



2012 0079861  
 Cert#: 0888 Bk: 686 Pg: 0  
 Doc: EASE 02/07/2012 10:50 AM SF



## EASEMENT FOR PARKING

39 Chappie St Development LLC, a Massachusetts limited liability company with an address of 115 Newbury Street, Boston, Massachusetts 02116, (the "Grantor") is the owner of 41-43 Chappie Street (f/k/a 39 Chappie Street), Charlestown, Suffolk County, Massachusetts, shown as Lot 2 on a plan drawn by L.G. Brackett & Co., Civil Engineers, dated March 10, 1956, as modified and approved by the Court, filed in the Land Registration Office, a copy of which is filed with the original Certificate of Title No. 63320 as Plan No. 27256A by virtue of a fiduciary deed filed as Document No. 788454 as noted on Certificate of Title No. 128098 in Book 636, Page 96. Franz Eberth, in his capacity as sole Trustee of 39 Chappie Street Condominium Trust u/d/t dated January 3, 2012 and filed with the Land Registration Office at Suffolk County Registry of Deeds herewith, having a mailing address of 115 Newbury Street, Boston, MA 02116, (the "Grantee"), is the owner of the common areas and facilities of the 39 Chappie Street Condominium established by Master Deed for 39 Chappie Street Condominium dated January 3, 2012 and filed with the Land Registration Office at Suffolk County Registry of Deeds herewith and shown on plan entitled "Site Plan for 39 Chappie Street Condominium at 39 Chappie Street in Boston, Mass." prepared by Neponset Valley Survey Assoc., Inc., 95 White Street, Quincy, MA 02269, Tel. 617-472-4867, Scale: 1"=10', Date: December 27, 2011, which is filed with the Land Registration Office at Suffolk County Registry of Deeds herewith (hereinafter called the "Condominium") which common areas and facilities are located at 39 Chappie Street, Charlestown, Suffolk County, Massachusetts, shown as Lot 1 on a plan drawn by L.G. Brackett & Co., Civil Engineers, dated March 10, 1956, as modified and approved by the Court, filed in the Land Registration Office, a copy of which is filed with the original Certificate of Title No. 63320 as Plan No. 27256A.

The Grantor, for good and valuable consideration of one (\$1.00) dollar, the receipt of which is acknowledged, grants to the Grantee, and its successors and assigns, the perpetual, exclusive right and easement to park a portion of a vehicle on a specific portion of the Grantor's land as shown on the attached plan (hereinafter referred to as the "Parking Easement"). The specific dimensions and exact location of the Parking Easement is shown on "Site Plan for 39 Chappie Street Condominium at 39 Chappie Street in Boston, Mass." prepared by Neponset Valley Survey Assoc., Inc., 95 White Street, Quincy, MA 02269, Tel. 617-472-4867, Scale: 1"=10', Date: December 27, 2011, which is filed with the Land Registration Office at Suffolk County Registry of Deeds herewith and a copy of which is attached hereto as Exhibit A.

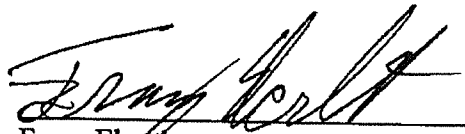
All maintenance and repairs to the Parking Easement area, including but not limited to cleaning, snow and ice removal, re-striping, re-paving, and repairs, shall be performed by, and the expense borne solely by the Grantee. All risk of loss in connection with use, maintenance and repair of the Parking Easement area shall be borne solely by the Grantee. The Grantor shall not be allowed to erect any structures on the Parking Easement area.

The Grantor and Grantee have obtained the consent of Georgetown Savings Bank, the holder of a Mortgage and Security Agreement encumbering the property known and numbered as 41-43 Chappie Street (f/k/a 39 Chappie Street), Charlestown, Massachusetts which Mortgage and Security Agreement is filed with the Land Registration Office of the Suffolk County Registry of Deeds as Document No. 788456 as noted on Certificate of Title No. 128096 in Book 636, Page 96 and the Grantor and Grantee have complied with the requirements of Massachusetts General Laws Chapter 183A §5(b)(2)(i). The Consent of Georgetown Savings Bank is attached hereto as Exhibit B and incorporated herein by reference. The grant and acceptance of this easement is not inconsistent with the peaceful and lawful use and enjoyment of the common condominium property by the owners thereof.

