DUDLEY ROAD ESTATE

85 Dudley Road (Lot 1), Dudley Road (Lot 2) & 132 Brandeis Road | Newton, MA



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Statement of Limitations

This Property Profile is a compilation of public record information and additional information from the Sellers regarding 14.97± acres of land with improvements (hereinafter the "Property"). The Property has an address of 85 Dudley Road (Lot 1), Dudley Road (Lot 2), and 132 Brandeis Road, Newton, Massachusetts and is currently offered for sale by LandVest, Inc.

Neither the Sellers nor Sellers' representatives make any express or implied representations or warranties as to the accuracy or completeness of any information in this Property Profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither the Sellers nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, which is to be used in whole and not in part. Any plans produced by LandVest, Inc. in this Property Profile show approximate dimensions and are included only to assist the reader in visualizing the Property.

The Property is to be sold in its as-is condition and no warranties, guarantees, or representations are given as to the condition of the site and improvements or their compliance with federal, state, or local regulations.

The Sellers reserve the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Sellers, the Sellers will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Sellers or Buyer, will be bound to sell or buy the Property until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

Summary of Important Facts

Property: Three parcels totaling 14.97± acres with 225.06 feet of frontage on Dudley Road and 99.56 feet of frontage on Brandeis Road. The Property is improved with a main house at 85 Dudley Road and a residence at 132 Brandeis Road.. The majority of the Property is wooded except yard areas around the two residences.

Addresses: 85 Dudley Road, Newton (Lot 1)
Dudley Road, Newton (Lot 2)
132 Brandeis Road, Newton

Parcel IDs: 81/51/3 (85 Dudley Road – Lot 1) – 0.90± acres
81/51/3A (Dudley Road – Lot 2) – 13.74± acres
81/51/50R (132 Brandeis Road) – 0.33± acres

Title:

Parcel	Area	Owner	Book/Page (Recording Date)
85 Dudley Road Lot 1	0.90± Acres	David M. Slovik 2011 QPRT (50%) Lois B. Slovik 2011 QPRT (50%)	79579/296 (1/24/22) 79579/305 (1/24/22)
Dudley Road Lot 2	13.74± Acres	David M. Slovik & Lois B. Slovik (50%) David M. Slovik as Trustee of the Newport Street Realty Trust (50%)	13643/552 (2/15/1979) 58205/546 (12/30/2011) 68548/343 (12/7/2016)
132 Brandeis Road	0.33± Acres	David M. Slovik & Lois B. Slovik	Document No. 1570850 Filed at LC 1402/75 Cert # 249145 (7/14/2011)

