



BOSTON
TRANSPORTATION
DEPARTMENT

ONE CITY HALL SQUARE • ROOM 721
BOSTON, MASSACHUSETTS 02201
617-635-4680 • FAX 617-635-4295

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2015 SEP -4 P 12:10

BOSTON, MA

September 9, 2015

Public Facilities Commission
Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion Irish, Commissioner

Location: 26 Court Street, 10th Floor, Conf. Rm. 10A
Boston, MA 02108
Meeting Time: 3:30 p.m.

Dear Commissioners:

I recommend that the following vote attached hereto and referred to as the AGENDA, be approved by the Commission at its September 9, 2015 meeting:

VOTE 1
James
Gillooly

Order of Taking: Various properties for the Commonwealth Avenue Phase 2A Project.

Sincerely,

James E. Gillooly
Deputy Commissioner
Boston Transportation Department

MARTIN J. WALSH, Mayor



ORDER OF TAKING

City of Boston Public Facilities Commission

RECEIVED
CITY CLERK'S OFFICE
2015 SEP - 01 P 12: 11
BOSTON MA

The Public Facilities Commission of the City of Boston, County of Suffolk, Commonwealth of Massachusetts, duly appointed, qualified, and acting as such, on behalf of the City of Boston by virtue of and in accordance with the authority of the provisions of Chapter 642 of the Acts of 1966, Chapter 51 of the Acts of 2015, and Chapter 79 of the Massachusetts General Laws, and any and every other power and authority which is hereunto in any way enabling, hereby takes, on behalf of the City of Boston, and for the public purposes of enhancing and improving the safety of pedestrian/bicycle paths along Commonwealth Avenue, through the City of Boston and the Town of Brookline, commencing at or near the B.U. Bridge, at or near where it meets Commonwealth Avenue, and then westerly, for a distance of approximately 0.63 miles (3,318 feet), to Existing Station 10+71.94, as shown on certain plans entitled "City of Boston Public Works Department Engineering Division Commonwealth Avenue Phase 2A Easement Plans Commonwealth Avenue," dated August 14, 2015, prepared by BETA Group, Inc., recorded with the Suffolk Registry of Deeds in Plan Book 2015, Page 351, and in the Norfolk Registry of Deeds in Plan Book 641, Page 61 (the "Plans"), the following interests in land:

Temporary Construction Easements: Non-exclusive temporary construction easements for the purpose of constructing the Project, as hereinafter defined, and for all uses incidental thereto, including, without limitation, temporary construction easements to facilitate adjacent construction/reconstruction of roads, sidewalks, paths, driveways, entryways, lights and signals, necessary or convenient to the Project (the "Permitted Uses"), in, over, under, across, upon and along the parcels of land as set forth on the attached Schedule A (the "Easement Premises"), including the right to access, pass and re-pass over, under, across, upon and along the Easement Premises, by foot and motor vehicle, including heavy equipment, for the Permitted Uses.

In exercising these rights, the City of Boston will make all reasonable efforts to minimize interference with the Owners' access to and use of their properties.

Said Temporary Construction Easements shall commence March 1, 2016, and shall terminate automatically four (4) years therefrom, or February 29, 2020 (the "Term"), without the necessity of recording any instrument with said Registry of Deeds or filing any instrument with the Registry District of the Land Court.

The Easement Premises are acquired in connection with a project commonly known as "Commonwealth Avenue Phase 2A" (the "Project"). Acquisition of the property interests for the Project is governed by Public Law 91-646, The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and specifically 42 U.S.C. §§4601 et seq. and 49 CFR §§24.1 et seq.

The acquisition of the property interests for the Commonwealth Avenue Phase 2A project is taking place in two phases. See Order of Taking, dated August 20, 2015, recorded with the Suffolk Registry of Deeds in Book 54987, Page 20 and filed with the Suffolk Registry District of the Land Court as Document 847440 and recorded with the Norfolk Registry of Deeds in Book 33441, Page 74 and filed with the Norfolk Registry District of the Land Court as Document 1336834.

Any and all trees and structures located upon the Easement Premises are included in this taking. Notwithstanding the foregoing, there is excepted from this Order of Taking all easements to public utility companies for wires, pipes, conduits, poles, and appurtenances for the conveyance of water, sewage, gas and electricity and for telephone communications and television transmission now lawfully in or upon the Easement Premises and the lawful rights of the public to use those parts of the public streets and ways which may be included in the foregoing description.

