

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 1/6/2016 4:27:10 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
1718854	DEED		01483/44	12/24/2015	208500.00
Property-Street Address and/or Description					
153 MARBLEHEAD ST LOT 162					
Grantors					
JOZ DEVELOPMENT LLC					
Grantees					
LANG LUCY					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					
246425 01384/58, 261216 01483/44					

DEED



2015 01718854

Bk: 1483 Pg: 44 Cert#: 261216
Doc: DEED 12/24/2015 09:59 AM

Space above line reserved for recording information

QUITCLAIM DEED

12/26/15

JOZ DEVELOPMENT LLC, a Massachusetts limited liability company with a mailing address of P.O. Box 1008, Middleton, Massachusetts 01949

Property address: 153 Marblehead Street, (Lot 162), North Reading, MA

in consideration of TWO HUNDRED EIGHT THOUSAND and FIVE HUNDRED and 00/100 (\$208,500.00) DOLLARS

grant to LUCY LANG, an unmarried individual, having a mailing address of 153 Marblehead Street, North Reading, Massachusetts 01864

with Quitclaim Covenants

The parcel of land with all improvements thereon in North Reading, Middlesex County, Massachusetts known as Lot 162 (153 Marblehead Street, North Reading, Massachusetts 01864) shown on a plan of land entitled "Definitive Plan, Bradford Pond Estates, North Reading, Mass." (the "Plan") prepared by Hayes Engineering, Inc. dated November 3, 2008, revised March 12, 2009, April 20, 2009, May 22, 2009, June 9, 2009 and June 10, 2009 have been recorded with Middlesex South District Registry of Deeds in Plan Book 2010, Plan 103 and registered with the Land Court Department of the Middlesex South District Registry of Deeds on Land Court Plan No. 1711-9.

12/15 P169

Said conveyance is made subject to all notes, terms and conditions as set forth on the above mentioned Plan and to all conditions set forth in the Certificate of Conditional Approval, dated May 19, 2009 with clarifications issued on June 25, 2009 by the Community Planning Commission for the Town of North Reading, as further amended, recorded with said Registry of Deeds in Book 54281, Page 261 and registered with the said Land Court Department on Certificate of Title 216719, Document No. 01521606, including but not limited to the following:

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 12/24/2015 09:59 AM
Ctrl# 236056 26446 Doc# 01718854
Fee: \$950.76 Cons: \$208,500.00

246425 1304-55

1. There shall be no underground storage of hazardous materials, including heating oil and gasoline on the subject Lot.
2. There shall be no driveways where stone bounds are proposed and/or catch basins are to be set.
3. Order of Conditions (registered as Certificate of Title 216719, Document No. 01515392 and recorded in Book 53650, Page 553) covering construction of the infrastructure of the Subdivision as shown on the Plans, but only as it affects the Premises.
4. Regulatory Agreement filed as, Document No. 01644890, and noted on Certificate of Title 246425; and
5. Deed Rider recorded herewith.

Said Lot 162 is also being conveyed subject to a temporary easement identified as the 30' Wide Temporary Slope and Tree Planting Easement. Such easement is being reserved for the benefit of said Grantor and its successors and assigns, for the purpose of accommodating the completion of the roadway and drainage system including, but not limited to, installation of drainage structures, lot grading, easement monumenting, and loaming and seeding. Upon acceptance of the roadway and utilities by the Town of North Reading, the temporary easement will be terminated.

Said Lot 162 is also being conveyed subject to the Grant of Electrical Easement granted in favor of the Town of Reading Municipal Light Department, dated May 20, 2010, registered as Certificate of Title 246425, Document No. 01532658 and recorded in Book 54709, Page 453. Grantee shall not plant shrubs, trees and/or any other landscape plantings, other than lawn or groundcover, within the electrical easement area and shall not construct any structures, including a driveway, within said easement area other as may be shown on the Plan.

Said Lot 162 is also being conveyed subject to a non-exclusive perpetual 20' Wide Access Easement, and abutting triangular shaped Driveway Easement, as well as a second triangular shaped Slope and Driveway Easement, all as shown on said Plan, granted in favor of Marlene Standley, Trustee of the Standley Irrevocable Trust u/d/at dated January 14, 2000 and filed as Document No. 1129084, which Easement Agreement is filed immediately prior hereto.

Easements, covenants, restrictions matters mentioned and required by the Approval of the Community Planning Commission for the Town of North Reading dated May 19, 2009 with clarifications issued on June 25, 2009 issued by the Community Planning Commission for the Town of North Reading registered as Certificate of Title 216719, Document No. 01521606 and recorded in Book 54281, Page 261, including but not limited to, the Access Easement, as shown on the Subdivision Plans.

This conveyance is further subject to all easements, restrictions, conditions, covenants and limitations of record, including but not limited to Statutory Covenant, dated October 30, 2010, recorded with said Registry of Deeds in Book 54281, Page 304 and registered with said Land Court Department on Certificate of Title 216719, Document No. 01521607 as affected by a Release of Covenant, dated May 5, 2014 and registered herewith; and the Supplementary Restrictive Covenant, dated October 30, 2010, recorded with said Registry of Deeds in Book 54281, Page 299 and registered with said Land Court Department on Certificate of Title 216719, Document No. 01521608.

Pursuant to Section 3.2 of that certain Declaration of Restrictive Covenants for Bradford Pond Estates, dated June 10, 2010 recorded with said Registry of Deeds in Book 54826, Page 506 and registered with said Land Court Department on Certificate of Title 246425, Document No. 0153447 (the "Restrictive Covenant"), the Grantor hereby specifically waives compliance of Lot 162 with the Restrictive Covenant and hereby confirms that Lot 162 was not intended to be subject to the restrictions contained therein.

No ownership interest or other rights in Little Meadow Way or such other roadways, as described on the Plan, are hereby conveyed, the same being specifically reserved to and for the Grantor herein, its successors and/or assigns.

For title reference: See deed into Grantor recorded with the said Registry of Deeds in Book 55176, Page 77 and registered with said Land Court Department as Document No. 01532657 on Certificate of Title 246425. ✓

Grantor is not classified as a corporation for federal tax purposes for the current taxable year.

[Signatures appear on the following page]

Executed this 22nd day of December, 2015 as a sealed instrument.

JOZ Development LLC

By:

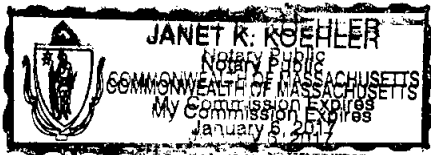



Brent McKenelley, Manager

*LLC -
CS -
1712415*

COMMONWEALTH OF MASSACHUSETTS
Essex, ss

On this 22nd day of December, 2015 before me, the undersigned notary public, personally appeared Brent McKenelley, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the foregoing instrument, and acknowledged to me that he signed it voluntarily as the duly authorized Manager of JOZ Development LLC for its stated purpose.