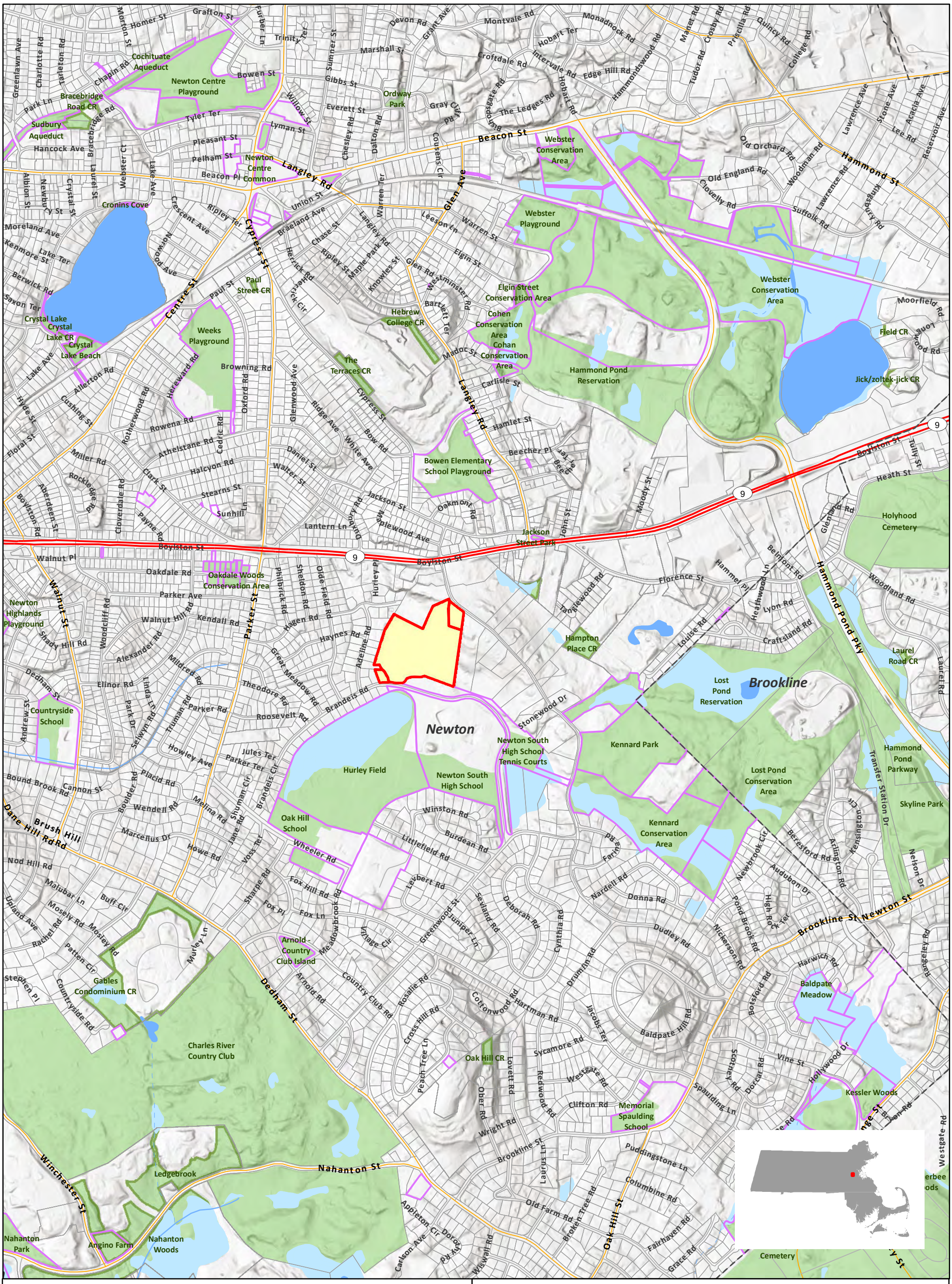
Zoning:

Single Residence 1 (SR1)
Minimum Lot Area: 25,000 sf (0.57 acres)
Minimum Road Frontage: 140 feet

Single Residence 2 (SR2)
Minimum Lot Area: 15,000 sf (0.34 acres)
Minimum Road Frontage: 100 feet

Please refer to the City of Newton's Zoning Redesign project website for updates.

Utilities: Public sewer, water, natural gas and overhead electrical service on Dudley Road and Brandeis Road.