Said parcels of land are owned, supposed to be owned, and/or formerly owned by the persons listed in Schedule A attached hereto, hereinafter collectively referred to as the Owners. If in any instance the name of the Owner is not correctly stated, the name of the supposed Owner(s) is provided in this Order of Taking, and further it is understood that in such instance where the land referred to is owned by an Owner or Owners unknown to the City, said parcels of land are hereby taken.

No damages are awarded to the Owners in connection with those takings set forth in Schedule B attached hereto, as these Owners have waived the right to an appraisal and damages. Damages are awarded to those Owners in connection with those takings set forth in Schedule C attached hereto, in accordance with the provisions of G.L. c.79, §6, said damages set forth in Schedule D, which Schedule D shall not be recorded with the Registry of Deeds or filed with the Registry District of the Land Court.

No betterments are to be assessed under this Order of Taking.

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642 of the Acts of 1966 has the power and authority to make and execute all contracts, documents and instruments, and to record orders and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this Act;

NOW, THEREFORE, BE IT VOTED: That the Commissioner of the Public Works Department or the Commissioner of the Transportation Department for the City of Boston be, and hereby is, authorized to execute and deliver all contracts, documents or other instruments, which are

approved as to form by the Corporation Counsel for the City of Boston or the First Assistant Corporation Counsel for the City of Boston, in the name and on behalf of the Commission, when such are deemed necessary or appropriate to effectuate the purposes of the aforementioned Order of Taking, and to file any and all of the required documents concerning the same with the Registry of Deeds for Suffolk County or Suffolk Registry District of the Land Court and with the Registry of Deeds for Norfolk County or Norfolk Registry District of the Land Court.

WITNESS our hands and seals this 9th day of September, 2015.

PUBLIC FACILITIES COMMISSION

_____, Chair
Katherine P. Craven

_____, Member
Lawrence D. Mammoli

_____, Member
Dion Irish

APPROVED AS TO FORM:

Henry C. Luthin
First Assistant Corporation Counsel
City of Boston

Colleen Daley
Secretary for the PFC

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 9th day of September, 2015, then personally appeared before me the above-named members of the City of Boston Public Facilities Commission, and acknowledged the foregoing to be their free act and deed on behalf of the City of Boston Public Facilities Commission.

Notary Public
My Commission Expires:

SCHEDULE A – Property Owners and Interests Taken

TE-1A, TE-1B and TE-1C

Record Owner: 1047 Commonwealth Avenue Properties, LLC
Property Address: 1047 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: c/o Wharf Partners, 66 Long Wharf, 5th Floor, Boston, MA 02110
Title Reference: Suffolk Registry of Deeds, Book 52971, Page 303; Suffolk Registry District of the Land Court, Certificate 131006
Interests Taken: TE-1A (Meet Existing Driveway)
TE-1B (Access for Sidewalk Construction)
TE-1C (Access for Sidewalk Construction)

TE-3

Record Owner: Brookline Realty LLC
Property Address: 996 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 40 Williams Street, Brookline, MA 02146
Title Reference: Norfolk Registry District of the Land Court, Certificate 149171, Plan 22148A, Lot 1
Interests Taken: TE-3 (Meet Existing Driveway)

TE-5A, TE-5B, TE-5C and TE-5D

Record Owner: Brookline Realty LLC
Property Address: 972-984 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 40 Williams Street, Brookline, MA 02146
Title Reference: Norfolk Registry District of the Land Court, Certificate 149171, Plan 22148A, Lot 2
Interests Taken: TE-5A (Meet Existing Driveway)
TE-5B (Access for Sidewalk Construction)
TE-5C (Access for Sidewalk Construction)
TE-5D (Access for Sidewalk Construction)

TE-6

Record Owner: Brookline Realty LLC
Property Address: 966 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 40 Williams Street, Brookline, MA 02146
Title Reference: Norfolk Registry District of the Land Court, Certificate 149171, Plan 22148A, Lots 4 and 5
Interests Taken: TE-6 (Meet Existing Driveway)

TE-8A

Record Owner: Brookline Realty LLC
Property Address: 950 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 40 Williams Street, Brookline, MA 02146
Title Reference: Norfolk Registry District of the Land Court, Certificate 149171, Plan 22148B, Lot 6
Interests Taken: TE-8A (Meet Existing Driveway)

TE-14

Record Owner: Trustees of Boston University
Property Address: 880-888 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: Jason A. Mahler, Esq., Boston University Office of the General Counsel, 125 Bay State Road, Boston, MA 02215
Title Reference: Norfolk Registry of Deeds, Book 23108, Page 232
Interests Taken: TE-14 (Meet Existing Driveway)