The land area on which the aforesaid rights and easement are granted is expressly further subject to all of the restrictions, limitations and easements of record and plan conditions, if any, in the Grantor's chain of title.

**EXECUTED** as an instrument under seal at Wayland, Middlesex County, Massachusetts, this 3<sup>rd</sup> day of January, 2012.

39 Chappie St Development LLC

  
 Franz Eberth  
 Manager


# COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 3rd day of January, 2012, before me, the undersigned notary public, personally appeared Franz Eberth, as Manager of 39 Chappie St Development LLC, proved to me through satisfactory evidence of identification, which was MA Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



SUSAN M. COLLINS  
 Notary Public  
 Commonwealth of Massachusetts  
 My Commission Expires  
 June 22, 2012

  
 Susan M. Collins, Notary Public

My Commission Expires: 6/22/2012

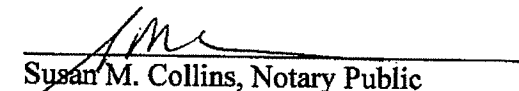
Accepted By:

Franz Eberth, Trustee of 39 Chappie  
Street Condominium Trust

## COMMONWEALTH OF MASSACHUSETTS

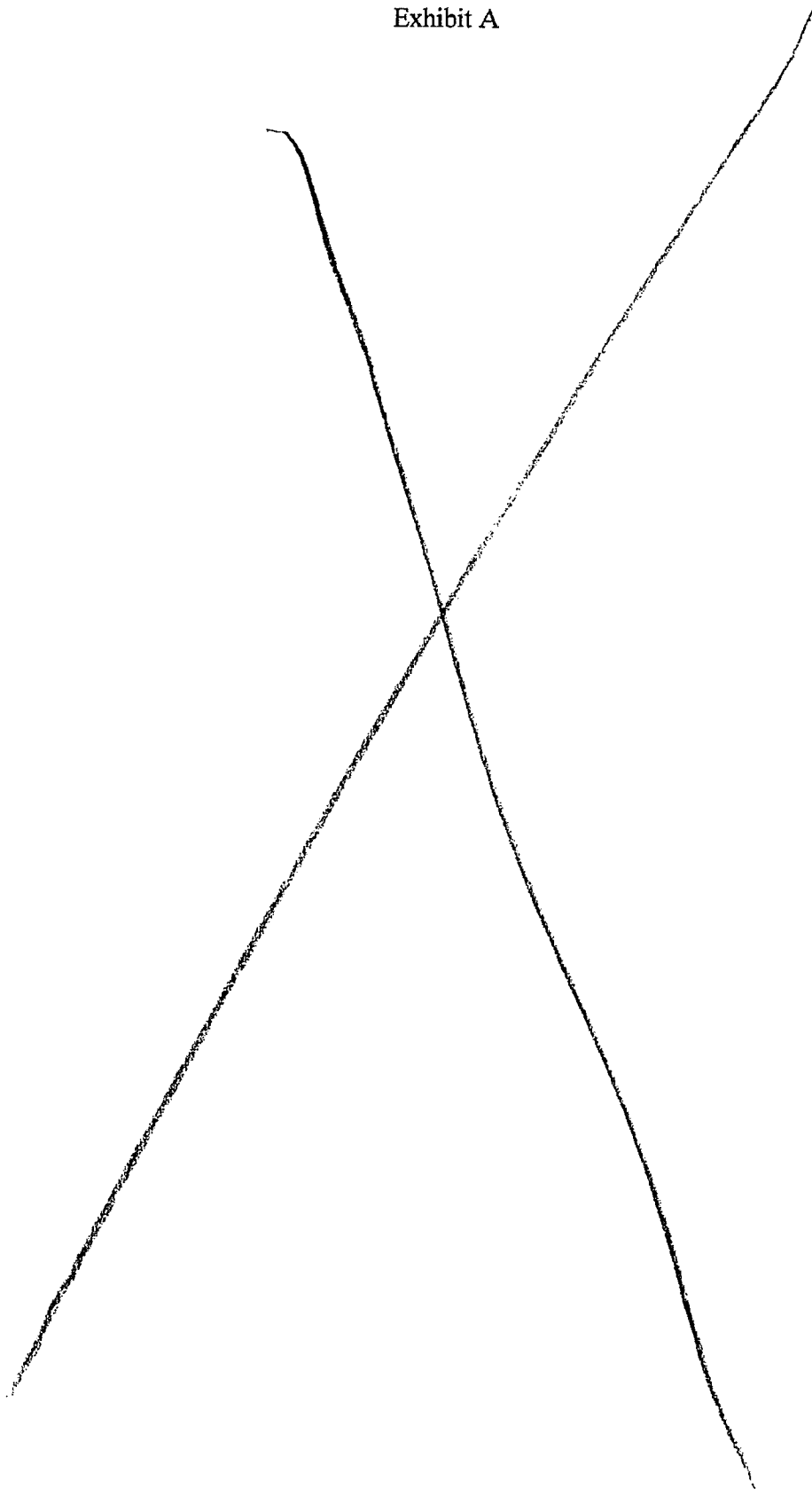
Middlesex, ss.