Beacon St
Langley Rd
Boylston St
Hammond St
Hammond Pond Pky
Brookline St Newton St
Nahanton St
Dedham St
Centre St
Cypress St
Parker St
Walnut St
Glen Ave
Dane Hill Rd
Brush Hill Rd
Oak Hill St
Winchester St
Webster Conservation Area
Webster Playground
Elgin Street Conservation Area
Cohen Conservation Area
Cohan Conservation Area
Hammond Pond Reservation
Kennard Park
Lost Pond Conservation Area
Kennard Conservation Area
Lost Pond Reservation
Brookline
Newton
Hurley Field
Newton South High School
Newton South High School Tennis Courts
Hampton Place CR
Jackson Street Park
Ordway Park
Newton Centre Playground
Weeks Playground
Oakdale Woods Conservation Area
Bowen Elementary School Playground
Oak Hill School
Oak Hill CR
Hebrew College CR
Paul Street CR
The Terraces CR
Arnold - Country Club Island
Gables Condominium CR
Charles River Country Club
Ledgebrook
Nahanton Park
Angino Farm
Nahanton Woods
Newton Highlands Playground
Countryside School
Cronins Cove
Crystal Lake
Crystal Lake CR
Crystal Lake Beach
Sudbury Aqueduct
Cochituate Aqueduct
Bracebridge Road CR
Laurel Road CR
Skyline Park
Hammond Pond Parkway
Holyhood Cemetery
Kessler Woods
Baldpate Meadow
Memorial Spaulding School
Cemetery
Bowen St
Grafton St
Homer St
Marion St
Furber Ln
Trinity Ter
Sumner St
Devon Rd
Grant Ave
Marshall St
Montvale Rd
Monadnock Rd
Hobart Ter
Croftdale Rd
Intervale Rd
Edge Hill Rd
Hammondswood Rd
Manet Rd
Crosby Rd
Priscilla Rd
Quincy Rd
College Rd
Greenlawn Ave
Charlotte Rd
Tarleton Rd
Park Ln
Chapin Rd
Gibbs St
Willow St
Everett St
Lyman St
Tyler Ter
Pleasant St
Pelham St
Beacon Pl Common
Hancock Ave
Bracebridge Rd
Webster Ct
Laurel St
Albion St
Newbury St
Crystal St
Lake Ave
Crescent Ave
Ripley Ter
Union St
Braeland Ave
Chase St
Ripley St
Maple Park
Knowles St
Warren Ter
Leeson Ln
Warren St
Glen Rd
Elgin St
Westminster Rd
Barlett Ter
Madoc St
Carlisle St
Moreland Ave
Kenmore St
Berwick Rd
Saxon Ter
Lake Ter
Northwood Ave
Herrick Rd
Paul St
Jick Cir
Chesley Rd
Dalton Rd
Cousens Cir
Gray Cliff Rd
Bisbee Rd
The Ledges Rd
Hobart Rd
Old Orchard Rd
Woodman Rd
Lawrence Ave
Stone Ave
Lee Rd
Acacia Ave
Reservoir Ave
Old England Rd
Clovelly Rd
Lawrence Rd
Kingsbury Rd
Suffolk Rd
Moorfield Rd
Lombard Rd
Field CR
Jick/zoltek-jick CR
Allerton Rd
Hereward Rd
Browning Rd
Oxford Rd
Glenwood Ave
Ridge Ave
White Ave
Bow Rd
Cedric Rd
Rowena Rd
Athelstane Rd
Halcyon Rd
Miller Rd
Rockledge Rd
Clark St
Stearns St
Sunhill Ln
Daniel St
Walter St
Payne Rd
Lantern Ln
Jackson St
