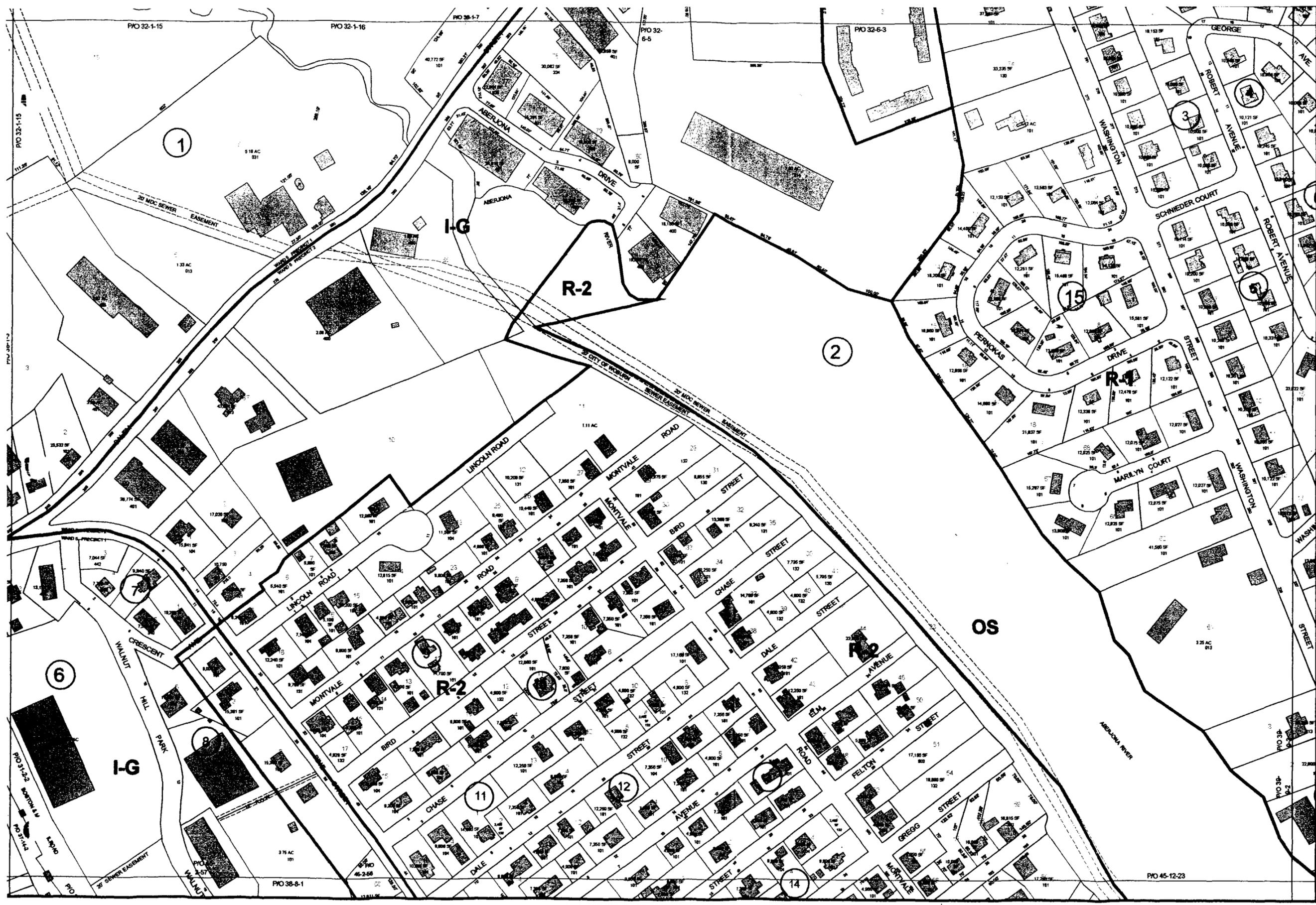
THIS MAP IS PREPARED FOR THE INVENTORY OF REAL ESTATE PROPERTY WITHIN THE CITY OF WOBURN AND IS COMPILED FROM THE RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HEREBY NOTIFIED THAT THE INFORMATION CONTAINED ON THIS MAP IS INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE CITY OF WOBURN AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.