Notary Public
My commission expires: 1/6/17

LOCAL INITIATIVE PROGRAM
AFFORDABLE HOUSING DEED RIDER

*For Projects in Which
Affordability Restrictions Survive Foreclosure*

made part of that certain deed (the "Deed") of certain property (the "Property") from JOZ Development, LLC ("Grantor") to Lucy E. Lang ("Owner") dated _____, 20__ . The Property is located in the Town of North Reading (the "Municipality").

RECITALS

WHEREAS, the Grantor is conveying that certain real property more particularly described in the Deed to the Owner at a consideration which is less than the fair market value of the Property; and

WHEREAS, the Property is part of a project which was: [check all that are applicable]

- (i) granted a Comprehensive Permit under Massachusetts General Laws Chapter 40B, Sections 20-23, from the Board of Appeals of the Municipality or the Housing Appeals Committee and recorded/filed with the _____ County Registry of Deeds/Registry District of Land Court (the "Registry") in Book _____, Page _____/Document No. _____ (the "Comprehensive Permit");
- (ii) subject to a Regulatory Agreement among JOZ Development, LLC (the "Developer"), [] Massachusetts Housing Finance Agency ("MassHousing"), [] the Massachusetts Department of Housing and Community Development] ("DHCD") [] the Municipality; and [] _____, dated May 17, 2013 and recorded with the Middlesex South District County Registry/ Registry District of Land Court (the "Registry") in Book _____, Page _____/Certificate of Title: 246425, Document No. 1644890 (the "Regulatory Agreement");
- (iii) subsidized by the federal or state government under the Local Initiative Program, a program to assist construction of low or moderate income housing (the "Program"); and

WHEREAS, pursuant to the Program, eligible purchasers such as the Owner are given the opportunity to purchase residential property at less than its fair market value if the purchaser agrees to certain use and transfer restrictions, including an agreement to occupy the property as a principal residence and to convey the property for an amount not greater than a maximum resale price, all as more fully provided herein; and

WHEREAS, DHCD, and the Town of North Reading, (singly, or if more than one entity is listed, collectively, the "Monitoring Agent") is obligated by the Program or has been retained to monitor compliance with and to enforce the terms of this Deed Rider, and eligible purchasers such as the Owner may be required to pay to the Monitoring Agent, or its successor, a small percentage of the resale price upon the Owner's conveyance of the Property, as set out in the Regulatory Agreement and as more fully provided herein; and

WHEREAS, the rights and restrictions granted herein to the Monitoring Agent and the Municipality serve the public's interest in the creation and retention of affordable housing for persons and households of low and moderate income and in the restricting of the resale price of property in order to assure its affordability by future low and moderate income purchasers.

NOW, THEREFORE, as further consideration for the conveyance of the Property at less than fair market value, the Grantor and the Owner, including his/her/their heirs, successors and assigns, hereby agree that the Property shall be subject to the following rights and restrictions which are imposed for the benefit of, and shall be enforceable by, the Municipality and the Monitoring Agent, and, if DHCD is a party to the Regulatory Agreement and is not the Monitoring Agent, by DHCD.

1. Definitions. In this Deed Rider, in addition to the terms defined above, the following words and phrases shall have the following meanings:

Affordable Housing Fund means a fund established by the Municipality for the purpose of reducing the cost of housing for Eligible Purchasers or for the purpose of encouraging, creating, or subsidizing the construction or rehabilitation of housing for Eligible Purchasers or, if no such fund exists, a fund established by the Municipality pursuant to Massachusetts General Laws Chapter 44 Section 53A, et seq.

Applicable Foreclosure Price shall have the meaning set forth in Section 7(b) hereof.

Appropriate Size Household means a household containing a number of members equal to the number of bedrooms in the Property plus one.

Approved Capital Improvements means the documented commercially reasonable cost of extraordinary capital improvements made to the Property by the Owner; provided that the Monitoring Agent shall have given written authorization for incurring such cost prior to the cost being incurred and that the original cost of such improvements shall be discounted over the course of their useful life.

Area means the Primary Metropolitan Statistical Area or non-metropolitan area that includes the Municipality, as determined by HUD, which in this case is the Boston-Cambridge-Quincy, MA-NH HMFA.

Area Median Income means the most recently published median income for the Area adjusted for household size as determined by HUD. If HUD discontinues publication of Area Median

Income, the income statistics used by MassHousing for its low and moderate income housing programs shall apply.

Base Income Number means the Area Median Income for a four (4)-person household. Currently, the AMI for the Boston-Cambridge-Quincy, MA-NH HMFA is \$98,500.00.

Chief Executive Officer shall mean the Mayor in a city or the Board of Selectmen in a town unless some other municipal office is designated to be the chief executive officer under the provisions of a local charter.

Closing shall have the meaning set forth in Section 5(b) hereof.

Compliance Certificate shall have the meaning set forth in Section 6(a) hereof.

Conveyance Notice shall have the meaning set forth in Section 4(a) hereof.

Eligible Purchaser means an individual or household earning no more than eighty percent (80%) of Area Median Income (or, if checked [] _____ percent (___%) of Area Median Income, as required by the Program) and owning assets not in excess of the limit set forth in the Program Guidelines. To be considered an Eligible Purchaser, the individual or household must intend to occupy and thereafter must occupy the Property as his, her or their principal residence and must provide to the Monitoring Agent such certifications as to income, assets and residency as the Monitoring Agent may require to determine eligibility as an Eligible Purchaser. An Eligible Purchaser shall be a First-Time Homebuyer if required by the Program and as specified in the Regulatory Agreement.

First-Time Homebuyer means an individual or household, of which no household member has had an ownership interest in a principal residence at any time during the three (3)-year period prior to the date of qualification as an Eligible Purchaser, except that (i) any individual who is a displaced homemaker (as may be defined by DHCD) (ii) and any individual age 55 or over (applying for age 55 or over housing) shall not be excluded from consideration as a First-Time Homebuyer under this definition on the basis that the individual, owned a home or had an ownership interest in a principal residence at any time during the three (3)-year period.

Foreclosure Notice shall have the meaning set forth in Section 7(a) hereof.

HUD means the United States Department of Housing and Urban Development.

Ineligible Purchaser means an individual or household not meeting the requirements to be eligible as an Eligible Purchaser.

Maximum Resale Price means the sum of (i) the Base Income Number (at the time of resale) multiplied by the Resale Price Multiplier, plus (ii) the Resale Fee and any necessary marketing expenses (including broker's fees) as may have been approved by the Monitoring Agent, plus (iii) Approved Capital Improvements, if any (the original cost of which shall have been

discounted over time, as calculated by the Monitoring Agent); provided that in no event shall the Maximum Resale Price be greater than the purchase price for which a credit-worthy Eligible Purchaser earning seventy percent (70%) of the Area Median Income (or, if checked [] _____ percent (___%) of Area Median Income, as required by the Program) of Area Median Income, as required by the Program) for an Appropriate Size Household could obtain mortgage financing (as such purchase price is determined by the Monitoring Agent using the same methodology then used by DHCD for its Local Initiative Program or similar comprehensive permit program); and further provided that the Maximum Resale Price shall not be less than the purchase price paid for the Property by the Owner unless the Owner agrees to accept a lesser price.