Maplewood Ave
Oakmont Rd
John St
Moody St
Floral St
Hyde St
Cushing St
Rotherwood Rd
Cloverdale Rd
Aberdeen St
Boylston Rd
Tufts St
Heath St
Glenland Rd
Beecher Pl
Beecher Ter
Hamlet St
Walnut Pl
Oakdale Rd
Parker Ave
Walnut Hill Rd
Kendall Rd
Woodcliff Rd
Philbrick Rd
Sheldon Rd
Olde Field Rd
Hagen Rd
Haynes Rd
Adeline Rd
Hurley Pl
Alexander Rd
Shady Hill Rd
Dedham St
Andrew St
Elinor Rd
Linda Ln
Mildred Rd
Truman Rd
Parker Rd
Park Dr
Selwyn Rd
Great Meadow Rd
Theodore Rd
Roosevelt Rd
Branders Rd
Stonewood Dr
Howley Ave
Jules Ter
Parker Ter
Brandeis Cir
Bound Brook Rd
Cannon St
Boulder Rd
Placid Rd
Wendell Rd
Melina Rd
Shuman Cir
Jane Rd
Marcellus Dr
Howe Rd
Voss Ter
Wheeler Rd
Winston Rd
Burdean Rd
Littlefield Rd
Leybert Rd
Fox Hill Rd
Fox Pl
Fox Ln
Sharpe Rd
Nod Hill Rd
Malubar Ln
Buff Cir
Mosely Rd
Upland Ave
Rachel Rd
Patten Cir
Stephen Pl
Countryside Rd
Murley Ln
Meadowbrook Rd
Village Cir
Greenwood St
Juniper Ln
Sewland Rd
Deborah Rd
Cynthia Rd
Drummin Rd
Dudley Rd
Donna Rd
Nardell Rd
Farina Rd
Newbrook Cir
Nickerson Rd
Pond Brook Rd
High Rock Ter
Audubon Dr
Beresford Rd
Arlington Rd
Kensington Cir
Nelson Dr
Harwich Rd
Botsford Rd
Rosalie Rd
Cottonwood Rd
Hartman Rd
Jacobs Ter
Baldpate Hill Rd
Country Club Rd
Arnold Rd
Cross Hill Rd
Peach Tree Ln
Sycamore Rd
Westgate Rd
Clifton Rd
Redwood Rd
Lowell Rd
Ober Rd
Wright Rd
Brookline St
Laurel Ln
Puddingstone Ln
Columbine Rd
Old Farm Rd
Broken Tree Rd
Fairhaven Rd
Grace Rd
Carlson Ave
Appleton Cir
Dorothy Rd
Wiswall Rd
Scotchey Rd
Dorcar Rd
Vine St
Hollywood Dr
Spaulding Ln
Florence St
Hammel Pl
Heathwood Ln
Belmont Rd
Lyon Rd
Craftsland Rd
Louise Rd
Tangiewood Rd
Woodland Rd
Laurel Rd
Transfer Station Dr
Stonewood Dr
Lake Ave
Allerton Rd
Hereward Rd
Oxford Rd
Glenwood Ave
Ridge Ave
Bow Rd
Cedric Rd
Rowena Rd
Athelstane Rd
Halcyon Rd
Miller Rd
Rockledge Rd
Clark St
Stearns St
Sunhill Ln
Daniel St
Walter St
Payne Rd
Lantern Ln
Jackson St
Maplewood Ave
Oakmont Rd
John St
Moody St
Floral St
Hyde St
Cushing St
Rotherwood Rd
Cloverdale Rd
Aberdeen St
Boylston Rd
Tufts St
Heath St
Glenland Rd
Beecher Pl
Beecher Ter
Hamlet St
Walnut Pl
Oakdale Rd
Parker Ave
Walnut Hill Rd
Kendall Rd
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Philbrick Rd
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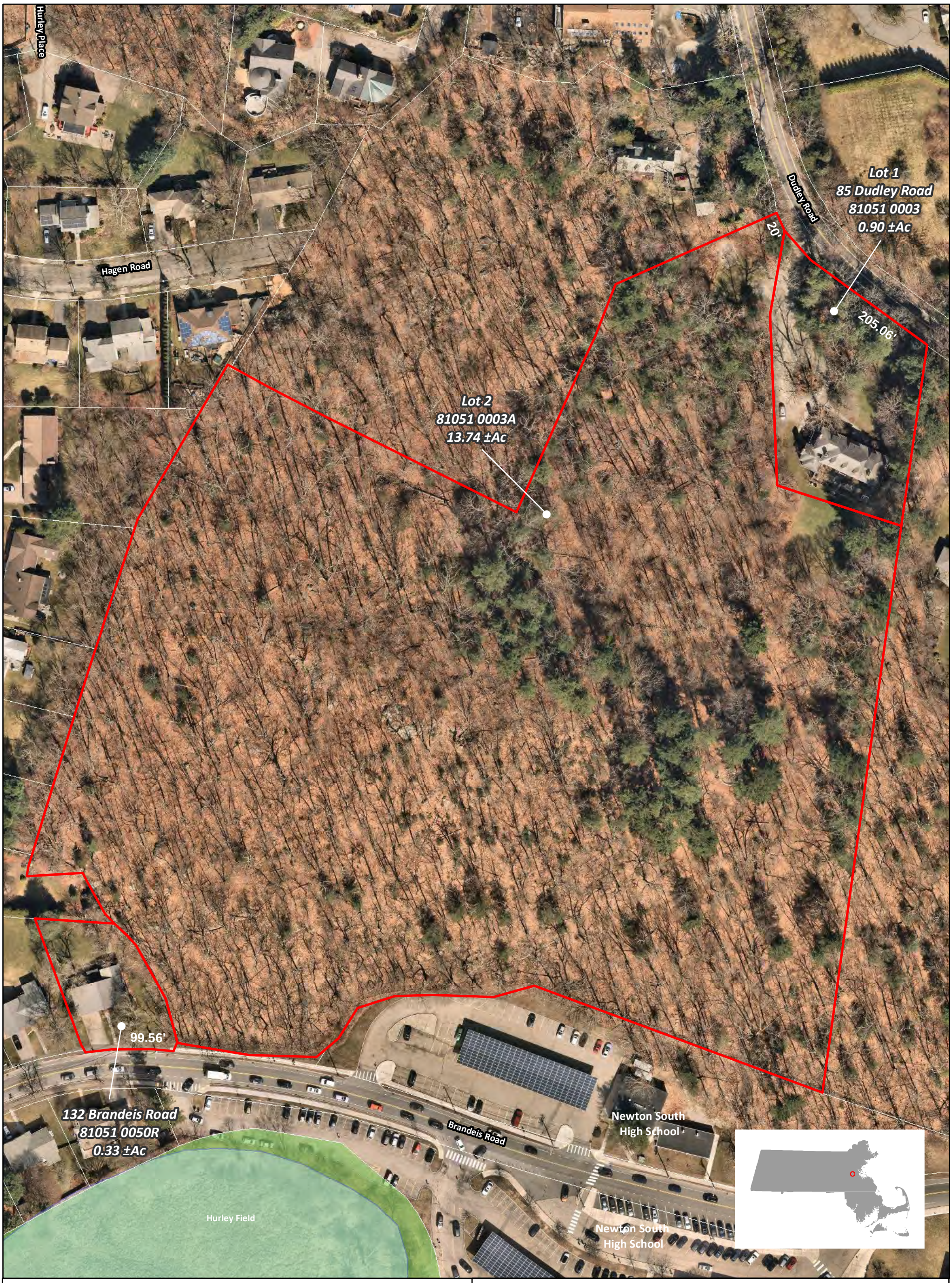
Dedham St
Andrew St
Elinor Rd
Linda Ln
Mildred Rd
Truman Rd
Parker Rd
Park Dr
Selwyn Rd
Great Meadow Rd
Theodore Rd
Roosevelt Rd
Branders Rd