Scale 1 inch = 200 feet

Convention Date:
Revision Date: March 1, 2003

City of Woburn
Engineering Department

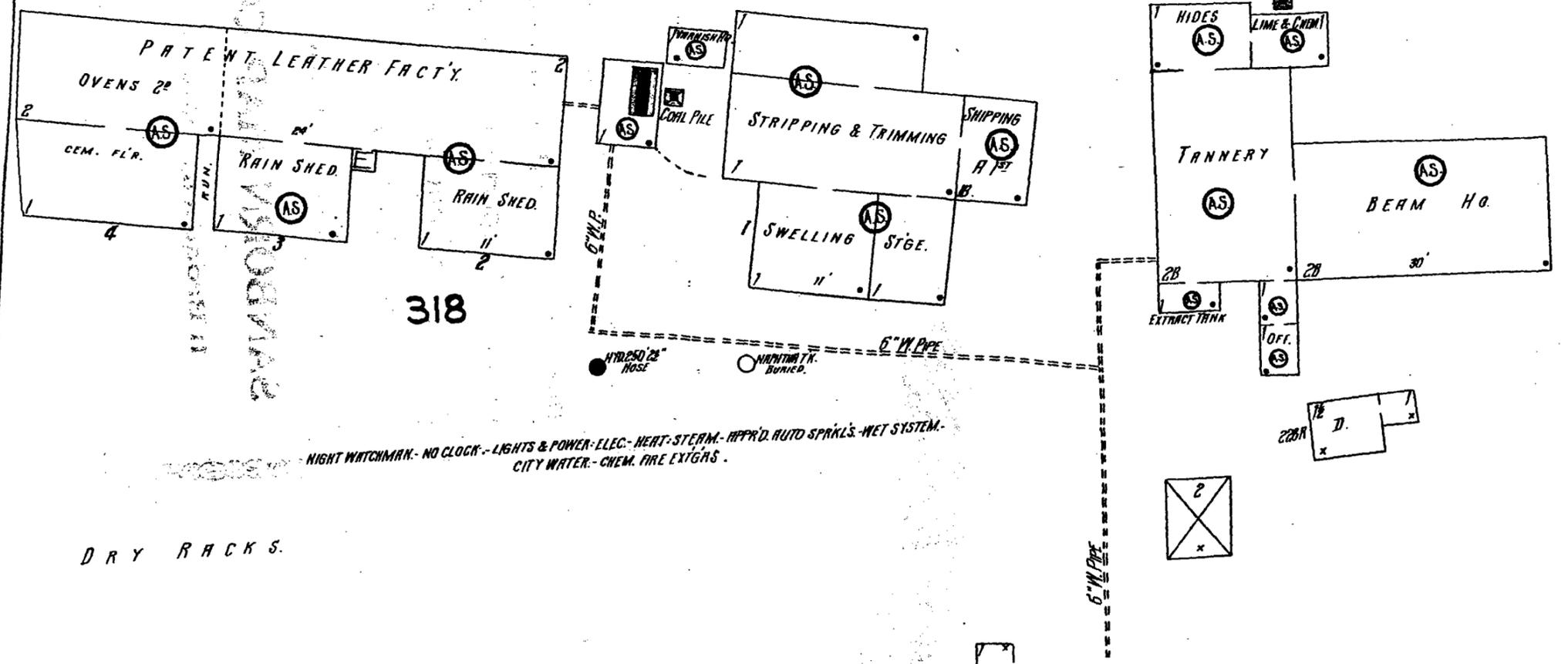




MAY 1926
WOBURN
MASS.

DRY RACKS
JOHN J. RILEY CO.

PATENT LEATHER FACTORY



NIGHT WATCHMAN - NO CLOCK - LIGHTS & POWER - ELEC. - HEAT - STERM. - APPR'D. AUTO SPRKLS - WET SYSTEM - CITY WATER - CHEM. FIRE EXT'RS.

DRY RACKS.

H
2
1
A

6" W. PIPE

T.H.

WOOD

STORE NO.

R. OFF. H.

SHIPPING.

SWELLING.

PATENT LEATHER FACTORY

STORE NO.

INCLINE

OUR 30" NOSE.

(A.S.)

V.P. 50" NOSE.

MURRAY LEATHER CO.
PATENT LEATHER FACTORY No 1.

NIGHT WATCHMAN - ECO CLOCK - 8 STATIONS - HEAT: STEAM - LIGHTS & POWER: ELEC -
HYDR. AUTO. SPRINKL'S - WET SYSTEM - CITY WATER.

319

D.H. 300" NOSE.

Basin

STORE NO.

LAMP NO.

(A.S.)

TANNERY
CEMENT FLOOR.

(S.F.E.)

CEM. FLR. 1ST
TANNING 1ST
TRACKING 2ND

(A.S.)

2
D.

2
D.

6" W.P.

T.H.

6" W. PIPE

WEST

35'

D.

D.

326

CLEMSON KNIFE CO.
KNIFE SHOP.

STORE NO.

CLEMSON SAW CO.
NOT IN OPERATION

NO WATCHMAN - HEAT: STEAM - LIGHTS
& POWER: ELEC - FIRE PRKS.

326A

COAL

NOT NAMED.

D.

T.H.

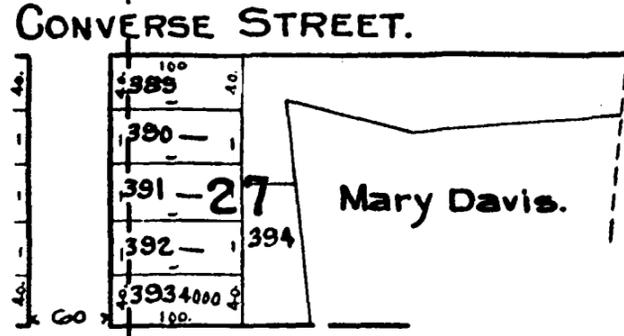
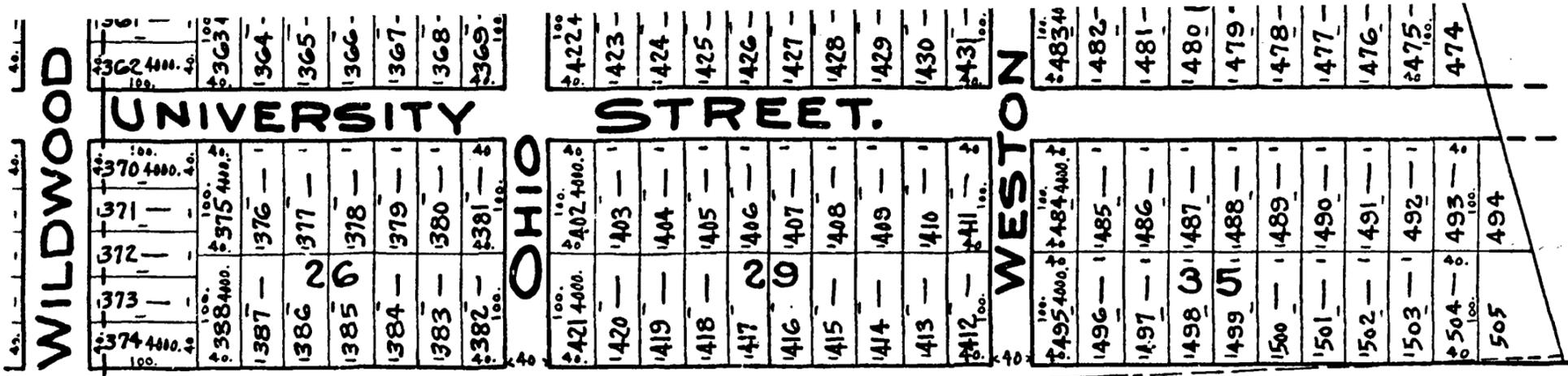
DEPOT

6" W. PIPE

40'

6" W. PIPE

B. & M. R. R.



?? Porter

Boston and Maine R.R.

Plan of Land
in Ward 4 -
WOBURN MASS,
belonging to the
Lepingwell Land Co.
OF BOSTON. 1893
Scale 100ft. to an inch.
C. F. Hartshorne, C.E.

(Original on file.)
(Scale of this plan: 1 inch = 150 feet.)

Note.

