

#74

RECEIVED BY CITY CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139
RECEIVED
JUL 29 11 23 AM '87

SPECIAL PERMIT APPLICATION

CAMBRIDGE COMMUNITY DEVELOPMENT DEPT.

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a Special Permit in accordance with Section 11.70 of the Zoning Ordinance.

Applicant: Trustees of Triangle Park Associates Nominee Trust 864-2400
(name) (phone)

c/o Spaulding & Slye Company, 150 Cambridge Park Drive, Cambridge MA 02140
(address)

[Signature] 7/17/87
Signature of Authorized Representative

Type of Special Permit: Flood Plain Overlay District
Multi-Family, Townhouse, Parkway Overlay District, Harvard Square Overlay District, Elderly Congregate Housing, Flood Plain Overlay District, Other

Location of Premises: 160 Cambridge Park Drive

Zoning District: 0-2

Maps, Plans submitted: See List on Next Page

Reports, Documents submitted: Notice of Intent Flood Storage Calculations
(pre-and post construction)

Documents, Plans referenced: _____

This application has been reviewed and is hereby certified complete.

July 29, 1987
Date

Elizabeth J. Malenfant
For the Cambridge Planning Board

*** Please be complete: list all special permits and variances...

MAPS AND PLANS SUBMITTED

- 1 of 9 Existing Conditions
- 2 of 9 Existing Conditions
- 3 of 9 Flood Plain Map
- 4 of 9 Flood Plain Map
- 5 of 9 Plan of Existing Conditions
- 6 of 9 Site Landscaping Plan
- 7 of 9 Floor Plans
- 8 of 9 Elevations
- 9 of 9 Zoning Regulations Compliance Plans

Special
Application

Dimensional Form

Allowed/Required

Existing

Proposed

Granted

Floor Area Ratio
(Floor Area)

Max. Height

Max. Angle Above
Cornice Line

Min. Lot Size

Min. Lot Area
per d. u.

Max. No. d. u.

Min. lot width

Min. yard setbacks

Front

Side L

R

Rear

Ratio Usable

Open Space

(Area)

Off-Street Parking

Minimum No. Spaces

Maximum No. Spaces

Handicapped Spaces

Bicycle Spaces

Loading Bays

2.0
(427/212.1)

85'

NA

5000

NA

NA

50

19.5

41.6'

35'

79.5'

NA

473

945

15

48

5 Total for both bldgs.

()

1.99
(422,865)

80'

213,606

587.76

47'

87'

48'

226'

()

1059

16

48

5

OWNERSHIP CERTIFICATE FOR PLANNING BOARD RECORD

To be completed by OWNER, signed, and returned to Office of the Planning Board:
I hereby authorize:

Trustees of Triangle Park Associates Nominee Trust
(Petitioner)

c/o Spaulding & Slye Company
Address: 150 CambridgePark Drive City or Town: Cambridge, MA 02140
to apply for a special permit for an office building on premises
located at: 160 CambridgePark Drive (plot 267 lot 290,292,293) Cambridge
(Street & Number) (Plot and Lot number(s)) (City)
for which the record title stands in the name of: Trustees of Triangle Park
Associates Nominee Trust and CambridgePark Two Limited Partnership

c/o Spaulding & Slye Company
whose address is: 150 CambridgePark Drive, Cambridge, MA
(Street) (City or Town) (State)

by two deeds duly recorded in the Middlesex South County Registry of Deeds
to the

- (1) Trustees of Triangle Park Associates Nominee Trust
in Book: 15038, Page: 278 and
- (2) CambridgePark Two Limited Partnership in Book: 16340, Page: 432.

Peter M. Small
Peter M. Small, for self and Co-Trustees of Triangle Park Associates
Nominee Trust, and not individually

CambridgePark Two Limited Partnership, a Massachusetts Limited Partnership

By: Triangle Park Associates, a joint venture, its sole General Partner

By: Triangle Park Company, a Massachusetts Limited Partnership, a General

Partner by Peter M. Small
Peter M. Small, its General Partner

Commonwealth of Massachusetts County of Middlesex

Then personally appeared the above-named PETER M. SMALL
and made oath that the above statement is true.