Document Name: MA3852 ortho



Legend

- Subject Property - 14.97 ±Ac
- Adjacent Properties
- Public, Protected or Chapter Land
- Wetlands

Credits: 2019 Imagery from Nearmap Imagery map service.

Base Plan Orthophotograph

Project Number: MA3852

Date: 06/16/22

Scale: 1 '' = 100 '

0 50 100 200 Feet

This plan is conceptual only and is not represented as an engineered plan.

85 Dudley Road

Newton, MA

LandVest

A. <u>Title</u>

The following table summarizes the ownership of the Property.

Parcel	Area	Owner	Book/Page (Recording Date)
85 Dudley Road Lot 1	0.90± Acres	David M. Slovik 2011 QPRT (50%) Lois B. Slovik 2011 QPRT (50%)	79579/296 (1/24/22) 79579/305 (1/24/22)
Dudley Road Lot 2	13.74± Acres	David M. Slovik & Lois B. Slovik (50%) David M. Slovik as Trustee of the Newport Street Realty Trust (50%)	13643/552 (2/15/1979) 58205/546 (12/30/2011) 68548/343 (12/7/2016)
132 Brandeis Road	0.33± Acres	David M. Slovik & Lois B. Slovik	Document No. 1570850 Filed at LC 1402/75 Cert # 249145 (7/14/2011)

Lots 1 and 2 are shown on an Approval Not Required (ANR) plan prepared by Verne T. Porter, Jr., dated December 8, 2011. The ANR plan was endorsed by the Newton Planning Board on December 21, 2011 and recorded in the Middlesex County South District Registry of Deeds as Plan 886 of 2011 on December 30, 2011.