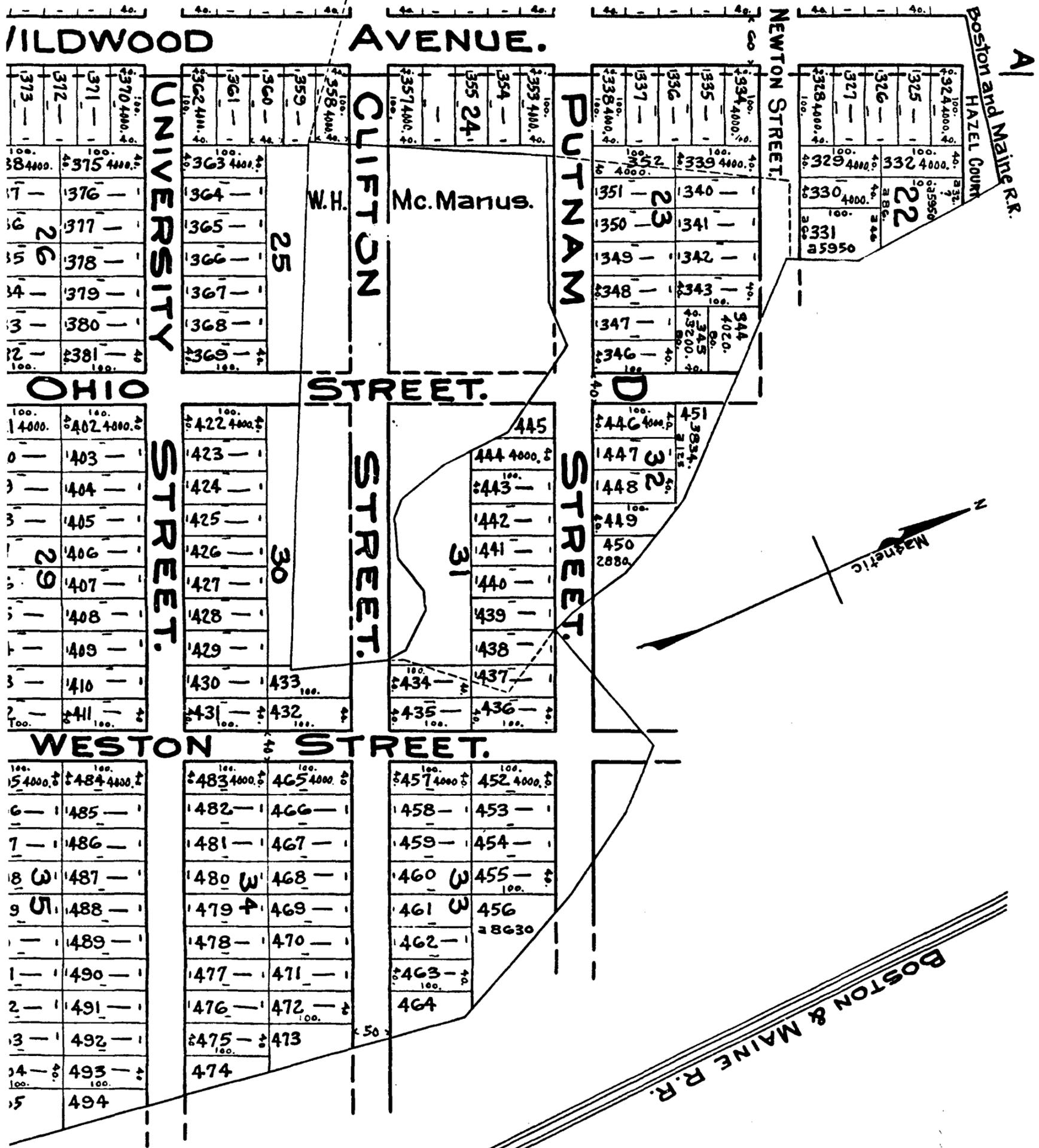
Lot A formerly owned by Jonathan Thompson.
 " B " " " " " " Jonathan Thompson and John Winn.
 " C " " " " " " Morrill Wyman
 " D " " " " " " Ruth R. Hart.

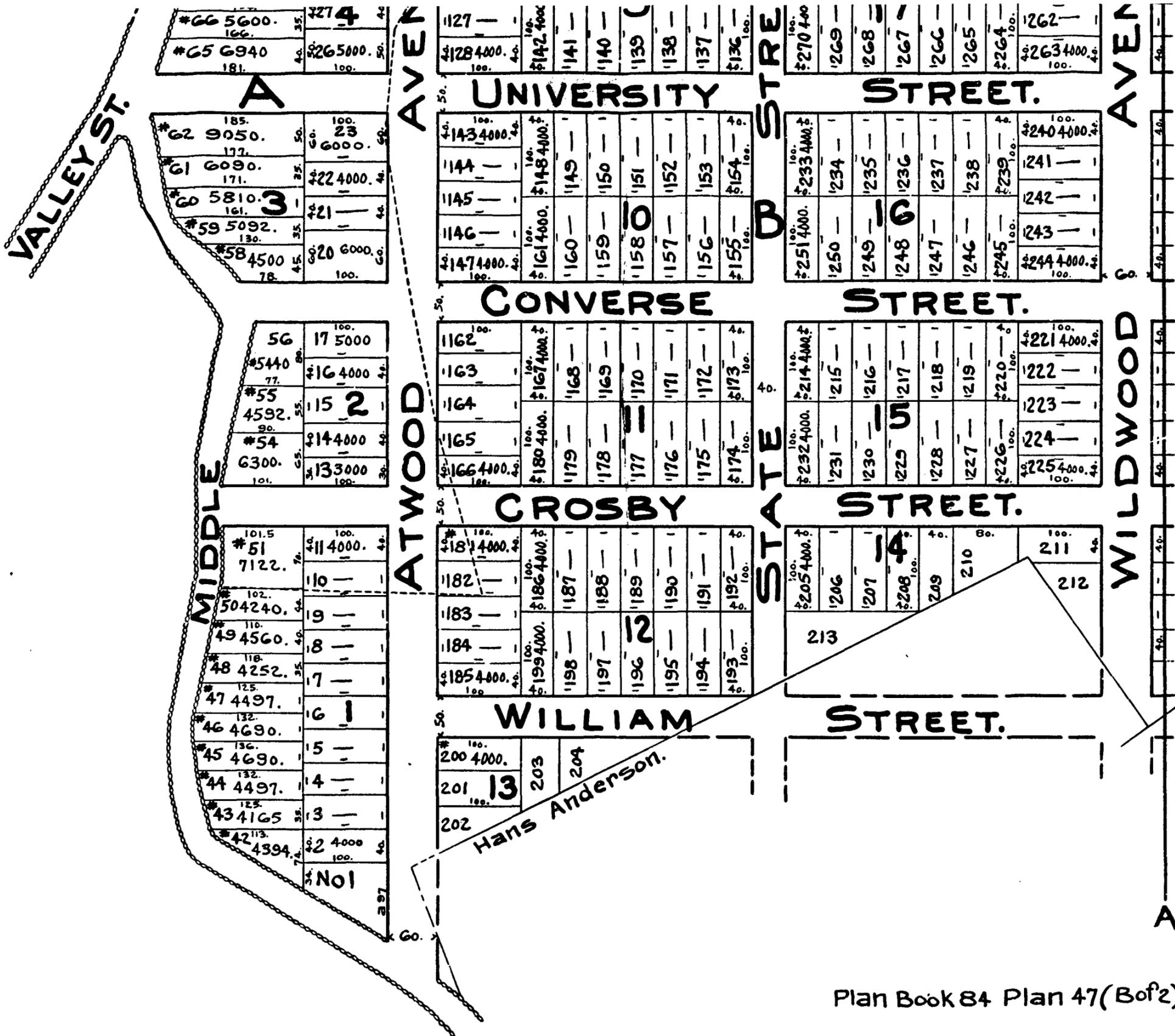
MIDDLESEX REGISTRY OF DEEDS, SO. DIST.
CAMBRIDGE, MASS.