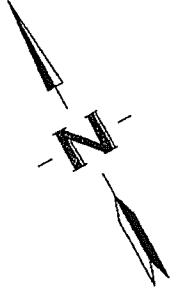
On this 3rd day of January, 2012, before me, the undersigned notary public, personally appeared Franz Eberth, in his capacity as Trustee of 39 Chappie Street Condominium Trust proved to me through satisfactory evidence of identification, which was MA Driver License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

SUSAN M. COLLINS  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 22, 2012  
Susan M. Collins, Notary Public

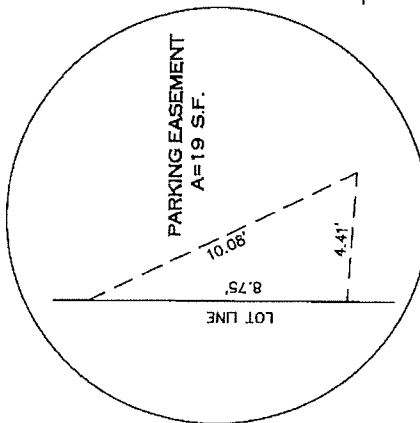
My Commission Expires: 6/22/2012

Exhibit A

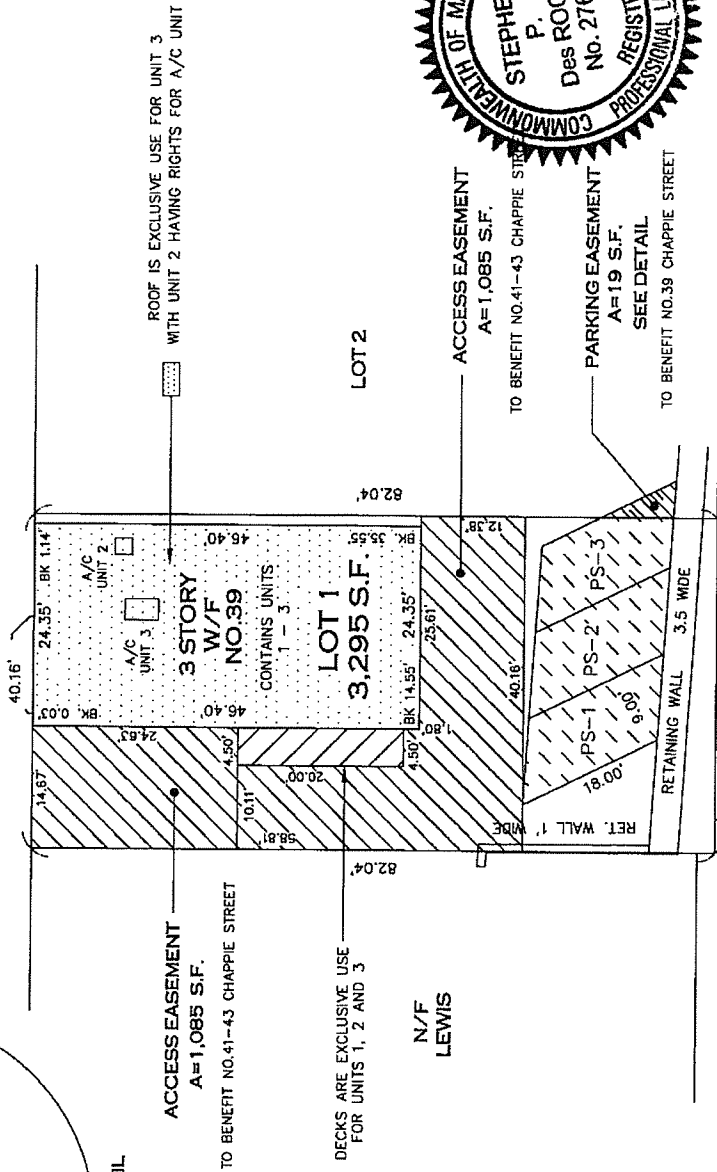




CHAPPIE STREET

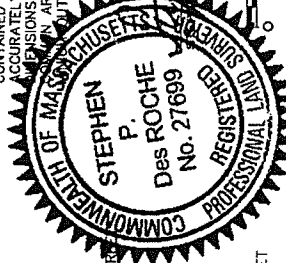


EASEMENT DETAIL  
NOT TO SCALE



I HEREBY CERTIFY:

- THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.
- THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
- THAT THE STRUCTURE IS LOCATED ON THE GROUND AS SHOWN AND CONFORMED TO THE SETBACK REQUIREMENTS OF THE ZONING ORDINANCE OF THE CITY OF BOSTON WHEN CONSTRUCTED, AND THE STRUCTURE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD PLAN MAPS FOR BOSTON (COMMUNITY NO. 250286) DATED: JULY 2, 1992.
- I CERTIFY THAT THIS PLAN FULLY & ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE AREAS AND FACILITIES OF THE CONDO-UNIT, OUTSIDE OF ANY BUILDING.



0 5 10 20 30

SITE PLAN  
FOR  
39 CHAPPIE STREET CONDOMINIUM  
AT  
39 CHAPPIE STREET  
IN  
BOSTON, MASS.

NEPONSET VALLEY SURVEY ASSOC., INC.  
95 WHITE STREET  
QUINCY, MA 02269  
TEL. 617-472-4867

SCALE:  
1"=10'