Easement Holder: Helman Family LP
Property Address: 880-888 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 100 Cambridge Street, #1302, Boston, MA 02114
Title Reference: Norfolk Registry of Deeds, Book 14418, Pages 180 and 182
Interests Taken: TE-14 (Meet Existing Driveway)

Easement Holder: Eisenberg Family LP
Property Address: 880-888 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 100 Cambridge Street, #1302, Boston, MA 02114
Title Reference: Norfolk Registry of Deeds, Book 14409, Page 82
Interests Taken: TE-14 (Meet Existing Driveway)

Easement Holder: Clifton E. Helman and Shirley H. Eisenberg, Trustees of the Helena Trust
Property Address: 880-888 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 100 Cambridge Street, #1302, Boston, MA 02114
Title Reference: Norfolk Registry of Deeds, Book 8370, Page 333
Interests Taken: TE-14 (Meet Existing Driveway)

TE-16A

Record Owner: Emile Heraiki
Property Address: 850 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 850 Commonwealth Avenue, Boston, MA 02215

Title Reference: Norfolk Registry of Deeds, Book 10514, Page 377
Interests Taken: TE-16A (Meet Existing Driveway and Access for Sidewalk Construction)

TE-18A

Record Owner: Gerald J. Realty Co. Inc.
Property Address: 971-977 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 975 Commonwealth Avenue, Boston, MA 02215
Title Reference: Suffolk Registry of Deeds, Book 8876, Page 168
Interests Taken: TE-18A (Meet Existing Driveway)

TE-26

Record Owner: Kelleher Family LLC
Property Address: 1056-1066 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 1056-1066 Commonwealth Avenue, Boston, MA 02215
Title Reference: Suffolk Registry District of the Land Court, Certificate 131577
Interests Taken: TE-26 (Access for Sidewalk Construction)

TE-27A, TE-27B and TE-55

Record Owner: Walcott Corporation
Property Address: 1040-1050 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 1050 Commonwealth Avenue, #206, Boston, MA 02215
Title Reference: Norfolk Registry of Deeds, Book 2531, Page 56
Interests Taken: TE-27A (Access for Sidewalk Construction)
TE-27B (Access for Sidewalk Construction)
TE-55 (Access for Sidewalk Construction)

TE-28A and TE-28B

Record Owner: New England Dairy & Food Council
Property Address: 1034 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 1034 Commonwealth Avenue, Boston, MA 02215
Title Reference: Norfolk Registry of Deeds, Book 4090, Page 380
Interests Taken: TE-28A (Access for Sidewalk Construction)
TE-28B (Access for Sidewalk Construction)

TE-29A

Record Owner: ADA Management Services LLC
Property Address: 1032 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 23 St. Mary's Court, Brookline, MA 02446
Title Reference: Norfolk Registry of Deeds, Book 31527, Page 445
Interests Taken: TE-29A (Access for Sidewalk Construction)

TE-30

Record Owner: Boston BLT LLC (50%) and
Benenson Manager Inc., Administrative Trustee of
Benenson Alcorn Boston Trust (50%)
Property Address: 1065 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: c/o Cardinal Capital, 8214 Westchester Drive, #900, Dallas, TX 75225
Title Reference: Boston BLT LLC – Suffolk Registry of Deeds, Book 21209, Page 289
Benenson Manager Inc., Administrative Trustee of
Benenson Alcorn Boston Trust – Suffolk Registry of Deeds, Book 22226,
Page 280
Interests Taken: TE-30 (Access for Sidewalk Construction)

TE-31

Record Owner: Planned Parenthood League of Massachusetts Inc.
Property Address: 1055 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 1055 Commonwealth Avenue, Boston, MA 02215
Title Reference: Suffolk Registry of Deeds, Book 20641, Page 217
Interests Taken: TE-31 (Access for Sidewalk Construction)

TE-32A

Record Owner: Sieon Sanieoff, Parvis Sanieoff and Mondany Sanieoff, Trustees of the
Philco Commonwealth Realty Trust
Property Address: 1045 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: P.O. Box 298, Brookline, MA 02446
Title Reference: Suffolk Registry District of the Land Court, Certificate 93020
Interests Taken: TE-32A (Access for Sidewalk Construction)

TE-33A

Record Owner: Commonwealth-Babcock Associates, LP
Property Address: 1037 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: c/o Franchi Management, 182 West Central Street, Natick, MA 01760
Title Reference: Suffolk Registry District of the Land Court, Certificate 83194
Interests Taken: TE-33A (Access for Sidewalk Construction)

