

Babson Park Company  
(formerly Babson Bldg. Company)  
a Massachusetts corporation  
Having usual place of business  
at Wellesley

Norfolk County Deeds

Book 2128                      Page 147

Character:                      Quitclaim

Consideration:                  Paid

to

Babson Institute  
a corporation (Mass.)  
located in said Wellesley

Dated:                              23 November 1936  
Ack.:                                23 November 1936  
Before:                             Austin H. Fittz, N.P.  
Rec.:                                23 November 1936  
Wit. : 1                             Seal: 1 (corp.)  
Rev. St.                            \$43.00

Conveys:

Three tracts of land in Needham, together with any building  
or buildings thereon.

The first of said three tracts - begins on Needham and  
Wellesley Town Line (not locus)

The second of said three tracts - begins on Needham and  
Wellesley Town Line (not locus)

The third of said three tracts is bounded and described  
as follows:

Beginning at a point in the westerly and southerly side  
line of Forest Street at land, now or formerly of Charlotte B.  
Hall;

thence along said line of said street in twelve consecu-  
tive courses; southerly about 22 feet; curving southeasterly and  
easterly on the arc of a circle found by a radius of 170.18 feet,  
152.92 feet; southeasterly 390.02 feet; curving southeasterly and  
easterly on the arc of a circle found by a radius of 547.466 feet  
135.52 feet; easterly 64.03 feet; curving easterly and southeasterly  
on the arc of a circle found by a radius of 382.78 feet, 148.31  
feet, southeasterly 295.85 feet; curving southeasterly and easterly  
on the arc of a circle found by a radius of 424.798 feet, 198.20  
feet, easterly 83.93 feet; curving easterly and southeasterly on the  
arc of a circle found by a radius of 217.482 feet, 177.45 feet;  
southeasterly 117.71 feet, southeasterly and southerly on the arc of  
a circle found by a radius of 111.494 feet, 16.15 feet to stone bound;

thence along said line and along the westerly side line of  
Central Avenue curving southerly and southwesterly on the arc of a  
circle found by a radius of 296.70 feet, 308.28 feet to a stone bound;

thence along said line of said Avenue in two consecutive courses:  
curving southwesterly and southerly on the arc of a circle found by a  
radius of 726.63 feet, 205.74 feet to a stone bound and southerly 71.45  
feet;

thence by land, now or formerly of Albert D. Hersey in two courses: South  $87^{\circ} 43' 50''$  West 368.18 feet, southerly 105.5 feet; thence by land, now or formerly of David P. and Mabel H. Friswell westerly 659.75 feet; thence by said land of Friswell and land, now or formerly of Marjorie W. Whitman in two consecutive courses; South  $05^{\circ} 17' 30''$  West 91.14 feet and South  $00^{\circ} 47' 15''$  East 708.93 feet; thence by said land of Whitman and by land, now or formerly, of John Day in three consecutive courses: South  $72^{\circ} 32'$  East 372.03 feet, South  $71^{\circ} 06' 30''$  East 98.09 feet; South  $64^{\circ} 28' 20''$  East 360.37 feet to the westerly line of Central Avenue; thence along said line and curving southerly and southwesterly on the arc of a circle found by a radius of 1953.30 feet; the chord of which is 34.30 feet in length; thence by land of the Town of Needham in two consecutive courses: North  $65^{\circ} 52' 20''$  West 447.69 feet; South  $20^{\circ} 25' 30''$  West 205.74 feet; thence by land of Frank J. and Alexandria Sherman South  $20^{\circ} 33' 10''$  West 198.93 feet; thence by land, now or formerly, of George D. and Erminnie B. Martin South  $19^{\circ} 03' 40''$  East 370.02 feet; thence by land, now or formerly, of Christopher O. S. and Annie D. Mawson in three consecutive courses: North  $87^{\circ} 22' 00''$  West 59.85 feet, North  $82^{\circ} 12' 30''$  West 110.42 feet, North  $83^{\circ} 35' 30''$  West 348.26 feet; thence by land, now or formerly of Alice McIntosh in six consecutive courses: North  $31^{\circ} 36' 00''$  West 846.06 feet, South  $89^{\circ} 10' 00''$  West 291.49 feet; North  $77^{\circ} 26' 20''$  West 524.19 feet; North  $67^{\circ} 45' 50''$  West 486 feet; North  $41^{\circ} 00' 20''$  West 495.64 feet, South  $25^{\circ} 53' 40''$  West 67.93 feet; thence by land, now or formerly of Mary I. Stuart in three consecutive courses: North  $63^{\circ} 03' 02''$  196.89 feet, South  $26^{\circ} 54' 31''$  West 220.83 feet; curving southwesterly, southerly and southeasterly along the arc of a circle found by a radius of 173.45 feet, 250.45 feet; thence along the northeasterly side line of Great Plain Avenue in two consecutive courses; curving northwesterly and westerly along the arc of a circle found by a radius of 425.81 feet, 78.16 feet to a stone bound and North  $69^{\circ} 50' 00''$  West 97.40 feet; thence by land formerly of the grantor now of Babson's Statistical Organization, Incorporated, in six consecutive courses curving southeasterly, easterly, northeasterly and northerly along the arc of a circle found by a radius of 30 feet, 63.45 feet; curving northerly and northeasterly along the arc of a circle found by a radius of 223.45 feet, 147.60 feet to a cement bound, North  $26^{\circ} 54' 31''$  East 405.67 feet, curving northeasterly, northerly and northwesterly along the arc of a circle found by a radius of 86.48 feet; 90.77 feet, North  $33^{\circ} 50' 49''$  West about 204.96 feet, North  $64^{\circ} 50' 49''$  West 583 feet to a stake; thence by land of the grantee in three consecutive courses; at a right angle with the last mentioned boundary line northeasterly 569.40 feet, easterly 1783.68 feet to a stake, Northerly 185 feet to a stake in the southerly side line of Burrill Lane; thence along said line North  $84^{\circ} 39' 30''$  East 220.74 feet thence by land, now or formerly, of Charlotte B. Hall in two consecutive courses: South  $53^{\circ} 23' 30''$  East 57.5 feet and North  $84^{\circ}$