Before me

7/16/87 Stanford Rivers, Notary

my commission expires July 20, 1990 NOTARY SEAL
(Date)

DEED

We, Stephen H. Anthony of Wellesley, Norfolk, Massachusetts, Joseph W. O'Connor of Boston, Suffolk, Massachusetts, James A. Progin of Charlestown, Suffolk, Massachusetts, and Peter M. Small of Concord, Middlesex, Massachusetts as Trustees of Triangle Park Associates Nominee Trust u/d/t dated June 1, 1983 and recorded with the Middlesex South Registry of Deeds at Book 15038, Page 270 for One Dollar (\$1.00) and other good and valuable consideration, do hereby grant to CambridgePark Two Limited Partnership, a Massachusetts limited partnership whose address is c/o Spaulding & Slye, 15 New England Executive Park, Burlington, Massachusetts 01803, with quitclaim covenants:

That certain parcel of land with buildings thereon situated in Cambridge, Middlesex County, Massachusetts, shown as Lot A on a plan entitled "Subdivision Plan of Land Cambridge, Mass." Scale 1" = 60', last revision date July 2, 1985, prepared by Harry R. Feldman, Inc. to be recorded herewith, more particularly bounded and described as follows:

Northerly by CambridgePark Drive, four hundred seventy-three and 70/100 (473.70) feet;

Easterly by Lot B as shown on said plan, two hundred sixty-two and 50/100 (262.50) feet;

Southerly by said Lot B, sixteen and 70/100 (16.70) feet;

Easterly again by said Lot B, one hundred ten (110.00) feet;

Southerly again by said Lot B, by three lines of two hundred twenty-two and 24/100 (222.24) feet, two hundred eighteen and 12/100 (218.12) feet and twenty-three and 28/100 (23.28) feet; and

Westerly by said Lot B, two hundred ninety-five and 15/100 (295.15) feet.

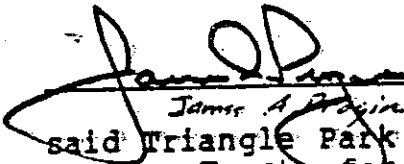
Containing according to said plan 158,215 square feet.

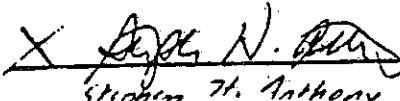
Said parcel above described together with the appurtenants thereto belonging, we hereby convey subject to and with the benefit of rights, easements, covenants, agreements, takings and restrictions of record, including without limitation, Declaration of Protective Covenants Established for CambridgePark, Cambridge, Massachusetts, dated August 3, 1983, recorded with said Deeds, Book 15149, Page 232, and Easement dated August 3, 1983, recorded with said Deeds, Book 15149, Page 223 insofar as the same are now in force and applicable, said Easement to be released with respect to Lot A by separate instrument recorded herewith.

For the Grantors' title, see deed recorded with said Deeds in Book 15038, Page 278.

The consideration for this deed is nominal and therefore, no deed stamps are required.

Witness our hands and seals this 31st day of July 1985.


James A. Progin, as Trustee of
said Triangle Park Associates
Nominee Trust, for self and
Co-Trustees and not individually

X 
Stephen H. Anthony, as Trustee of
said Triangle Park Associates
Nominee Trust, for self and
Co-Trustees and not individually

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

July 24, 1985

Then personally appeared the above named Stephen H. Anthony
and acknowledged the foregoing to be his free act and deed as
Trustee of Triangle Park Associates Nominee Trust, before me,

Albert A. Russo

Notary Public
My Commission Expires:

ALBERT A. RUSSO
Notary Public
Commonwealth of Massachusetts
My Commission Expires: April 25, 1991

ew 25 -

DEED

We, Joseph Yanofsky and Robert Yanofsky, both of Newton, Middlesex County, Massachusetts, as Trustees of Alewife Realty Trust under Declaration of Trust dated July 1, 1981, recorded with the Middlesex South Registry of Deeds at Book 14350 Page 419 in consideration of \$8,951,930 paid do hereby grant to Stephen H. Anthony of Wellesley, Norfolk, Massachusetts, Joseph W. O'Connor of Boston, Suffolk, Massachusetts, James A. Progin of Charlestown, Suffolk, Massachusetts, and Peter M. Small of Concord, Middlesex, Massachusetts as Trustees of Triangle Park Associates Nominee Trust u/d/t dated as of June 1, 1983 and recorded herewith whose address is c/o Spaulding and Slye Company, 15 New England Executive Park, Burlington, Massachusetts 01803, with quitclaim covenants:

That certain parcel of land with buildings thereon situated in Cambridge, Middlesex County, Massachusetts, more particularly bounded and described below:

Northerly by Rindge Avenue Extension by two lines, of nine hundred sixteen and 89/100 (916.89) feet and one hundred eighty-nine and 40/100 (189.40) feet;

Easterly by land now or formerly of John T. Spinelli, three hundred fifty-four and 65/100 (354.65) feet;

Northerly again by land in part now or formerly of John T. Spinelli and in part now or formerly of Paul B. Moore and Ninette M. Bean, Trustees of Moore Investment Trust by three lines of eighty six and 57/100 (86.57) feet, one hundred thirty-nine and 51/100 (139.51) feet and four hundred thirty and 27/100 (430.27) feet;

Northeasterly by land now or formerly of Boston and Maine Railroad (Lexington Branch) by two lines of one hundred thirty-four and 88/100 (134.88) feet and one hundred twenty-four and 05/100 (124.05) feet;

Easterly again by the Alewife Brook Parkway one hundred twenty-two and 87/100 (122.87) feet;

Southerly by land now or formerly of the Boston and Maine Railroad (Fitchburg Division) by seven lines of six hundred forty-two and 45/100 (642.45) feet, three hundred forty-nine and 50/100 (349.50) feet, two hundred ninety-three and

6/1/83 12:55 PM
110 Rindge Avenue Extension
Cambridge, Middlesex/Massachusetts 02142

560

Address of premises: 110 Rindge Avenue Extension Cambridge, Middlesex/Massachusetts 02142

33/100 (293.33) feet, seventy-four and 90/100 (74.90) feet, one hundred ninety-three and 81/100 (193.81) feet, two hundred forty-eight and 11/100 (248.11) feet, and three hundred sixteen and 42/100 (316.42) feet;

Westerly by land now or formerly of Arthur D. Little, Inc., two hundred sixty-five and 51/100 (265.51) feet.

All as shown on a plan entitled "Plan of Land Cambridge, Mass." scale 1"=60', dated December 18, 1981, prepared by Harry R. Feldman, Inc. and recorded herewith.


Said parcel above described together with the appurtenants thereto belonging, we hereby convey subject to and with the benefit of rights, easements, covenants, agreements, takings and restrictions of record, insofar as the same are now in force and applicable.

The Grantors hereof represent that the unrecorded lease dated December 29, 1975, as amended by amendment dated September 10, 1979, referred to in the deed to Grantors dated July 1, 1981 and recorded in said Deeds at Book 14350 Page 428, has been terminated.

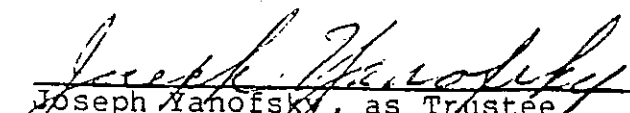
Said premises are conveyed subject to the real estate taxes assessed as of January 1, 1983, which the Grantees herein assume and agree to pay.

For the Grantors' title, reference is hereby made to a deed from Joseph Yanofsky and Robert Yanofsky as co-partners doing business under the name and style of J&R Associates, dated July 1, 1981, recorded with said Deeds at Book 14350 Page 428.

Witness our hands and seals this 15th day of June 1983.



 Robert Yanofsky, as Trustee
 of said Alewife Realty Trust
 but not individually



 Joseph Yanofsky, as Trustee
 of said Alewife Realty Trust
 but not individually

Commonwealth of Massachusetts

Suffolk, ss.

June 1, 1983

Then personally appeared the above named Robert Yanofsky and Joseph Yanofsky and acknowledged the foregoing to be their free act and deed as Trustees of Alewife Realty Trust, before me

Philip J. Notopoulos
Notary Public *Philip J. Notopoulos*
My Commission Expires: *Aug. 30, 1985*