TE-35A, TE-35B and TE-35C

Record Owner: 1022 Commonwealth LLC
Property Address: 1022-1024 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 22 Comeau Street, Wellesley, MA 02481
Title Reference: Norfolk Registry of Deeds, Book 14946, Page 156
Interests Taken: TE-35A (Access for Sidewalk Construction)
TE-35B (Access for Sidewalk Construction)
TE-35C (Access for Sidewalk Construction)

TE-38

Lessee: 1010 Commonwealth LLC
Property Address: 1010 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 930 Commonwealth Avenue South, Boston, MA 02215
Title Reference: Norfolk Registry of Deeds, Book 14399, Page 159 and Book 14399, Page 163 (Notice of Lease and Assignment of Lease)
Interests Taken: TE-38 (Access for Sidewalk Construction)
(Record Owner – Commonwealth of Massachusetts)

TE-39E

Record Owner: Sieon Sanieoff, Parvis Sanieoff and Mondany Sanieoff, Trustees of the Philco Commonwealth Realty Trust
Property Address: 1027 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: P.O. Box 298, Brookline, MA 02446
Title Reference: Suffolk Registry of Deeds, Certificate 93021
Interests Taken: TE-39E (Access for Sidewalk Construction)

TE-41A and TE-41B

Record Owner: Match School Foundation Inc.
Property Address: 1001 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 1001 Commonwealth Avenue, Boston, MA 02215
Title Reference: Suffolk Registry of Deeds, Book 26536, Page 324
Interests Taken: TE-41A (Access for Sidewalk Construction)
TE-41B (Access for Sidewalk Construction)

TE-44B and TE-44C

Record Owner: H.D.R. Realty LLC
Property Address: 963-967 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: c/o Richard Blake, 566 Commonwealth Avenue, PH9, Boston, MA 02215
Title Reference: Suffolk Registry of Deeds, Book 40563, Page 146
Interests Taken: TE-44B (Access for Sidewalk Construction)
TE-44C (Access for Sidewalk Construction)

TE-45A

Record Owner: 961 Commonwealth Avenue LLC
Property Address: 961 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: c/o Shire Realty Corp., 501 Madison Avenue, #502, New York, NY 10022
Title Reference: Suffolk Registry of Deeds, Book 49188, Page 182
Interests Taken: TE-45A (Access for Sidewalk Construction)

TE-50A, TE-50B, TE-50C and TE-50D

Record Owner: Helman Family LP and Eisenberg Family LP and Clifton E. Helman and Shirley H. Eisenberg, Trustees of the Helena Trust
Property Address: 874-880 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 100 Cambridge Street, #1302, Boston, MA 02114
Title Reference: Helman Family LP - Norfolk Registry of Deeds, Book 14418, Pages 180 and 182
Eisenberg Family LP – Norfolk Registry of Deeds, Book 14409, Page 82
Clifton E. Helman and Shirley H. Eisenberg, Trustees of the Helena Trust – Norfolk Registry of Deeds, Book 8370, Page

333

Interests Taken: TE-50A (Access for Sidewalk Construction)
TE-50B (Access for Sidewalk Construction)
TE-50C (Access for Sidewalk Construction)
TE-50D (Access for Sidewalk Construction)

TE-51A, TE-51B, TE-51C, TE-51D and TE-51E

Record Owner: Louis J. Grossman, Trustee of the
860, 870-872 Commonwealth Avenue Trust
Property Address: 860-872 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 859 Willard Street, Suite 501, Quincy, MA 02169
Title Reference: Norfolk Registry of Deeds, Book 5836, Page 604; Norfolk Registry District of the Land Court, Certificate 112331
Interests Taken: TE-51A (Access for Sidewalk Construction)
TE-51B (Access for Sidewalk Construction)
TE-51C (Access for Sidewalk Construction)
TE-51D (Access for Sidewalk Construction)
TE-51E (Access for Sidewalk Construction)

TE-53

Record Owner: Anthony G. Rosati and Marie Pizutee, Trustees of the AMS Realty Trust
Property Address: 1082 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 500 Chestnut Street, Lynnfield, MA 01940
Title Reference: Suffolk Registry District of the Land Court, Certificate 95446
Interests Taken: TE-53 (Access for Sidewalk Construction)

SCHEDULE B – Property Owners Who Have Donated

TE-1A, TE-1B and TE-1C

Record Owner: 1047 Commonwealth Avenue Properties, LLC
Property Address: 1047 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: c/o Wharf Partners, 66 Long Wharf, 5th Floor, Boston, MA 02110
Title Reference: Suffolk Registry of Deeds, Book 52971, Page 303; Suffolk Registry
District of the Land Court, Certificate 131006
Interests Taken: TE-1A (Meet Existing Driveway)
TE-1B (Access for Sidewalk Construction)
TE-1C (Access for Sidewalk Construction)