Monitoring Services Agreement means any Monitoring Services Agreement for monitoring and enforcement of this Deed Rider among some or all of the Developer, the Monitoring Agent, the Municipality, MassHousing and DHCD.

Mortgage Satisfaction Amount shall have the meaning set forth in Section 7(b) hereof.

Mortgagee shall have the meaning set forth in Section 7(a) hereof.

Program Guidelines means the regulations and/or guidelines issued for the applicable Program and controlling its operations, as amended from time to time.

Resale Fee means a fee of **Two Percent (2%)** of the Base Income Number (at the time of resale) multiplied by the Resale Price Multiplier, to be paid to the Monitoring Agent as compensation for monitoring and enforcing compliance with the terms of this Deed Rider, including the supervision of the resale process.

Resale Price Certificate means the certificate issued as may be specified in the Regulatory Agreement and recorded with the first deed of the Property from the Developer, or the subsequent certificate (if any) issued as may be specified in the Regulatory Agreement, which sets forth the Resale Price Multiplier to be applied on the Owner's sale of the Property, as provided herein, for so long as the restrictions set forth herein continue. In the absence of contrary specification in the Regulatory Agreement the Monitoring Agent shall issue the certificate.

Resale Price Multiplier means the number calculated by dividing the Property's initial sale price by the Base Income Number at the time of the initial sale from the Developer to the first Eligible Purchaser. The Resale Price Multiplier will be multiplied by the Base Income Number at the time of the Owner's resale of the Property to determine the Maximum Resale Price on such conveyance subject to adjustment for the Resale Fee, marketing expenses and Approved Capital Improvements. In the event that the purchase price paid for the Property by the Owner includes such an adjustment a new Resale Price Multiplier will be recalculated by the Monitoring Agent by dividing the purchase price so paid by the Base Income Number at the time of such purchase, and a new Resale Price Certificate will be issued and recorded reflecting the new Resale Price Multiplier. A Resale Price Multiplier of **2.11** is hereby assigned to the Property.

Term means in perpetuity, unless earlier terminated by (i) the termination of the term of affordability set forth in the Regulatory Agreement or Comprehensive Permit, whichever is longer; or (ii) the recording of a Compliance Certificate and a new Deed Rider executed by the purchaser in form and substance substantially identical to this Deed Rider establishing a new term.

2. Owner-Occupancy/Principal Residence. The Property shall be occupied and used by the Owner's household exclusively as his, her or their principal residence. Any use of the Property or activity thereon which is inconsistent with such exclusive residential use is expressly prohibited.

3. Restrictions Against Leasing, Refinancing and Junior Encumbrances. The Property shall not be leased, rented, refinanced, encumbered (voluntarily or otherwise) or mortgaged without the prior written consent of the Monitoring Agent; provided that this provision shall not apply to a first mortgage granted on the date hereof in connection with this conveyance from Grantor to Owner securing indebtedness not greater than one hundred percent (100%) of the purchase price. Any rents, profits, or proceeds from any transaction described in the preceding sentence which transaction has not received the requisite written consent of the Monitoring Agent shall be paid upon demand by Owner to the Municipality for deposit to its Affordable Housing Fund. The Monitoring Agent or Municipality may institute proceedings to recover such rents, profits or proceeds, and costs of collection, including attorneys' fees. Upon recovery, after payment of costs, the balance shall be paid to the Municipality for deposit to its Affordable Housing Fund. In the event that the Monitoring Agent consents for good cause to any such lease, refinancing, encumbrance or mortgage, it shall be a condition to such consent that all rents, profits or proceeds from such transaction, which exceed the actual carrying costs of the Property as determined by the Monitoring Agent, shall be paid to the Municipality for deposit to its Affordable Housing Fund.

4. Options to Purchase. (a) When the Owner or any successor in title to the Owner shall desire to sell, dispose of or otherwise convey the Property, or any portion thereof, the Owner shall notify the Monitoring Agent and the Municipality in writing of the Owner's intention to so convey the Property (the "Conveyance Notice"). Upon receipt of the Conveyance Notice, the Monitoring Agent shall (i) calculate the Maximum Resale Price which the Owner may receive on the sale of the Property based upon the Base Income Number in effect as of the date of the Conveyance Notice and the Resale Price Multiplier set forth in the most recently recorded Resale Price Certificate together with permissible adjustments for the Resale Fee, marketing expenses and Approved Capital Improvements (as discounted), and (ii) promptly begin marketing efforts. The Owner shall fully cooperate with the Monitoring Agent's efforts to locate an Eligible Purchaser and, if so requested by the Monitoring Agent, shall hire a broker selected by the Monitoring Agent to assist in locating an Eligible Purchaser ready, willing and able to purchase the Property at the Maximum Resale Price after entering a purchase and sale agreement. Pursuant to such agreement, sale to the Eligible Purchaser at the Maximum Resale Price shall occur within ninety (90) days after the Monitoring Agent receives the Conveyance Notice or such further time as reasonably requested to arrange for details of closing. If the

Owner fails to cooperate in such resale efforts, including a failure to agree to reasonable terms in the purchase and sale agreement, the Monitoring Agent may extend the 90-day period for a period commensurate with the time the lack of cooperation continues, as determined by the Monitoring Agent in its reasonable discretion. In such event, the Monitoring Agent shall give Owner written notice of the lack of cooperation and the length of the extension added to the 90-day period.

(b) The Monitoring Agent shall ensure that diligent marketing efforts are made to locate an Eligible Purchaser ready, willing and able to purchase the Property at the Maximum Resale Price within the time period provided in subsection (a) above and to enter the requisite purchase and sale agreement. If more than one Eligible Purchaser is located, the Monitoring Agent shall conduct a lottery or other like procedure to determine which Eligible Purchaser shall be entitled to enter a purchase and sale agreement with Owner and to purchase the Property. Preference shall be given to Appropriate Size Households. The procedure for marketing and selecting an Eligible Purchaser shall be approved as provided in the Regulatory Agreement and any applicable Program Guidelines. If an Eligible Purchaser is located within ninety (90) days after receipt of the Conveyance Notice, but such Eligible Purchaser proves unable to secure mortgage financing so as to be able to complete the purchase of the Property pursuant to the purchase and sale agreement, following written notice to Owner within the 90-day period the Monitoring Agent shall have an additional sixty (60) days to locate another Eligible Purchaser who will enter a purchase and sale agreement and purchase the Property by the end of such sixty (60)-day period or such further time as reasonably requested to carry out the purchase and sale agreement.