COPY OF PLAN

Recorded Dec. 12, 1893 at 12 h. - m. M
 In Plan Book 84 Plan 47 (A of 2)

Attest *William B. Bailey* Register





Plan Book 84 Plan 47 (Bof 2)



#62	185.	\$29050.	100.	23
	172.	\$6000.		
#61	171.	\$22400.		
#60	161.	\$21		

#65	181.	\$26500.	100.	
#66	166.	\$274		
#67	154.	\$274		
#68	143.	\$29400.		
	134.	\$303600.		
	69.			

113.	40.	\$4000.		
72.	32.	\$4000.		
88.	32.	\$4000.		
73.	33.	\$4000.		
1450.	33.	\$4000.		
4071.	34.	\$4000.		
74.	35.	\$4000.		
58.	35.	\$4000.		
4147.	36.	\$4000.		
75.	37.	\$4000.		

#145	10.	\$143400.	100.	
#144	10.	\$148400.	100.	
#149	10.	\$149		
#150	10.	\$150		
#151	10.	\$151		
#152	10.	\$152		
#153	10.	\$153		
#154	10.	\$154		

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#126	100.	\$129400.	100.	
#125	100.	\$124400.	100.	
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#138	100.	\$138		
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#136	100.	\$136		

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#82	100.	\$82		
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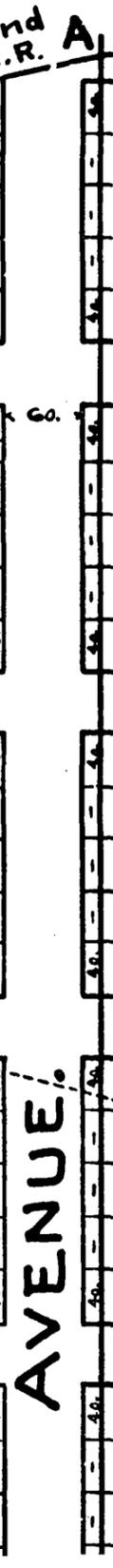
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#233	100.	\$233		

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#310	100.	\$310		
#309	100.	\$309		
#321	100.	\$321		
#322	100.	\$322		
#323	100.	\$323		
#335	100.	\$335		



Boston and
Maine R.R.

Lyman Ames.

NEWTON STREET.

PUTNAM STREET.

CLIFTON STREET.

UNIVERSITY STREET.

OAK COURT.

STREET.

AVENUE.

STREET.

AVENUE.