TE-14

Record Owner: Trustees of Boston University
Property Address: 880-888 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: Jason A. Mahler, Esq., Boston University Office of the General Counsel,
125 Bay State Road, Boston, MA 02215
Title Reference: Norfolk Registry of Deeds, Book 23108, Page 232
Interests Taken: TE-14 (Meet Existing Driveway)

Easement Holder: Helman Family LP
Property Address: 880-888 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 100 Cambridge Street, #1302, Boston, MA 02114
Title Reference: Norfolk Registry of Deeds, Book 14418, Pages 180 and 182
Interests Taken: TE-14 (Meet Existing Driveway)

Easement Holder: Eisenberg Family LP
Property Address: 880-888 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 100 Cambridge Street, #1302, Boston, MA 02114
Title Reference: Norfolk Registry of Deeds, Book 14409, Page 82
Interests Taken: TE-14 (Meet Existing Driveway)

Easement Holder: Clifton E. Helman and Shirley H. Eisenberg, Trustees of
the Helena Trust
Property Address: 880-888 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 100 Cambridge Street, #1302, Boston, MA 02114
Title Reference: Norfolk Registry of Deeds, Book 8370, Page 333
Interests Taken: TE-14 (Meet Existing Driveway)

TE-28A and TE-28B

Record Owner: New England Dairy & Food Council
Property Address: 1034 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 1034 Commonwealth Avenue, Boston, MA 02215
Title Reference: Norfolk Registry of Deeds, Book 4090, Page 380
Interests Taken: TE-28A (Access for Sidewalk Construction)
TE-28B (Access for Sidewalk Construction)

TE-31

Record Owner: Planned Parenthood League of Massachusetts Inc.
Property Address: 1055 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 1055 Commonwealth Avenue, Boston, MA 02215
Title Reference: Suffolk Registry of Deeds, Book 20641, Page 217
Interests Taken: TE-31 (Access for Sidewalk Construction)

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Record Owner: Commonwealth-Babcock Associates, LP
Property Address: 1037 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: c/o Franchi Management, 182 West Central Street, Natick, MA 01760
Title Reference: Suffolk Registry District of the Land Court, Certificate 83194
Interests Taken: TE-33A (Access for Sidewalk Construction)

TE-41A and TE-41B

Record Owner: Match School Foundation Inc.
Property Address: 1001 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 1001 Commonwealth Avenue, Boston, MA 02215
Title Reference: Suffolk Registry of Deeds, Book 26536, Page 324
Interests Taken: TE-41A (Access for Sidewalk Construction)
TE-41B (Access for Sidewalk Construction)

TE-44B and TE-44C

Record Owner: H.D.R. Realty LLC
Property Address: 963-967 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: c/o Richard Blake, 566 Commonwealth Avenue, PH9, Boston, MA 02215
Title Reference: Suffolk Registry of Deeds, Book 40563, Page 146
Interests Taken: TE-44B (Access for Sidewalk Construction)
TE-44C (Access for Sidewalk Construction)

TE-50A, TE-50B, TE-50C and TE-50D

Record Owner: Helman Family LP and Eisenberg Family LP and Clifton E. Helman and Shirley H. Eisenberg, Trustees of the Helena Trust
Property Address: 874-880 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 100 Cambridge Street, #1302, Boston, MA 02114
Title Reference: Helman Family LP - Norfolk Registry of Deeds, Book 14418, Pages 180 and 182
Eisenberg Family LP – Norfolk Registry of Deeds, Book 14409, Page 82
Clifton E. Helman and Shirley H. Eisenberg, Trustees of the Helena Trust – Norfolk Registry of Deeds, Book 8370, Page

333

Interests Taken: TE-50A (Access for Sidewalk Construction)
TE-50B (Access for Sidewalk Construction)
TE-50C (Access for Sidewalk Construction)
TE-50D (Access for Sidewalk Construction)

SCHEDULE C – Property Owners To Be Compensated

TE-3

Record Owner: Brookline Realty LLC
Property Address: 996 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 40 Williams Street, Brookline, MA 02146
Title Reference: Norfolk Registry District of the Land Court, Certificate 149171, Plan 22148A, Lot 1
Interests Taken: TE-3 (Meet Existing Driveway)