(c) In lieu of sale to an Eligible Purchaser, the Monitoring Agent or the Municipality or designee shall also have the right to purchase the Property at the Maximum Resale Price, in which event the purchase and sale agreement shall be entered, and the purchase shall occur within ninety (90) days after receipt of the Conveyance Notice or, within the additional sixty (60)-day period specified in subsection (b) above, or such further time as reasonably requested to carry out the purchase and sale agreement. Any lack of cooperation by Owner in measures reasonably necessary to effect the sale shall extend the 90-day period by the length of the delay caused by such lack of cooperation. The Monitoring Agent shall promptly give Owner written notice of the lack of cooperation and the length of the extension added to the 90-day period. In the event of such a sale to the Monitoring Agent or Municipality or designee, the Property shall remain subject to this Deed Rider and shall thereafter be sold or rented to an Eligible Purchaser as may be more particularly set forth in the Regulatory Agreement.

(d) If an Eligible Purchaser fails to purchase the Property within the 90-day period (or such further time determined as provided herein) after receipt of the Conveyance Notice, and the Monitoring Agent or Municipality or designee does not purchase the Property during said period, then the Owner may convey the Property to an Ineligible Purchaser no earlier than thirty (30) days after the end of said period at the Maximum Resale Price, but subject to all rights and restrictions contained herein; provided that the Property shall be conveyed subject to a Deed Rider identical in form and substance to this Deed Rider which the Owner agrees to execute, to secure execution by the Ineligible Purchaser and to record with the Deed; and further

provided that, if more than one Ineligible Purchaser is ready, willing and able to purchase the Property the Owner will give preference and enter a purchase and sale agreement with any individuals or households identified by the Monitoring Agent as an Appropriate Size Household earning more than eighty percent (80%) but less than one hundred twenty percent (120%) of the Area Median Income.

(e) The priority for exercising the options to purchase contained in this Section 4 shall be as follows: (i) an Eligible Purchaser located and selected by the Monitoring Agent, as provided in subsection (b) above, (ii) the Municipality or its designee, as provided in subsection (c) above, and (iii) an Ineligible Purchaser, as provided in subsection (d) above.

(f) Nothing in this Deed Rider or the Regulatory Agreement constitutes a promise, commitment or guarantee by DHCD, MassHousing, the Municipality or the Monitoring Agent that upon resale the Owner shall actually receive the Maximum Resale Price for the Property or any other price for the Property.

(g) The holder of a mortgage on the Property is not obligated to forbear from exercising the rights and remedies under its mortgage, at law or in equity, after delivery of the Conveyance Notice.

5. Delivery of Deed. (a) In connection with any conveyance pursuant to an option to purchase as set forth in Section 4 above, the Property shall be conveyed by the Owner to the selected purchaser by a good and sufficient quitclaim deed conveying a good and clear record and marketable title to the Property free from all encumbrances except (i) such taxes for the then current year as are not due and payable on the date of delivery of the deed, (ii) any lien for municipal betterments assessed after the date of the Conveyance Notice, (iii) provisions of local building and zoning laws, (iv) all easements, restrictions, covenants and agreements of record specified in the deed from the Owner to the selected purchaser, (v) such additional easements, restrictions, covenants and agreements of record as the selected purchaser consents to, such consent not to be unreasonably withheld or delayed, (vi) the Regulatory Agreement, and (vii), except as otherwise provided in the Compliance Certificate, a Deed Rider identical in form and substance to this Deed Rider which the Owner hereby agrees to execute, to secure execution by the selected purchaser, and to record with the deed. **Said deed shall clearly state that it is made subject to the Deed Rider which is made part of the deed.** Failure to comply with the preceding sentence shall not affect the validity of the conveyance from the Owner to the selected purchaser or the enforceability of the restrictions herein.

(b) Said deed, including the approved Deed Rider, shall be delivered and the purchase price paid (the "Closing") at the Registry, or at the option of the selected purchaser, exercised by written notice to the Owner at least five (5) days prior to the delivery of the deed, at such other place as the selected purchaser may designate in said notice. The Closing shall occur at such time and on such date as shall be specified in a written notice from the selected purchaser to the Owner, which date shall be at least five (5) days after the date on which such notice is given, and no later than the end of the time period specified in Section 4(a) above.

(c) To enable Owner to make conveyance as herein provided, Owner may, if Owner so desires at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, all instruments with respect thereto to be recorded simultaneously with the delivery of said deed. Nothing contained herein as to the Owner's obligation to remove defects in title or to make conveyance or to deliver possession of the Property in accordance with the terms hereof, as to use of proceeds to clear title or as to the election of the selected purchaser to take title, nor anything else in this Deed Rider shall be deemed to waive, impair or otherwise affect the priority of the rights herein over matters appearing of record, or occurring, at any time after the recording of this Deed Rider, all such matters so appearing or occurring being subject and subordinate in all events to the rights herein.

(d) Water and sewer charges and taxes for the then current tax period shall be apportioned and fuel value shall be adjusted as of the date of Closing and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the selected purchaser.

(e) Full possession of the Property free from all occupants is to be delivered at the time of the Closing, the Property to be then in the same condition as it is in on the date of the execution of the purchase and sale agreement, reasonable wear and tear only excepted.

(f) If Owner shall be unable to give title or to make conveyance as above required, or if any change of condition in the Property not included in the above exception shall occur, then Owner shall be given a reasonable time not to exceed thirty (30) days after the date on which the Closing was to have occurred in which to remove any defect in title or to restore the Property to the condition herein required. The Owner shall use best efforts to remove any such defects in the title, whether voluntary or involuntary, and to restore the Property to the extent permitted by insurance proceeds or condemnation award. The Closing shall occur fifteen (15) days after notice by Owner that such defect has been cured or that the Property has been so restored. The selected purchaser shall have the election, at either the original or any extended time for performance, to accept such title as the Owner can deliver to the Property in its then condition and to pay therefor the purchase price without deduction, in which case the Owner shall convey such title, except that in the event of such conveyance in accordance with the provisions of this clause, if the Property shall have been damaged by fire or casualty insured against or if a portion of the Property shall have been taken by a public authority, then the Owner shall, unless the Owner has previously restored the Property to its former condition, either:

(A) pay over or assign to the selected purchaser, on delivery of the deed, all amounts recovered or recoverable on account of such insurance or condemnation award less any amounts reasonably expended by the Owner for any partial restoration, or

(B) if a holder of a mortgage on the Property shall not permit the insurance proceeds or the condemnation award or part thereof to be used to restore the Property to its former condition or to be so paid over or assigned, give to the selected purchaser a credit against the purchase price, on delivery of the deed,

equal to said amounts so retained by the holder of the said mortgage less any amounts reasonably expended by the Owner for any partial restoration.

6. Resale and Transfer Restrictions. (a) Except as otherwise provided herein, the Property or any interest therein shall not at any time be sold by the Owner, or the Owner's successors and assigns, and no attempted sale shall be valid, unless the aggregate value of all consideration and payments of every kind given or paid by the selected purchaser of the Property for and in connection with the transfer of such Property, is equal to or less than the Maximum Resale Price for the Property, and unless a certificate (the "Compliance Certificate") is obtained and recorded, signed and acknowledged by the Monitoring Agent which Compliance Certificate refers to the Property, the Owner, the selected purchaser thereof, and the Maximum Resale Price therefor, and states that the proposed conveyance, sale or transfer of the Property to the selected purchaser is in compliance with the rights, restrictions, covenants and agreements contained in this Deed Rider, and unless there is also recorded a new Deed Rider executed by the selected purchaser, which new Deed Rider is identical in form and substance to this Deed Rider.