99' 30" East 143 feet to the point of beginning.

There are excluded from the above described second and third tracts all of such portions thereof as are used for the Sudbury Aqueduct, to wit: a strip 80 feet wide across each of said tracts; and there is included with the above described tracts the fee in all roads and ways in and adjoining said tracts, in so far as the grantor has the right to convey such fee; subject, however, to such rights of way as others may have to pass and repass over all roads and ways in and adjoining said tracts and to the right the grantor hereby reserves to itself and its assigns to pass and repass over said roads and ways.

The grantor intends to convey hereby all the land it owns in that portion of Needham bounded and described as follows:

Beginning at the point where the northeasterly side line of Great Plain Avenue intersects the town line between Needham and Wellesley:

thence along said town line to the southwesterly side line of Forest Street;

thence along said Street to Central Avenue;

thence along said Avenue to Great Plain Avenue;

thence along Great Plain Avenue to the point of beginning;

together with all rights of way (except as aforesaid) appurtenant to any of said land, including but without limiting the generality of the foregoing, the rights to and from Forest Street conveyed by the deeds hereinafter noted as being recorded with Norfolk Deeds, Book 1575, Page 303, Book 1580, Page 608 and Book 1580, Page 611.

All of the land included in this deed is hereby conveyed subject to the following restrictions:

(1) Each lot sold out of said land shall consist of at least 10,000 sq. ft.

(2) Except for one family, detached houses with one or two pleasure car garage all other buildings shall have brick or brick veneer exteriors.

(3) A one family house and garage shall be erected on each lot except as provided under Section 5 "Institutional Districts" of the Zoning By-Laws for the Town of Needham - - -

(4) Said one family house and garage together shall cost at least \$7500., based upon present purchasing power of the dollar. . .

(5) Subject to the foregoing four restrictions all other restrictions shall be as provided for in the present Needham zoning By-Laws.

(6) After ten years from date hereof, the foregoing restrictions on any of said land then owned by the Babson Institute may be voided by recording a certified vote of the Trustees of Babson Institute in the Registry of Deeds for Norfolk County voiding said restrictions.

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For title see deed from Homer Hanchett dated April 11, 1922 and recorded with Norfolk Deeds, Book 1513, Page 297;  
deed from Wendell P. Mackintosh and Herbert B. Mackintosh dated June - 1922 and recorded with said Deeds Book 1520, Page 616  
deed from Ruth Weare Cotton, dated October 18, 1923 and recorded with said Deeds Book 1575 Page 303,  
deed from John T. Bird, dated November 19, 1923 and recorded with said Deeds, Book 1580, Page 608,  
deed from The Convalescent Home of the Children's Hospital dated December 11, 1923 and recorded with said Deeds, Book 1580, Page 611,  
deed from Elizabeth C. Quinlan dated December 8, 1922 and recorded with said Deeds, Book 1581, Page 395,  
deed from Babson Institute, dated June 30, 1925, and recorded with said Deeds, Book 1652, Page 104,  
deed from The Convalescent Home of the Children's Hospital, dated July 9, 1925 and recorded with said Deeds, Book 1658, Page 305,  
deed from Albert D. Hersey dated November 22, 1928, and recorded with said Deeds Book 1827, Page 497 and deed from Harold E. Cole, dated January 18, 1928, and recorded with said Deeds, Book 1873, Page 530.

See vote attached hereto and made a part hereof.

Executed by Nona M. Dougherty, Treasurer.

Vote - Wellesley, Massachusetts, November 9, 1936

At a meeting of the Directors of the Babson Park Company duly called and held this day, a quorum being present and voting it was Voted: To authorize and direct the Treasurer, Nona M. Dougherty, to sign, acknowledge and deliver in the name and behalf of this corporation and under its seal a deed to Babson Institute of three parcels of land in Needham, being all the land owned by this corporation in that portion of Needham bounded and described as follows:

Same as overall description above.  
A copy of this vote to be indorsed on said deed.

A true copy, Attest: Nona M. Dougherty  
Clerk of Babson Park Company  
(Corp. Seal)

INCLUDES PART OF CAPTIONED LAND AND  
PART OF RIGHT OF WAY