TE-5A, TE-5B, TE-5C and TE-5D

Record Owner: Brookline Realty LLC
Property Address: 972-984 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 40 Williams Street, Brookline, MA 02146
Title Reference: Norfolk Registry District of the Land Court, Certificate 149171, Plan 22148A, Lot 2
Interests Taken: TE-5A (Meet Existing Driveway)
TE-5B (Access for Sidewalk Construction)
TE-5C (Access for Sidewalk Construction)
TE-5D (Access for Sidewalk Construction)

TE-6

Record Owner: Brookline Realty LLC
Property Address: 966 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 40 Williams Street, Brookline, MA 02146
Title Reference: Norfolk Registry District of the Land Court, Certificate 149171, Plan 22148A, Lots 4 and 5
Interests Taken: TE-6 (Meet Existing Driveway)

TE-8A

Record Owner: Brookline Realty LLC
Property Address: 950 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 40 Williams Street, Brookline, MA 02146
Title Reference: Norfolk Registry District of the Land Court, Certificate 149171, Plan 22148B, Lot 6
Interests Taken: TE-8A (Meet Existing Driveway)

TE-16A

Record Owner: Emile Heraiki
Property Address: 850 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 850 Commonwealth Avenue, Boston, MA 02215
Title Reference: Norfolk Registry of Deeds, Book 10514, Page 377
Interests Taken: TE-16A (Meet Existing Driveway and Access for Sidewalk Construction)

TE-18A

Record Owner: Gerald J. Realty Co. Inc.
Property Address: 971-977 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 975 Commonwealth Avenue, Boston, MA 02215
Title Reference: Suffolk Registry of Deeds, Book 8876, Page 168
Interests Taken: TE-18A (Meet Existing Driveway)

TE-26

Record Owner: Kelleher Family LLC
Property Address: 1056-1066 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 1056-1066 Commonwealth Avenue, Boston, MA 02215
Title Reference: Suffolk Registry District of the Land Court, Certificate 131577
Interests Taken: TE-26 (Access for Sidewalk Construction)

TE-27A, TE-27B and TE-55

Record Owner: Walcott Corporation
Property Address: 1040-1050 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 1050 Commonwealth Avenue, #206, Boston, MA 02215
Title Reference: Norfolk Registry of Deeds, Book 2531, Page 56
Interests Taken: TE-27A (Access for Sidewalk Construction)
TE-27B (Access for Sidewalk Construction)
TE-55 (Access for Sidewalk Construction)

TE-29A

Record Owner: ADA Management Services LLC
Property Address: 1032 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 23 St. Mary's Court, Brookline, MA 02446
Title Reference: Norfolk Registry of Deeds, Book 31527, Page 445
Interests Taken: TE-29A (Access for Sidewalk Construction)

TE-30

Record Owner: Boston BLT LLC (50%) and
Benenson Manager Inc., Administrative Trustee of
Benenson Alcorn Boston Trust (50%)
Property Address: 1065 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: c/o Cardinal Capital, 8214 Westchester Drive, #900, Dallas, TX 75225
Title Reference: Boston BLT LLC – Suffolk Registry of Deeds, Book 21209, Page 289
Benenson Manager Inc., Administrative Trustee of
Benenson Alcorn Boston Trust – Suffolk Registry of Deeds, Book 22226,
Page 280
Interests Taken: TE-30 (Access for Sidewalk Construction)

TE-32A

Record Owner: Sieon Sanieoff, Parvis Sanieoff and Mondany Sanieoff, Trustees of the
Philco Commonwealth Realty Trust
Property Address: 1045 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: P.O. Box 298, Brookline, MA 02446
Title Reference: Suffolk Registry District of the Land Court, Certificate 93020
Interests Taken: TE-32A (Access for Sidewalk Construction)

TE-35A, TE-35B and TE-35C

Record Owner: 1022 Commonwealth LLC
Property Address: 1022-1024 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 22 Comeau Street, Wellesley, MA 02481
Title Reference: Norfolk Registry of Deeds, Book 14946, Page 156
Interests Taken: TE-35A (Access for Sidewalk Construction)
TE-35B (Access for Sidewalk Construction)
TE-35C (Access for Sidewalk Construction)

TE-38

Lessee: 1010 Commonwealth LLC
Property Address: 1010 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 930 Commonwealth Avenue South, Boston, MA 02215
Title Reference: Norfolk Registry of Deeds, Book 14399, Page 159 and Book 14399, Page
163 (Notice of Lease and Assignment of Lease)
Interests Taken: TE-38 (Access for Sidewalk Construction)
(Record Owner – Commonwealth of Massachusetts)