(b) The Owner, any good faith purchaser of the Property, any lender or other party taking a security interest in such Property and any other third party may rely upon a Compliance Certificate as conclusive evidence that the proposed conveyance, sale or transfer of the Property to the selected purchaser is in compliance with the rights, restrictions, covenants and agreements contained in this Deed Rider, and may record such Compliance Certificate in connection with the conveyance of the Property.

(c) Within ten (10) days of the closing of the conveyance of the Property from the Owner to the selected purchaser, the Owner shall deliver to the Monitoring Agent a copy of the Deed of the Property, including the deed rider, together with recording information. Failure of the Owner, or Owner's successors or assigns to comply with the preceding sentence shall not affect the validity of such conveyance or the enforceability of the restrictions herein.

7. Survival of Restrictions Upon Exercise of Remedies by Mortgagees. (a) The holder of record of any mortgage on the Property (each, a "Mortgagee") shall notify the Monitoring Agent, the Municipality and any senior Mortgagee(s) in the event of any default for which the Mortgagee intends to commence foreclosure proceedings or similar remedial action pursuant to its mortgage (the "Foreclosure Notice"), which notice shall be sent to the Monitoring Agent and the Municipality as set forth in this Deed Rider, and to the senior Mortgagee(s) as set forth in such senior Mortgagee's mortgage, not less than one hundred twenty (120) days prior to the foreclosure sale or the acceptance of a deed in lieu of foreclosure. The Owner expressly agrees to the delivery of the Foreclosure Notice and any other communications and disclosures made by the Mortgagee pursuant to this Deed Rider.

(b) The Owner grants to the Municipality or its designee the right and option to purchase the Property upon receipt by the Municipality of the Foreclosure Notice. In the event that the Municipality intends to exercise its option, the Municipality or its designee shall purchase the Property within one hundred twenty (120) days of receipt of such notice, at a price equal to the greater of (i) the sum of the outstanding principal balance of the note secured by such foreclosing Mortgagee's mortgage, together with the outstanding principal balance(s) of

any note(s) secured by mortgage(s) senior in priority to such mortgage (but in no event shall the aggregate amount thereof be greater than one hundred percent (100%) of the Maximum Resale Price calculated at the time of the granting of the mortgage) plus all future advances, accrued interest and all reasonable costs and expenses which the foreclosing Mortgagee and any senior Mortgagee(s) are entitled to recover pursuant to the terms of such mortgages (the "Mortgage Satisfaction Amount"), and (ii) the Maximum Resale Price (which for this purpose may be less than the purchase price paid for the Property by the Owner)(the greater of (i) and (ii) above herein referred to as the "Applicable Foreclosure Price"). The Property shall be sold and conveyed in its then-current "as is, where is" condition, without representation or warranty of any kind, direct or indirect, express or implied, and with the benefit of and subject to all rights, rights of way, restrictions, easements, covenants, liens, improvements, housing code violations, public assessments, any and all unpaid federal or state taxes (subject to any rights of redemption for unpaid federal taxes), municipal liens and any other encumbrances of record then in force and applicable to the Property having priority over such foreclosing Mortgagee's mortgage, and further subject to a Deed Rider identical in form and substance to this Deed Rider which the Owner hereby agrees to execute, to secure execution by the Municipality or its designee, and to record with the deed, except that (i) during the term of ownership of the Property by the Municipality or its designee the owner-occupancy requirements of Section 2 hereof shall not apply (unless the designee is an Eligible Purchaser), and (ii) the Maximum Resale Price shall be recalculated based on the price paid for the Property by the Municipality or its designee, but not greater than the Applicable Foreclosure Price. **Said deed shall clearly state that it is made subject to the Deed Rider which is made part of the deed.** Failure to comply with the preceding sentence shall not affect the validity of the conveyance from the Owner to the Municipality or its designee or the enforceability of the restrictions herein.

(c) Not earlier than one hundred twenty (120) days following the delivery of the Foreclosure Notice to the Monitoring Agent, the Municipality and any senior Mortgagee(s) pursuant to subsection (a) above, the foreclosing Mortgagee may conduct the foreclosure sale or accept a deed in lieu of foreclosure. The Property shall be sold and conveyed in its then-current "as is, where is" condition, without representation or warranty of any kind, direct or indirect, express or implied, and with the benefit of and subject to all rights, rights of way, restrictions, easements, covenants, liens, improvements, housing code violations, public assessments, any and all unpaid federal or state taxes (subject to any rights of redemption for unpaid federal taxes), municipal liens and any other encumbrances of record then in force and applicable to the Property having priority over the foreclosing Mortgagee's mortgage, and further subject to a Deed Rider, as set forth below.

(d) In the event that the foreclosing Mortgagee conducts a foreclosure sale or other proceeding enforcing its rights under its mortgage and the Property is sold for a price in excess of the greater of the Maximum Resale Price and the Mortgage Satisfaction Amount, such excess shall be paid to the Municipality for its Affordable Housing Fund after (i) a final judicial determination, or (ii) a written agreement of all parties who, as of such date hold (or have been duly authorized to act for other parties who hold) a record interest in the Property, that the Municipality is entitled to such excess. The legal costs of obtaining any such judicial determination or agreement shall be deducted from the excess prior to payment to the

Municipality. To the extent that the Owner possesses any interest in any amount which would otherwise be payable to the Municipality under this paragraph, to the fullest extent permissible by law, the Owner hereby assigns its interest in such amount to the Mortgagee for payment to the Municipality.

(e) If any Mortgagee shall acquire the Property by reason of foreclosure or upon conveyance of the Property in lieu of foreclosure, then the rights and restrictions contained herein shall apply to such Mortgagee upon such acquisition of the Property and to any purchaser of the Property from such Mortgagee, and the Property shall be conveyed subject to a Deed Rider identical in form and substance to this Deed Rider, which the Mortgagee that has so acquired the Property agrees to annex to the deed and to record with the deed, except that (i) during the term of ownership of the Property by such Mortgagee the owner-occupancy requirements of Section 2 hereof shall not apply, and (ii) the Maximum Resale Price shall be recalculated based on the price paid for the Property by such Mortgagee at the foreclosure sale, but not greater than the Applicable Foreclosure Price. **Said deed shall clearly state that it is made subject to the Deed Rider which is made part of the deed.** Failure to comply with the preceding sentence shall not affect the validity of the conveyance to the Mortgagee or the enforceability of the restrictions herein.