LEGEND

EXCLUSIVE USE AREA FOR UNITS 1, 2 AND 3  
EXCLUSIVE USE FOR UNIT 3

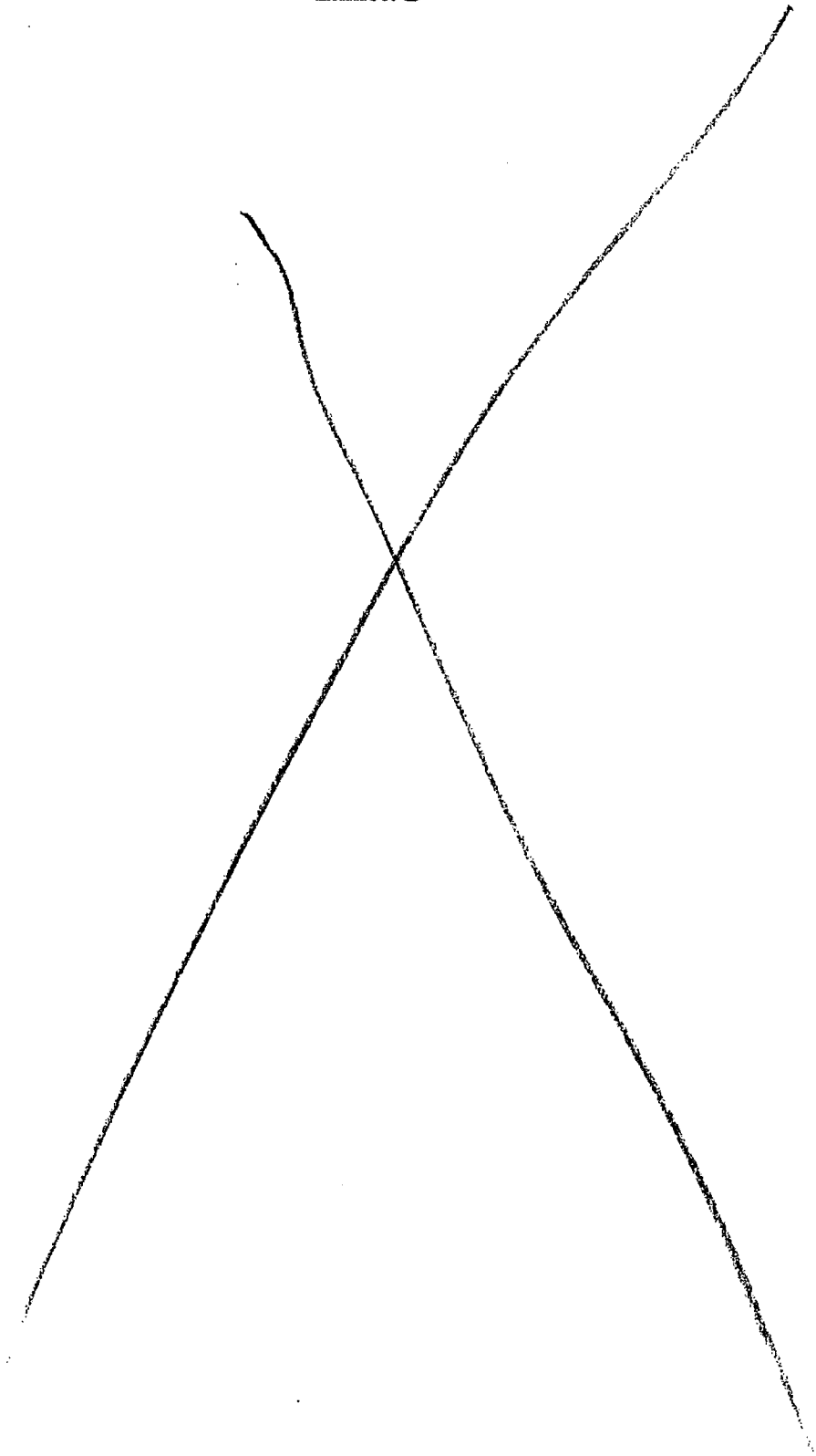
N/F  
JOYCE

N/F  
EVERS

NOTE:  
PROPERTY SHOWN AS LOT 1 ON LAND COURT PLAN  
NO. 27256A.

DATE:  
DECEMBER 27, 2011

Exhibit B

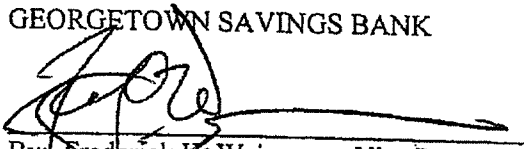


CONSENT TO EASEMENT FOR PARKING

Georgetown Savings Bank (the "Bank"), the holder of a Mortgage and Security Agreement from 39 Chappie St Development LLC, dated February 28, 2011 and filed with the Land Registration Office for the Suffolk County Registry of Deeds as Document No. 280456 and Noted on Certificate of Title No. 128096 in Book 636, Page 96, hereby consents to the Easement for Parking from 39 Chappie St Development LLC to 39 Chappie Street Condominium Trust dated January 3, 2012 and filed herewith.

IN WITNESS WHEREOF, the said Georgetown Savings Bank has caused its corporate seal to be hereto affixed, and in these presents to be signed in its name and behalf by Frederick H. Weismann, its Vice President/Senior Commercial Loan Officer this 3<sup>rd</sup> day of January, 2012.

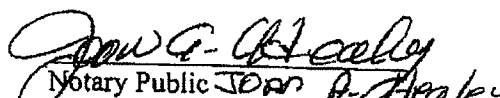