TE-39E

Record Owner: Sieon Sanieoff, Parvis Sanieoff and Mondany Sanieoff, Trustees of the Philco Commonwealth Realty Trust
Property Address: 1027 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: P.O. Box 298, Brookline, MA 02446
Title Reference: Suffolk Registry of Deeds, Certificate 93021
Interests Taken: TE-39E (Access for Sidewalk Construction)

TE-45A

Record Owner: 961 Commonwealth Avenue LLC
Property Address: 961 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: c/o Shire Realty Corp., 501 Madison Avenue, #502, New York, NY 10022
Title Reference: Suffolk Registry of Deeds, Book 49188, Page 182
Interests Taken: TE-45A (Access for Sidewalk Construction)

TE-51A, TE-51B, TE-51C, TE-51D and TE-51E

Record Owner: Louis J. Grossman, Trustee of the 860, 870-872 Commonwealth Avenue Trust
Property Address: 860-872 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 859 Willard Street, Suite 501, Quincy, MA 02169
Title Reference: Norfolk Registry of Deeds, Book 5836, Page 604; Norfolk Registry District of the Land Court, Certificate 112331
Interests Taken: TE-51A (Access for Sidewalk Construction)
TE-51B (Access for Sidewalk Construction)
TE-51C (Access for Sidewalk Construction)
TE-51D (Access for Sidewalk Construction)
TE-51E (Access for Sidewalk Construction)

TE-53

Record Owner: Anthony G. Rosati and Marie Pizutee, Trustees of the AMS Realty Trust
Property Address: 1082 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 500 Chestnut Street, Lynnfield, MA 01940
Title Reference: Suffolk Registry District of the Land Court, Certificate 95446
Interests Taken: TE-53 (Access for Sidewalk Construction)

SCHEDULE D – Property Owners and Compensation Paid

NOT TO BE RECORDED

TE-3

Record Owner: Brookline Realty LLC
Property Address: 996 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 40 Williams Street, Brookline, MA 02146
Title Reference: Norfolk Registry District of the Land Court, Certificate 149171, Plan 22148A, Lot 1
Interests Taken: TE-3 (Meet Existing Driveway)
Compensation: \$9,000.00

TE-5A, TE-5B, TE-5C and TE-5D

Record Owner: Brookline Realty LLC
Property Address: 972-984 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 40 Williams Street, Brookline, MA 02146
Title Reference: Norfolk Registry District of the Land Court, Certificate 149171, Plan 22148A, Lot 2
Interests Taken: TE-5A (Meet Existing Driveway)
TE-5B (Access for Sidewalk Construction)
TE-5C (Access for Sidewalk Construction)
TE-5D (Access for Sidewalk Construction)
Compensation: \$13,200.00

TE-6

Record Owner: Brookline Realty LLC
Property Address: 966 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 40 Williams Street, Brookline, MA 02146
Title Reference: Norfolk Registry District of the Land Court, Certificate 149171, Plan 22148A, Lots 4 and 5
Interests Taken: TE-6 (Meet Existing Driveway)
Compensation: \$9,700.00

TE-8A

Record Owner: Brookline Realty LLC
Property Address: 950 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 40 Williams Street, Brookline, MA 02146
Title Reference: Norfolk Registry District of the Land Court, Certificate 149171, Plan 22148B, Lot 6
Interests Taken: TE-8A (Meet Existing Driveway)

Compensation: \$20,600.00

TE-16A

Record Owner: Emile Heraiki
Property Address: 850 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 850 Commonwealth Avenue, Boston, MA 02215
Title Reference: Norfolk Registry of Deeds, Book 10514, Page 377
Interests Taken: TE-16A (Meet Existing Driveway and Access for Sidewalk Construction)
Compensation: \$13,500.00

TE-18A

Record Owner: Gerald J. Realty Co. Inc.
Property Address: 971-977 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 975 Commonwealth Avenue, Boston, MA 02215
Title Reference: Suffolk Registry of Deeds, Book 8876, Page 168
Interests Taken: TE-18A (Meet Existing Driveway)
Compensation: \$2,100.00

TE-26

Record Owner: Kelleher Family LLC
Property Address: 1056-1066 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 1056-1066 Commonwealth Avenue, Boston, MA 02215
Title Reference: Suffolk Registry District of the Land Court, Certificate 131577
Interests Taken: TE-26 (Access for Sidewalk Construction)
Compensation: \$11,900.00