Magnetic

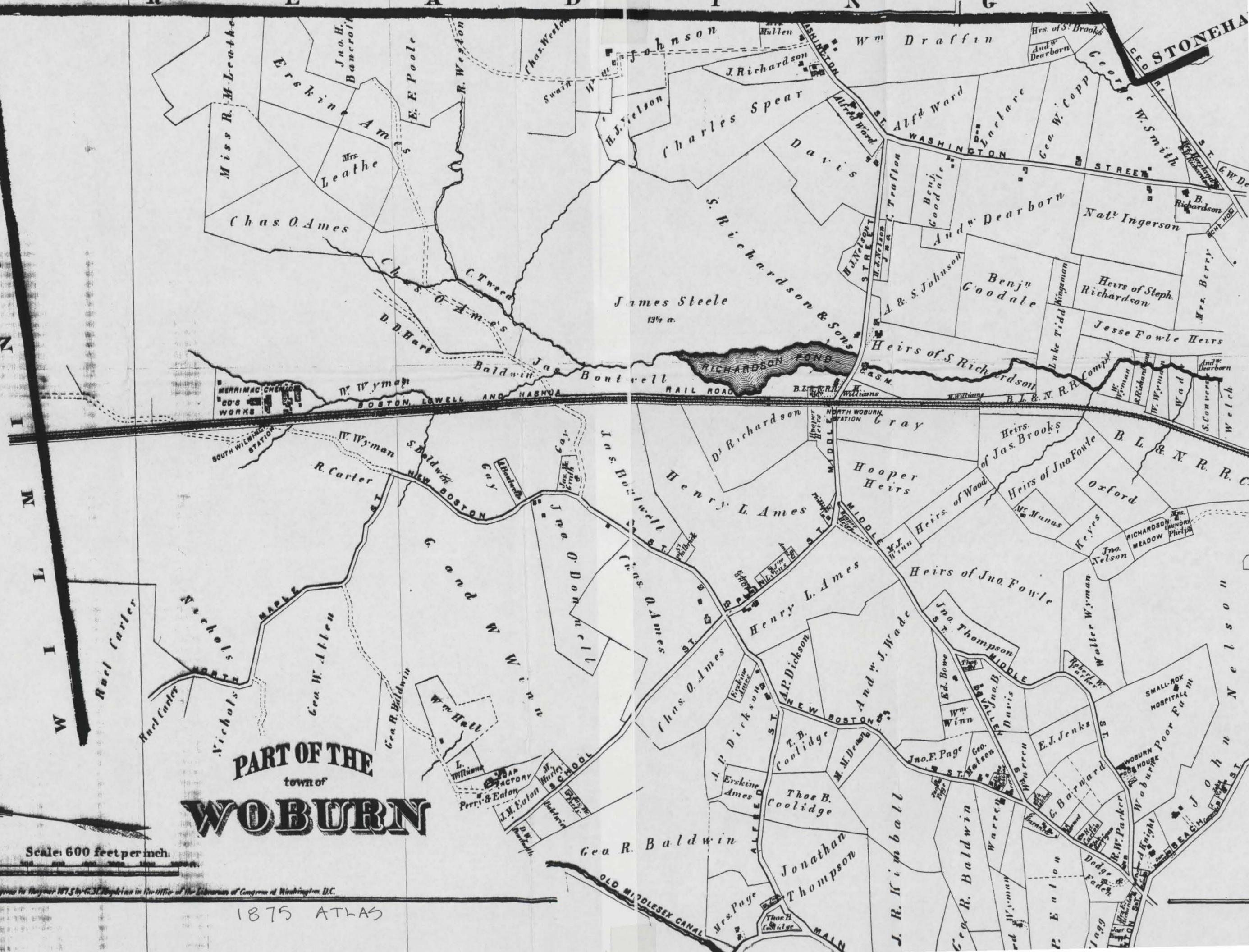
Voburn Poor Farm

PLATE I
And W^o
Dearborn



PART OF THE
town of
WOBBURN

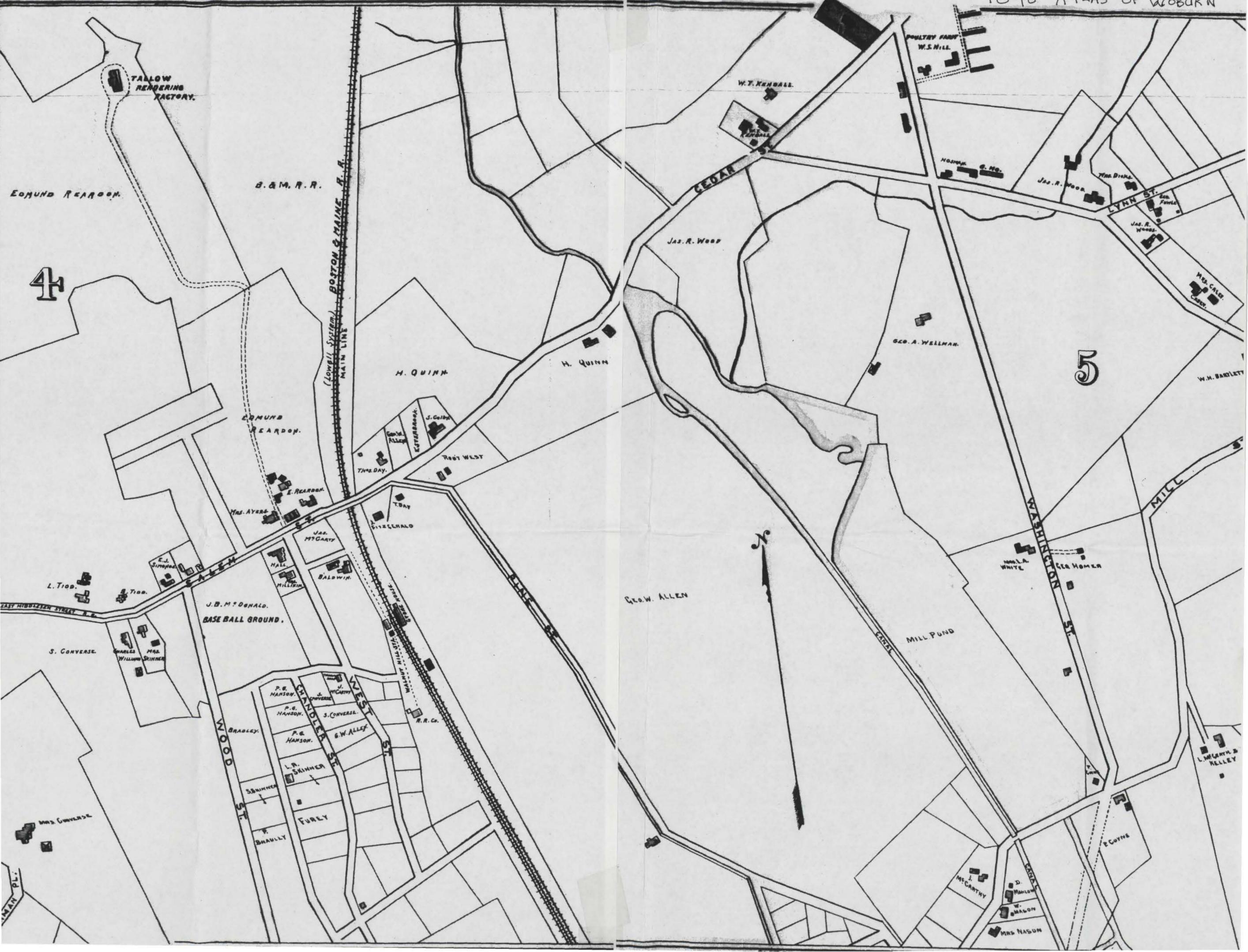
Entered according to act of Congress in the year 1875 by G.M. Hopkins in the office of the Librarian of Congress at Washington, District of Columbia.



PART OF THE
town of
WO BURN

Scale: 600 feet per inch.

Copyright by Thomas H. Morgan 1875 by C. J. Beaman in the Office of the Librarian of Congress at Washington, D.C.



TALLOW RENDERING FACTORY.

EDMUND REARDON.

B. & M. R. R.

BOSTON & MAINE R. R. (Lowell System) MAIN LINE

4

EDMUND REARDON.