GEORGETOWN SAVINGS BANK

  
By: Frederick H. Weismann, Vice President/  
Senior Commercial Loan Officer

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 3<sup>rd</sup> day of January, 2012, before me, the undersigned notary public, personally appeared, Frederick H. Weismann, Vice President/Senior Commercial Loan Officer for Georgetown Savings Bank, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public Joan A. Healey  
My Commission Expires



JOAN A. HEALEY  
NOTARY PUBLIC  
COMMONWEALTH OF MASSACHUSETTS  
MY COMMISSION EXPIRES  
NOVEMBER 10, 2017

799861

DOC No: 00799861

SUFFOLK LAND COURT  
REGISTRY DISTRICT

\*\* RECEIVED FOR REGISTRATION \*\*

On: Feb 07, 2012 at 10:50A

Document Fee: 125.00 Rec Total: \$1,450.00

CERTIFICATE No: C 666 BK 00666 PG 0

ALSO NOTED ON:

DOC No: 00799861

SUFFOLK LAND COURT  
REGISTRY DISTRICT

\*\* RECEIVED FOR REGISTRATION \*\*

On: Feb 07, 2012 at 10:50A

Document Fee: 125.00 Rec Total: \$1,450.00

CERTIFICATE No: 128096 BK 00636 PG 96

ALSO NOTED ON:

Attested hereto  
2/7/12  
James M. Roache  
James M. Roache  
Asst. Recorder of Land Court