TE-27A, TE-27B and TE-55

Record Owner: Walcott Corporation
Property Address: 1040-1050 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 1050 Commonwealth Avenue, #206, Boston, MA 02215
Title Reference: Norfolk Registry of Deeds, Book 2531, Page 56
Interests Taken: TE-27A (Access for Sidewalk Construction)
TE-27B (Access for Sidewalk Construction)
TE-55 (Access for Sidewalk Construction)
Compensation: \$6,500.00

TE-29A

Record Owner: ADA Management Services LLC
Property Address: 1032 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 23 St. Mary's Court, Brookline, MA 02446

Title Reference: Norfolk Registry of Deeds, Book 31527, Page 445
Interests Taken: TE-29A (Access for Sidewalk Construction)
Compensation: \$200.00

TE-30

Record Owner: Boston BLT LLC (50%) and
Benenson Manager Inc., Administrative Trustee of
Benenson Alcorn Boston Trust (50%)
Property Address: 1065 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: c/o Cardinal Capital, 8214 Westchester Drive, #900, Dallas, TX 75225
Title Reference: Boston BLT LLC – Suffolk Registry of Deeds, Book 21209, Page 289
Benenson Manager Inc., Administrative Trustee of
Benenson Alcorn Boston Trust – Suffolk Registry of Deeds, Book 22226,
Page 280
Interests Taken: TE-30 (Access for Sidewalk Construction)
Compensation: \$800.00

TE-32A

Record Owner: Sieon Sanieoff, Parvis Sanieoff and Mondany Sanieoff, Trustees of the
Philco Commonwealth Realty Trust
Property Address: 1045 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: P.O. Box 298, Brookline, MA 02446
Title Reference: Suffolk Registry District of the Land Court, Certificate 93020
Interests Taken: TE-32A (Access for Sidewalk Construction)
Compensation: \$600.00

TE-35A, TE-35B and TE-35C

Record Owner: 1022 Commonwealth LLC
Property Address: 1022-1024 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 22 Comeau Street, Wellesley, MA 02481
Title Reference: Norfolk Registry of Deeds, Book 14946, Page 156
Interests Taken: TE-35A (Access for Sidewalk Construction)
TE-35B (Access for Sidewalk Construction)
TE-35C (Access for Sidewalk Construction)
Compensation: \$900.00

TE-38

Lessee: 1010 Commonwealth LLC
Property Address: 1010 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 930 Commonwealth Avenue South, Boston, MA 02215

Title Reference: Norfolk Registry of Deeds, Book 14399, Page 159 and Book 14399, Page 163 (Notice of Lease and Assignment of Lease)
Interests Taken: TE-38 (Access for Sidewalk Construction)
(Record Owner – Commonwealth of Massachusetts)
Compensation: \$6,400.00

TE-39E

Record Owner: Sieon Sanieoff, Parvis Sanieoff and Mondany Sanieoff, Trustees of the Philco Commonwealth Realty Trust
Property Address: 1027 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: P.O. Box 298, Brookline, MA 02446
Title Reference: Suffolk Registry of Deeds, Certificate 93021
Interests Taken: TE-39E (Access for Sidewalk Construction)
Compensation: \$500.00

TE-45A

Record Owner: 961 Commonwealth Avenue LLC
Property Address: 961 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: c/o Shire Realty Corp., 501 Madison Avenue, #502, New York, NY 10022
Title Reference: Suffolk Registry of Deeds, Book 49188, Page 182
Interests Taken: TE-45A (Access for Sidewalk Construction)
Compensation: \$400.00

TE-51A, TE-51B, TE-51C, TE-51D and TE-51E

Record Owner: Louis J. Grossman, Trustee of the 860, 870-872 Commonwealth Avenue Trust
Property Address: 860-872 Commonwealth Avenue, Brookline, Massachusetts
Mailing Address: 859 Willard Street, Suite 501, Quincy, MA 02169
Title Reference: Norfolk Registry of Deeds, Book 5836, Page 604; Norfolk Registry District of the Land Court, Certificate 112331
Interests Taken: TE-51A (Access for Sidewalk Construction)
TE-51B (Access for Sidewalk Construction)
TE-51C (Access for Sidewalk Construction)
TE-51D (Access for Sidewalk Construction)
TE-51E (Access for Sidewalk Construction)
Compensation: \$5,200.00

TE-53

Record Owner: Anthony G. Rosati and Marie Pizutee, Trustees of the AMS Realty Trust
Property Address: 1082 Commonwealth Avenue, Boston, Massachusetts
Mailing Address: 500 Chestnut Street, Lynnfield, MA 01940
Title Reference: Suffolk Registry District of the Land Court, Certificate 95446

Interests Taken: TE-53 (Access for Sidewalk Construction)
Compensation: \$1,900.00