H. QUINN

H. QUINN

Jas. R. Wood

W. T. KENBALL

POULTRY FARM W.S. HILL

HOLMAN & CO.

Jas. R. Wood

LYNN ST.

Jas. R. Wood

Mrs. CASE

5

W. H. BARTLEY

Mrs. AYERS

Jas. MCGARTY

ROBT WEST

THE DAY

THE DAY

FITZGERALD

J. B. McDONALD. BASE BALL GROUND.

L. TIDD

S. TIDD

S. CONVERSE

CHARLES WILLIAM SKINNER

WOOD ST

P. E. HANSON

P. G. HANSON

P. G. HANSON

L. R. SKINNER

SKINNER

R. BRADLEY

FURLY

R. BRADLEY

J. CONVERSE

G. W. ALLEY

G. W. ALLEY

J. CONVERSE

Geo. W. ALLEN

CEGAR

Geo. A. WELLMAN

MILL POND

Mrs. L. A. WHITE

Geo. HOMER

WASHINGTON ST.

MILL

L. McCarroll & Kelley

E. Coyne

J. McCarroll

J. McCarroll

J. McCarroll

J. McCarroll

J. McCarroll

J. McCarroll

Mrs. Nason



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
New England
1 Congress Street, Suite 1100
Boston, Massachusetts 02114-2023

MEMORANDUM

DATE : February 23, 2001

FROM: William F. Hanscom, Investigator
Search & Cost Recovery Section
Office of Site Remediation & Restoration

TO : Wells G & H Site File

SUBJ : Wells G & H Remedial Site (ID No. 0146)
Woburn, Massachusetts

As requested I have conducted research at the Assessor's Office, City of Woburn, Massachusetts and the Middlesex County Registry of Deeds (South), Cambridge, Massachusetts for the following properties.

1. 252R Salem Street, Woburn
2. 256 Salem Street, Woburn
3. 278 Salem Street, Woburn
4. 263 Salem Street, Woburn

The results of my investigation follow.

1. **252 Salem Street, Woburn, Massachusetts**

July 19, 1954

Muriel F. Murphy, wife of William F. Murphy, Woburn, Massachusetts, acquired a parcel of property containing 23,552 square feet of land, located at 250 Salem, Street, Woburn,

Massachusetts, from Cora A. Quinn, Woburn, Massachusetts, for a consideration of \$100.00.¹

September 5, 1962

John F. Murphy and Joan E. Murphy, Woburn, Massachusetts, acquired a parcel of property containing 12,700 square feet of land, located at Wildmere Avenue and Kenmere Avenue, Burlington, Massachusetts, from Joan E. Murphy, Woburn, Massachusetts, for a consideration of \$100.00.²

July 7, 1977

John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, acquired a parcel of property located at Salem Street, Woburn, Massachusetts, from Mary E. Quinn, Executrix of the Norman H. Quinn Estate, Woburn, Massachusetts, for a consideration of \$9,000.00.³

July 7, 1977

John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, acquired a parcel of property containing 14,360 square feet of land, located in the Walnut Hill area of Salem Street, Woburn, Massachusetts, from Mary E. Quinn, Executrix of the Estate of Norman H. Quinn, Woburn, Massachusetts, for a consideration of \$25,000.00.⁴

July 7, 1977

John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, acquired a parcel of property located at Salem Street, Woburn, Massachusetts, from Mary E. Quinn, Executrix of the Estate of Norman H. Quinn, Woburn, Massachusetts, for a consideration of \$25,000.00.⁵

July 7, 1977

John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, acquired a parcel of property containing 900 square feet of land, located at Salem Street, Woburn, Massachusetts, from Mary E. Quinn, Executrix of the Estate of Norman H. Quinn, Woburn, Massachusetts, for a consideration of \$1,000.00.⁶

May 8, 1979

Muriel F. Murphy died. William F. Murphy, Sr. was Executor of the Estate which included the property located at 250 Salem Street, Woburn, Massachusetts.⁷

September 30, 1980

A declaration of trust was recorded for the Old Oil Realty Trust. John F. Murphy, 16 Harriett Avenue, Burlington, Massachusetts, was recorded as the subscriber for the trust and holder of 3,000 shares. The following were recorded as the Trustees.

John F. Murphy
Burlington, Massachusetts

Joan E. Murphy
Burlington, Massachusetts.⁸

September 30, 1980

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property containing 15,360 square feet of land, located in the Walnut Hill area of Salem Street, Woburn, Massachusetts, from John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, for a consideration of \$100.00.⁹

(Page 4 of 14)

September 30, 1980

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property containing 900 square feet of land, located at Salem Street, Woburn, Massachusetts, from John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, for a consideration of \$100.00.¹⁰

September 30, 1980

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property containing 12,700 square feet of land, located at Wildmere Avenue and Kenmere Avenue, Burlington, Massachusetts, for a consideration of \$100.00.¹¹

September 30, 1980

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property located at Salem Street, Woburn, Massachusetts, from John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, for a consideration of \$100.00.¹²

September 30, 1980

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriet Avenue,

Burlington, Massachusetts, acquired a parcel of property located at Salem Street, Woburn, Massachusetts, from John F. Murphy and Joan E. Murphy, 16 Harriet Avenue, Burlington, Massachusetts, for a consideration of \$100.00.¹³

(Page 5 of 14)

April 27, 1981

Janet L. Beaucamp, Trustee of the Murphy Realty Trust, acquired a parcel of property containing 23,552 square feet of land, located at 250 Salem Street, Woburn, Massachusetts, from William F. Murphy, Sr., Woburn, Massachusetts.¹⁴

November 3, 1986

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property containing 23,552 square feet of land, located at 250 Salem Street, Woburn, Massachusetts, from John F. Murphy, Woburn, Massachusetts, for a consideration of \$100.00.¹⁵

November 3, 1986

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property containing 23,552 square feet of land, located at 250 Salem Street, Woburn, Massachusetts, for a consideration of \$16,666.66.¹⁶

November 3, 1986

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property containing 23,552 square feet of land, located at 250 Salem Street, Woburn, Massachusetts, from Janet L. Beaucamp, Trustee of the Murphy Realty Trust, for a consideration of \$16,666.66.¹⁷

(Page 6 of 14)

April 27, 1987

A declaration of trust was recorded for the Murphy Realty Trust. The following were recorded as Trustees.