(f) If any party other than a Mortgagee shall acquire the Property by reason of foreclosure or upon conveyance of the Property in lieu of foreclosure, the Property shall be conveyed subject to a Deed Rider identical in form and substance to this Deed Rider, which the foreclosing Mortgagee agrees to annex to the deed and to record with the deed, except that (i) if the purchaser at such foreclosure sale or assignee of a deed in lieu of foreclosure is an Ineligible Purchaser, then during the term of ownership of the Property by such Ineligible Purchaser, the owner-occupancy requirements of Section 2 hereof shall not apply, and (ii) the Maximum Resale Price shall be recalculated based on the price paid for the Property by such third party purchaser at the foreclosure sale, but not greater than the Applicable Foreclosure Price. **Said deed shall clearly state that it is made subject to the Deed Rider which is made part of the deed.** Failure to comply with the preceding sentence shall not affect the validity of the conveyance to such third party purchaser or the enforceability of the restrictions herein.

(g) Upon satisfaction of the requirements contained in this Section 7, the Monitoring Agent shall issue a Compliance Certificate to the foreclosing Mortgagee which, upon recording in the Registry, may be relied upon as provided in Section 6(b) hereof as conclusive evidence that the conveyance of the Property pursuant to this Section 7 is in compliance with the rights, restrictions, covenants and agreements contained in this Deed Rider.

(h) The Owner understands and agrees that nothing in this Deed Rider or the Regulatory Agreement (i) in any way constitutes a promise or guarantee by MassHousing, DHCD, the Municipality or the Monitoring Agent that the Mortgagee shall actually receive the Mortgage Satisfaction Amount, the Maximum Resale Price for the Property or any other price for the Property, or (ii) impairs the rights and remedies of the Mortgagee in the event of a deficiency.

(i) If a Foreclosure Notice is delivered after the delivery of a Conveyance Notice as provided in Section 4(a) hereof, the procedures set forth in this Section 7 shall supersede the provisions of Section 4 hereof.

8. Covenants to Run With the Property. (a) This Deed Rider, including all restrictions, rights and covenants contained herein, is an affordable housing restriction as that term is defined in Section 31 of Chapter 184 of the Massachusetts General Laws, having the benefit of Section 32 of such Chapter 184, and is enforceable as such. This Deed Rider has been approved by the Undersecretary of DHCD.

(b) In confirmation thereof the Grantor and the Owner intend, declare and covenant (i) that this Deed Rider, including all restrictions, rights and covenants contained herein, shall be and are covenants running with the land, encumbering the Property for the Term, and are binding upon the Owner and the Owner's successors in title and assigns, (ii) are not merely personal covenants of the Owner, and (iii) shall enure to the benefit of and be enforceable by the Municipality, the Monitoring Agent and DHCD and their successors and assigns, for the Term. Owner hereby agrees that any and all requirements of the laws of the Commonwealth of Massachusetts have been satisfied in order for the provisions of this Deed Rider to constitute restrictions and covenants running with the land and that any requirements of privity of estate have been satisfied in full.

9. Notice. Any notices, demands or requests that may be given under this Deed Rider shall be sufficiently served if given in writing and delivered by hand or mailed by certified or registered mail, postage prepaid, return receipt requested, to the following entities and parties in interest at the addresses set forth below, or such other addresses as may be specified by any party (or its successor) by such notice.

Municipality: Attn: Town Planner
Town of North Reading
235 North Street
North Reading, MA 01864

Grantor: Attn: Brent McKenelley, Manager
JOZ Development, LLC
P.O. Box 1008
Middleton, MA 01949

Owner: Lucy E. Lang
153 Marblehead Street
North Reading, MA 01864

Monitoring Agent:
(1) Director, Local Initiative Program
DHCD
100 Cambridge Street
Boston, MA 02114

(2) Attn: Town Planner
Town of North Reading
235 North Street
North Reading, MA 01864

Any such notice, demand or request shall be deemed to have been given on the day it is hand delivered or mailed.

10. Further Assurances. The Owner agrees from time to time, as may be reasonably required by the Monitoring Agent, to furnish the Monitoring Agent upon its request with a written statement, signed and, if requested, acknowledged, setting forth the condition and occupancy of the Property, information concerning the resale of the Property and other material information pertaining to the Property and the Owner's conformance with the requirements of the Comprehensive Permit, Program and Program Guidelines, as applicable.

11. Enforcement. (a) The rights hereby granted shall include the right of the Municipality and the Monitoring Agent to enforce this Deed Rider independently by appropriate legal proceedings and to obtain injunctive and other appropriate relief on account of any violations including without limitation relief requiring restoration of the Property to the condition, affordability or occupancy which existed prior to the violation impacting such condition, affordability or occupancy (it being agreed that there shall be no adequate remedy at law for such violation), and shall be in addition to, and not in limitation of, any other rights and remedies available to the Municipality and the Monitoring Agent.

(b) Without limitation of any other rights or remedies of the Municipality and the Monitoring Agent, or their successors and assigns, in the event of any sale, conveyance or other transfer or occupancy of the Property in violation of the provisions of this Deed Rider, the Municipality and Monitoring Agent shall be entitled to the following remedies, which shall be cumulative and not mutually exclusive:

- (i) specific performance of the provisions of this Deed Rider;
- (ii) money damages for charges in excess of the Maximum Resale Price, if applicable;
- (iii) if the violation is a sale of the Property to an Ineligible Purchaser except as permitted herein, the Monitoring Agent and the Municipality shall have the option to locate an Eligible Purchaser to purchase or itself purchase the Property from the Ineligible Purchaser on the terms and conditions provided herein; the purchase price shall be a price which complies with the provisions of this Deed Rider; specific performance of the requirement that an Ineligible Purchaser shall sell, as herein provided, may be judicially ordered.
- (iv) the right to void any contract for sale or any sale, conveyance or other transfer of the Property in violation of the provisions of this Deed Rider in the

absence of a Compliance Certificate, by an action in equity to enforce this Deed Rider; and

(v) money damages for the cost of creating or obtaining a comparable dwelling unit for an Eligible Purchaser.

(c) In addition to the foregoing, the Owner hereby agrees and shall be obligated to pay all fees and expenses (including legal fees) of the Monitoring Agent and/or the Municipality in the event successful enforcement action is taken against the Owner or Owner's successors or assigns. The Owner hereby grants to the Monitoring Agent and the Municipality a lien on the Property, junior to the lien of any institutional holder of a first mortgage on the Property, to secure payment of such fees and expenses in any successful enforcement action. The Monitoring Agent and the Municipality shall be entitled to seek recovery of fees and expenses incurred in a successful enforcement action of this Deed Rider against the Owner and to assert such a lien on the Property to secure payment by the Owner of such fees and expenses. Notwithstanding anything herein to the contrary, in the event that the Monitoring Agent and/or Municipality fails to enforce this Deed Rider as provided in this Section, DHCD, if it is not named as Monitoring Agent, shall have the same rights and standing to enforce this Deed Rider as the Municipality and Monitoring Agent.

(d) The Owner for himself, herself or themselves and his, her or their successors and assigns, hereby grants to the Monitoring Agent and the Municipality the right to take all actions with respect to the Property which the Monitoring Agent or Municipality may determine to be necessary or appropriate pursuant to applicable law, court order, or the consent of the Owner to prevent, remedy or abate any violation of this Deed Rider.