Janet L. Beaucamp
Woburn, Massachusetts

William F. Murphy, Sr.
Woburn, Massachusetts

Successor Trustee: John F. Murphy
Burlington, Massachusetts¹⁸

September 23, 1988

A wetlands permit was granted by the Woburn Conservation Commission for a construction project at 252 Salem Street, Woburn, Massachusetts.

Applicant : Murphy's Waste Oil Service
252 Salem Street
Woburn, Massachusetts

Property Owner : Old Oil Realty Trust
16 Harriett Avenue
Burlington, Massachusetts¹⁹

March 20, 1989

The Woburn Conservation Commission, 33 Plympton Street, Woburn, Massachusetts, granted an amendment to the construction permit issued to Murphy's Waste Oil Service, Inc., 252 Salem Street, Woburn, Massachusetts, for work being done at 252 Salem Street.²⁰

(Page 7 of 14)

March 20, 1989

The Board of Appeals for the City of Woburn, Massachusetts, granted Murphy's Waste Oil Service, Inc., 252 Salem Street, Woburn, Massachusetts, a variance "on height of fence from 6 ft. to 8 ft. for security of storage facility located at 252 Salem Street...."

Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, was recorded as the owner of the property at 252 Salem Street.²¹

2. 256 Salem Street, Woburn, Massachusetts

August 8, 1978

John F. Whitney, 256 Salem Street, Woburn, Massachusetts, acquired a parcel of property containing 116,300 square feet of land, located at Salem Street, Woburn, Massachusetts, from Helen R. Whitney, Administrator of the Estate of Walter Whitney, Somerville, Massachusetts, for a consideration of \$40,000.00.²²

August 14, 1984

John E. Whitney, 480 Washington Street, Woburn, Massachusetts, died. His Estate included the property located at 256 Salem Street, Woburn, Massachusetts.²³

March 22, 1988

A declaration of trust was recorded for the KEK Realty Trust. The following was recorded as the Trustee.

Ruth J. Whitney
4 Campground Road
Boxford, Massachusetts
(Page 8 of 14)

Beneficiaries : John E. Whitney, III
REDACTED - PERSONAL PRIVACY

Susan Whitney
REDACTED - PERSONAL PRIVACY

March 22, 1988

Ruth J. Whitney, Trustee of KEK Realty Trust, acquired a parcel of property containing 116,300 square feet of land, located at 256 Salem Street, Woburn, Massachusetts, from Ruth J. Whitney, 4 Campground Road, Boxford, Massachusetts.²⁵

3. **280 (278) Salem Street, Woburn, Massachusetts**

July 14, 1931

Beryl F. Quinn, Woburn, Massachusetts, acquired a parcel of property containing approximately one (1) acre of land, located at Salem Street, Woburn, Massachusetts, from Daniel J. Quinn, Woburn, Massachusetts.²⁶

July 14, 1931

Bessie E. Quinn, Woburn, Massachusetts, acquired a parcel of property located at Salem Street, Woburn, Massachusetts, from Beryl F. Quinn, Woburn, Massachusetts.²⁷

(Page 9 of 14)

March 27, 1946

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, acquired a parcel of property containing 62,500 square feet of land, located at Salem Street and abutting the Aberjona River in Woburn, Massachusetts, from Bessie E. Quinn, Woburn, Massachusetts.²⁸

March 27, 1946

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, obtained a mortgage for the property located at Salem Street, Woburn, Massachusetts, from the Woburn Co-operative Bank, Woburn, Massachusetts, in the amount of \$7,800.00. The discharge for this mortgage is recorded in Book No. 9243, Page 493.²⁹

February 4, 1959

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, were recorded as the owners of the property located at 280 Salem Street, Woburn, Massachusetts.³⁰

August 11, 1959

The Metropolitan District Commission, Commonwealth of Massachusetts, acquired a permanent easement to the property located at 280 Salem Street, Woburn, Massachusetts, from Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts.³¹

July 21, 1977

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, obtained a mortgage for the property located at 280 Salem Street, Woburn, Massachusetts, from the Woburn Five Cents

(Page 10 of 14)

Savings Bank, Woburn, Massachusetts, in the amount of \$150,000.00.³²

April 14, 1988

The Wildwood Conservation Corporation acquired an "easement across within described and other registered land for purpose of utility poles," to the property located at 280 Salem Street, Woburn, Massachusetts, from Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts.³³

January 13, 1990

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, were recorded as the owners of the property located at 280 Salem Street, Woburn, Massachusetts.³⁴

March 28, 1990

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, obtained a mortgage for the property located at 280 Salem Street, Woburn, Massachusetts, from the Woburn Five Cents Savings Bank, Woburn, Massachusetts, in the amount of \$70,000.00.³⁵

April 10, 1990

The Woburn Five Cents Savings Bank discharged the mortgage to Clifford C. Boutwell and Grace E. Boutwell recorded on Document No. 558563, Middlesex County Land Registration, Cambridge, Massachusetts.³⁶

(Page 11 of 14)

August 23, 1993

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, obtained a mortgage for the property located at 280 Salem Street, Woburn, Massachusetts, from the Sterling Bank, in the amount of \$60,000.00.³⁷

4. **263 Salem Street, Woburn, Massachusetts**

January 31, 1961

Norman H. Quinn and Mary E. Quinn, Woburn, Massachusetts, acquired two (2) parcels of property located at Salem Street, Woburn, Massachusetts, from Muriel F. Murphy, Woburn, Massachusetts, Rita P. Muller, Arlington, Massachusetts, and M. Regina Quinn, Woburn, Massachusetts.³⁸

February 23, 1983

John F. Murphy, individually, 16 Harriett Avenue, Burlington, Massachusetts, acquired two (2) parcels of property located at 263 Salem Street, Woburn, Massachusetts, from Mary E. Quinn, widow, 263 Salem Street, Woburn, Massachusetts.³⁹

October 22, 1990

John F. Murphy made out his last will and testament.⁴⁰

March 18, 1994

John F. Murphy, 16 Harriett Avenue, Burlington, Massachusetts, died. Joan E. Murphy was
(Page 12 of 14)

Executrix of the Estate of John F. Murphy which included the properties located at 263 Salem Street, Woburn, Massachusetts, and 16 Harriett Avenue, Burlington, Massachusetts.⁴¹

Ocober 18, 1994

The Estate of John F. Murphy was probated in the Middlesex County Probate & Family Court, Docket No. 94P4321E, Cambridge, Massachusetts.⁴²

December 19, 1994

A disclaimer was recorded pertaining to the Estate of John F. Murphy.