12. Monitoring Agent Services; Fees. The Monitoring Agent shall monitor compliance of the Project and enforce the requirements of this Deed Rider. As partial compensation for providing these services, a Resale Fee [] shall [] shall not be payable to the Monitoring Agent on the sale of the Property to an Eligible Purchaser or any other purchaser in accordance with the terms of this Deed Rider. This fee, if imposed, shall be paid by the Owner herein as a closing cost at the time of Closing, and payment of the fee to the Monitoring Agent shall be a condition to delivery and recording of its certificate, failing which the Monitoring Agent shall have a claim against the new purchaser, his, her or their successors or assigns, for which the Monitoring Agent may bring an action and may seek an attachment against the Property.

13. Actions by Municipality. Any action required or allowed to be taken by the Municipality hereunder shall be taken by the Municipality's Chief Executive Officer or designee.

14. Severability. If any provisions hereof or the application thereof to any person or circumstance are judicially determined, to any extent, to be invalid or unenforceable, the remainder hereof, or the application of such provision to the persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby.

15. Independent Counsel. THE OWNER ACKNOWLEDGES THAT HE, SHE, OR THEY HAVE READ THIS DOCUMENT IN ITS ENTIRETY AND HAS HAD THE OPPORTUNITY TO CONSULT LEGAL AND FINANCIAL ADVISORS OF HIS, HER OR THEIR CHOOSING REGARDING THE EXECUTION, DELIVERY AND PERFORMANCE OF THE OBLIGATIONS HEREUNDER.

16. Binding Agreement. This Deed Rider shall bind and inure to the benefit of the persons, entities and parties named herein and their successors or assigns as are permitted by this Deed Rider.

17. Amendment. This Deed Rider may not be rescinded, modified or amended, in whole or in part, without the written consent of the Monitoring Agent, the Municipality and the holder of any mortgage or other security instrument encumbering all or any portion of the Property, which written consent shall be recorded with the Registry.

Executed as a sealed instrument this 22nd day of December, 2015.

Grantor: JOZ Development, LLC

Owner: Lucy E. Lang

By: _____

By: _____

Its: Manager

LLC
12/22/15

15. Independent Counsel. THE OWNER ACKNOWLEDGES THAT HE, SHE, OR THEY HAVE READ THIS DOCUMENT IN ITS ENTIRETY AND HAS HAD THE OPPORTUNITY TO CONSULT LEGAL AND FINANCIAL ADVISORS OF HIS, HER OR THEIR CHOOSING REGARDING THE EXECUTION, DELIVERY AND PERFORMANCE OF THE OBLIGATIONS HEREUNDER.

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Executed as a sealed instrument this _____ day of _____, 20__.

Grantor: JOZ Development, LLC

Owner: Lucy E. Lang

By: _____

By: Lucy Lang

Its: _____

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____, ss.

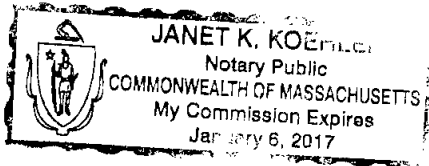
On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was [check one]: [] a current driver's license, [] a current U.S. passport, [] my personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
Print Name:
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Essex, ss.

On this 22nd day of December, 2015 before me, the undersigned notary public, personally appeared Brent McKeenley, the _____ of _____ in its capacity as the Manager of Joz Development LLC, proved to me through satisfactory evidence of identification, which was [~~a current driver's license~~] [~~a current U.S. passport~~] [my personal knowledge], to be the person whose name is signed on the preceding instrument and acknowledged the foregoing instrument to be his or her free act and deed and the free act and deed of Brent McKeenley as Manager of Joz Development LLC



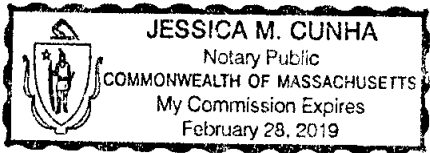
Janet K. Koehn

Notary Public
Print Name:
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Middlesex, ss.

On this 23 day of December, 2015 before me, the undersigned notary public, personally appeared Lucy Cunha, proved to me through satisfactory evidence of identification, which was [check one]: a current driver's license, [] a current U.S. passport, [] my personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



[Signature]
Notary Public Jessica m Cunha
Print Name:
My Commission Expires: 2/28/19

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____, ss.

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, the _____ of _____ in its capacity as the _____ of _____, proved to me through satisfactory evidence of identification, which was [a current driver's license] [a current U.S. passport] [my personal knowledge], to be the person whose name is signed on the preceding instrument and acknowledged the foregoing instrument to be his or her free act and deed and the free act and deed of _____ as _____ of _____.

Notary Public
Print Name:
My Commission Expires:

14

DOCUMENT 01718854

Southern Middlesex LAND COURT
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Dec 24, 2015 at 09:59A

Document Fee: 125.00
Receipt Total: 43,675.76

NEW: SENT 261214 BK 01483 PG 44

OLD: SENT 266425 BK 1024 PG 58

Memoranda Of Encumbrances

Cert No: 246425,261216

Book/Page: 01384/58

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In Favor of
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Date of Reg 05/20/2010
Time of Reg 11:58AM

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In Favor of

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In Favor of

Date of Instr 06/11/2010

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Time of Reg 10:16AM

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Kind MUNICIPAL LIEN CERTIFICATE

In Favor of

Date of Instr 06/09/2010

Terms

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Time of Reg 11:04AM

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Date of Instr

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Date of Instr

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Kind RESTRICTIONS

In Favor of

Date of Instr

Terms

Date of Reg 01/15/2013

Time of Reg 10:20AM

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Date of Instr

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Time of Reg 10:16AM

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In Favor of

Date of Instr

Terms

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Time of Reg 10:16AM

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Terms

Date of Reg 04/26/2013

Time of Reg 1:52PM

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In Favor of

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Date of Instr

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Time of Reg 1:52PM

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Time of Reg 3:17PM

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In Favor of

Date of Instr 05/06/2013

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Date of Reg 06/25/2013

Time of Reg 3:17PM

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Time of Reg 3:17PM

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Number

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In Favor of

Date of Instr 07/18/2013

Terms

Date of Reg 07/08/2013

Time of Reg 1:41PM

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Time of Reg 1:41PM

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Date of Instr

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Time of Reg 3:36PM

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Date of Instr

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Time of Reg 3:36PM

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Date of Instr

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Time of Reg 3:36PM

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Date of Instr

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Date of Reg 08/16/2013

Time of Reg 1:16PM

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Date of Instr

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Time of Reg 1:16PM

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Date of Instr

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Date of Instr

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Time of Reg 1:16PM

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Kind PARTIAL RELEASE

In Favor of

Date of Instr

Terms

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Time of Reg 10:06AM

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Terms

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In Favor of

Date of Instr

Terms

Date of Reg 08/23/2013

Time of Reg 10:06AM

Cert No 246425

Document 1657296

Number

Kind CERTIFICATE

In Favor of JOZ DEVELOPMENT LLC

Date of Instr

Terms

Date of Reg 10/24/2013

Time of Reg 11:32AM

Cert No 246425

Document 1657296

Number

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In Favor of JOZ DEVELOPMENT LLC
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Terms SEE DOC
Date of Reg 10/24/2013
Time of Reg 11:32AM

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Date of Instr
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Date of Instr
Terms SEE DOC
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Time of Reg 11:32AM

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In Favor of
Date of Instr 12/03/2013
Terms SEE DOC
Date of Reg 12/04/2013
Time of Reg 2:45PM

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Number

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In Favor of

Date of Instr

Terms

Date of Reg 12/11/2013

Time of Reg 10:32AM

Cert No 246425

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Number

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Time of Reg 10:32AM

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Number

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In Favor of

Date of Instr

Terms

Date of Reg 12/11/2013

Time of Reg 10:32AM

Cert No 246425

Document 1660951

Number

Kind DEED

In Favor of

Date of Instr

Terms

Date of Reg 12/11/2013

Time of Reg 10:32AM

Cert No 246425

Document 1663419

Number

Kind CERTIFICATE
In Favor of JOZ DEVELOPMENT LLC
Date of Instr 01/08/2014
Terms SEE DOC
Date of Reg 01/17/2014
Time of Reg 12:41PM

Cert No 246425
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Kind RELEASE
In Favor of NORTH READING TOWN PLANNING
Date of Instr 08/28/2013
Terms SEE DOC
Date of Reg 01/17/2014
Time of Reg 12:41PM

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Kind PARTIAL RELEASE
In Favor of
Date of Instr 05/19/2010
Terms LOT 184 MTG 1532662
Date of Reg 01/17/2014
Time of Reg 12:41PM

Cert No 246425
Document Number 1663422
Kind DEED
In Favor of EMSLEY MATTHEW K, EMSLEY RACHEL L
Date of Instr 01/14/2014
Terms
Date of Reg 01/17/2014
Time of Reg 12:41PM

Cert No 246425
Document Number 1673441

Kind MUNICIPAL LIEN CERTIFICATE
In Favor of NORTH READING TOWN
Date of Instr 06/06/2014
Terms SEE DOC
Date of Reg 06/18/2014
Time of Reg 10:51AM

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In Favor of
Date of Instr 05/05/2014
Terms SEE DOC
Date of Reg 06/18/2014
Time of Reg 10:51AM

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Kind PARTIAL RELEASE
In Favor of JOZ DEVELOPMENT LLC
Date of Instr 06/18/2014
Terms LOT 186 MTG 1532662
Date of Reg 06/18/2014
Time of Reg 10:51AM

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Kind CERTIFICATE
In Favor of JOZ DEVELOPMENT LLC
Date of Instr 06/02/2014
Terms SEE DOC
Date of Reg 06/18/2014
Time of Reg 10:51AM

Cert No 246425
Document 1673445
Number

Kind DEED
In Favor of GOUVEIA DEBRA J, GOUVEIA MAX
Date of Instr 06/06/2014
Terms
Date of Reg 06/18/2014
Time of Reg 10:51AM

Cert No 246425
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Kind ORDER
In Favor of NORTH READING TOWN CONSERVATION
Date of Instr
Terms SEE DOC
Date of Reg 06/19/2014
Time of Reg 10:56AM

Cert No 246425
Document Number 1677244
Kind PARTIAL RELEASE
In Favor of JOZ DEVELOPMENT LLC
Date of Instr 05/19/2014
Terms LOT 172 MTG 1532662
Date of Reg 07/31/2014
Time of Reg 3:39PM

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Kind PARTIAL RELEASE
In Favor of NORTH READING TOWN COMMUNITY PLANNING
Date of Instr 07/31/2014
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Date of Reg 07/31/2014
Time of Reg 3:39PM

Cert No 246425
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Kind DEED
In Favor of
Date of Instr 07/29/2014
Terms
Date of Reg 07/31/2014
Time of Reg 3:39PM

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In Favor of JOZ DEVELOPMENT LLC
Date of Instr 08/06/2014
Terms SEE DOC
Date of Reg 08/11/2014
Time of Reg 2:06PM

Cert No 246425
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In Favor of
Date of Instr 08/07/2014
Terms SEE DOC
Date of Reg 08/11/2014
Time of Reg 2:06PM

Cert No 246425
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Number
Kind EASEMENT
In Favor of THORNTON GORDON F, THORNTON ROSEMARIE
Date of Instr 08/07/2014
Terms SEE DOC
Date of Reg 08/11/2014
Time of Reg 2:06PM

Cert No 246425
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Kind PARTIAL RELEASE
In Favor of JOZ DEVELOPMENT LLC
Date of Instr 05/19/2010
Terms MTG 1532662
Date of Reg 08/12/2014
Time of Reg 1:47PM

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In Favor of
Date of Instr 06/16/2014
Terms COV 1521607
Date of Reg 08/12/2014
Time of Reg 1:47PM

Cert No 246425
Document Number 1678059
Kind DEED
In Favor of COVALUCCI WILLIAM J JR
Date of Instr 08/07/2014
Terms
Date of Reg 08/12/2014
Time of Reg 1:47PM

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Date of Instr 09/19/2014
Terms SEE DOC
Date of Reg 09/19/2014
Time of Reg 1:09PM

Cert No 246425
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Kind PARTIAL RELEASE
In Favor of STANDLEY FAMILY REVOCABLE TRUST
Date of Instr 09/19/2014
Terms SEE DOC
Date of Reg 09/19/2014
Time of Reg 1:09PM

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Kind DEED
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Date of Instr 09/17/2014
Terms
Date of Reg 09/19/2014
Time of Reg 1:09PM

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Kind PARTIAL RELEASE
In Favor of NORTH READING TOWN PLANNING
Date of Instr 12/03/2013
Terms COVENANT 1521607 LOT 176
Date of Reg 09/22/2014
Time of Reg 12:01PM

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Kind DEED
In Favor of YEAKEL RONALD M JR, ENTSTRASSER CYNTHIA A
Date of Instr 09/18/2014
Terms
Date of Reg 09/22/2014
Time of Reg 12:01PM

Cert No 246425
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Kind ORDER
In Favor of
Date of Instr
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Date of Reg 03/13/2015
Time of Reg 2:10PM

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Number
Kind ORDER
In Favor of
Date of Instr
Terms SEE DOC
Date of Reg 03/13/2015
Time of Reg 2:10PM

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In Favor of
Date of Instr
Terms
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Time of Reg 9:27AM

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In Favor of
Date of Instr
Terms
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Time of Reg 9:27AM

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Number

Kind PARTIAL RELEASE

In Favor of

Date of Instr

Terms

Date of Reg 12/24/2015

Time of Reg 9:59AM

Cert No 246425

Document 1718853

Number

Kind MUNICIPAL LIEN CERTIFICATE

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Terms

Date of Reg 12/24/2015

Time of Reg 9:59AM

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Terms

Date of Reg 12/24/2015

Time of Reg 9:59AM

Cert No

Document

Number

Kind

In Favor of

Date of Instr

Terms

Date of Reg

Time of Reg