“WHEREAS, the undersigned Joan E. Murphy, having survived the decedent, is entitled under Article FOURTH of decedent’s will to the rest, residue and remainder of the decedent’s estate after the payment of debts, funeral expenses, taxes, administrative expenses and all other obligations of the estate; and

WHEREAS, the undersigned Joan E. Murphy desires to disclaim her interest in certain real estate situated at 263 Salem Street, Woburn, Middlesex County, Massachusetts, and more particularly described in a deed to decedent dated February 23, 1983 and recorded with Middlesex South Deeds, Book 14907, Page 440, which real estate is a part of (and may be all of) said residuary estate (which real estate as aforesaid shall hereinafter be called the “Disclaimed Interest”).

NOW THEREFORE, the undersigned Joan E. Murphy does hereby irrevocably disclaim, disavow, renounce, and decline to accept the Disclaimed Interest....”⁴³

December 4, 1995

A disclaimer was recorded pertaining to the Estate of John F. Murphy.

"WHEREAS, the undersigned Massachusetts Society for the Prevention of Cruelty to Animals, of Boston, Massachusetts (the "MSPCA") in the event that Joan E. Murphy
(Page 13 of 14)

does not survive the decedent, is entitled upon the death of Donna L. Murphy to outright distribution of ten (10) percent of the remainder of the trust under Article FIFTH of the decedent's will consisting of the residue of the decedent's estate;

WHEREAS, each of Joan E. Murphy and Donna L. Murphy has disclaimed her interest in certain real estate located in Woburn, Massachusetts (hereinafter described) which comprises part of the residue of the decedent's estate; and

WHEREAS, the undersigned MSPCA desires to disclaim all of it's right, title and interest in such real estate, including that portion of it's distributive share of it's remainder interest in the trust under Article FIFTH of the decedent's will that is comprised of such real estate, such real estate being more particularly described in a deed to decedent dated February 23, 1983 by Mary E. Quinn and recorded with Middlesex South Deeds, Book 14907, Page 440 (which real estate shall hereinafter be called the "Disclaimer Interest").

NOW THEREFORE, the undersigned MSPCA does hereby irrevocably disclaim, disavow, renounce, and decline to accept the Disclaimed Interest...."44

February 15, 1996

A disclaimer was recorded pertaining to the Estate of John F. Murphy.

WHEREAS, the decedent's wife, John E. Murphy and the decedent's daughter, Donna L. Murphy, have both disclaimed their interests in certain real estate (hereinafter described) to which they are entitled under decedent's will; and

WHEREAS, the undersigned Learning Center for Deaf Children, Inc., 848 Central Street, Framingham, Massachusetts was given a contingent 10 % interest in certain "Real Estate" situated at 263 Salem Street, Woban, Middlesex County, Massachusetts and more particularly described in a deed to decedent dated February 23, 1983 and recorded with Middlesex South Deeds, Book 14907, Page 440, which Real Estate is a part of (and may be all of) said residuary estate; and

WHEREAS, the Learning Center desires to disclaim its beneficial interest (the "Disclaimer Interest") in the Real Estate.

NOW, THEREFORE, the undersigned Learning Center for Deaf Children, Inc. does hereby irrevocably disclaim, disavow, renounce, and decline to accept the Disclaimed Interest..."⁴⁵

1 Book No. 8290, Pages 338-339, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

2 Book No. 10115, Page 363, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

3 Book No. 13231, Page 239, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

4 Book No. 13231, Pages 240-241, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

5 Book No. 13231, Page 242, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

6 Book No. 13231, Page 243, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

7 Book No. 14138, Page 453, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

8 Book No. 14080, Pages 276-303, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

9 Book No. 14080, Pages 304-305, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

10 Book No. 14080, Page 306, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

11 Book No. 14080, Page 307, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

12 Book No. 14080, Page 308, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

13 Book No. 14080, Page 309, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

14 Book No. 14272, Page 393, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

15 Book No. 17547, Page 334, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

16 Book No. 17547, Page 335, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

- 17 Book No. 17547, Page 336, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 18 Book No. 14272, Page 383, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 19 Book No. 19350, Pages 370-375, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 20 Book No. 19706, Pages 375-378, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 21 Book No. 19706, Pages 379-382, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 22 Book No. 13510, Pages 55-57, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 23 Book No. 17303, Page 212, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 24 Book No. 18934, Pages 261-266, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 25 Book No. 18934, Page 267, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 26 Book No. 5575, Page 200, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 27 Book No. 5575, Pages 200-201, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 28 Book No. 6927, Pages 567-568, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 29 Book No. 6927, Pages 568-571, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.
- 30 Certificate No. 72809, Book No. 617, Page 12, Middlesex County Land Registration, Cambridge, Massachusetts.
- 31 Document No. 345408, Middlesex County Land Registration, Cambridge, Massachusetts.
- 32 Document No. 558563, Middlesex County Land Registration, Cambridge, Massachusetts.
- 33 Document No. 105201, Middlesex County Land Registration, Cambridge, Massachusetts.
- 34 Certificate No. 187191, Book No. 1066, Page 41, Middlesex County Land Registration, Cambridge, Massachusetts.
- 35 Document No. 819154, Middlesex County Land Registration, Cambridge, Massachusetts.
- 36 Document No. 820035, Middlesex County Land Registration, Cambridge, Massachusetts.
- 37 Document No. 916681, Middlesex County Land Registration, Cambridge,

Massachusetts.

38 Book No. 9753, Pages 337-338, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

39 Book No. 14907, Pages 440-443, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

40 Book No. 25869, Pages 118-119, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

41 Book No. 25017, Pages 525-526, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

42 Book No. 25869, Pages 118-119, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

43 Book No. 25066, Page 159-260, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

44 Book No. 25869, Page 118-119, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

45 Book No. 26052, Pages 22-23, Middlesex County Registry of Deeds, Cambridge, Massachusetts.