132 Brandeis Road is shown as Lot 113 on a plan prepared by Everett M. Brooks Company, dated October 16, 1963, and registered in the Middlesex County South District Registry of Deeds as Plan 22505F on October 16, 1963.

Copies of the above-referenced recorded deeds and plans are in the Appendix.

B. Property Description

The Property is located in Thompsonville, Newton's smallest village, near Route 9, Newton South High School and Kennard Park. It is comprised of three parcels totaling 14.97± acres. 85 Dudley Road (Lot 1), which includes the main house, comprises 0.90± acres with 205.06 feet of frontage on Dudley Road. Lot 2 comprises 13.74± acres of vacant land and has 20 feet of frontage on Dudley Road and no frontage on Brandeis Road as it is separated from Brandeis Road by a narrow strip of land owned by the City of Newton that is part of Newton South High School. 132 Brandeis Road comprises 0.33± acres and has 99.56 feet of frontage on Brandeis Road.

The site is wooded with the exception of cleared yard areas immediately surrounding the two residences. Topography ranges from a high point of approximately 220 feet at 85 Dudley Road to a low point of approximately 120 feet at 132 Brandeis Road. There are no known wetlands on the Property.

The residence at 85 Dudley Road was built in 1912 and renovated and expanded in 1995. The exterior of the three-level residence is finished with stucco and painted shingles. The multiple hipped roofs and gable dormers are finished with chimneys and composition shingle roofing. The fenestration is a mix of fixed and double-hung units. The formal main entrance has a portico facing the street. According to recent floor plans, the gross living area is 8,234 square feet, including the basement level office and third floor. There are a total of six bedrooms, six full baths, two half baths, and seven fireplaces. Interior details include ceramic tile, oak and engineered wood flooring, Corian counters, built-in cabinetry, two stairwells, extensive baseboard and crown moldings, and a separate office with a private entrance. The family room, which was added off the kitchen in 1995, is finished with oversized windows offering western light and broad views of the surrounding woodlands on the abutting vacant land parcel.

The gravel drive and surrounding grounds provide a private estate setting. Access to the house is from a stone walkway and stairwell that connects to an unpaved circular drive. Utilities include overhead electrical at the street, city water and sewer, natural gas powered forced-air heat, and air conditioning.

The terrace off the rear of the house is framed with boxwood shrubs and small trees. The elevated space is finished with granite pavers and a fieldstone stairwell and retaining wall accessing the lower lawn area. There is a mix of outdoor lighting illuminating walkways, plantings, and the house.

The residence at 132 Brandeis Road is a Mid-Century Split-Level that was originally built in 1965 and features some recent basic updates. According to recent floor plans, the gross living area is 2,594 square feet. There are three bedrooms, three full baths and two fireplaces.

Floor plans and additional details on both residences are in the Appendix.

C. Regulatory Factors

1. City of Newton Zoning

The Property is located in the City of Newton Single Residence 1 (SR1) and Single Residence 2 (SR2) zones, as shown on the following Site Analysis Plan. Both zones are predominantly detached single-family zones. Other uses, including attached single-family and multi-family dwellings, are allowed by Special Permit by the City Council.

Dimensional requirements that apply to new single-family building lots in the SR1 and SR2 zones are summarized below.

Dimension	SR1	SR2
Minimum Lot Area & Minimum Lot Area Per Unit	25,000 sf (0.57 acres)	15,000 sf (0.34 acres)
Maximum Lot Coverage	15%	20%
Minimum Open Space	70%	65%
Minimum Lot Frontage	140 feet	100 feet
Maximum Build Factor **(see following section)**	30	25
Minimum Front Yard Setback	40 feet	30 feet
Minimum Side Yard Setback	20 feet	15 feet
Minimum Rear Yard Setback	25 feet	15 feet
Maximum Building Height	36 feet (sloped roof) 30 feet (flat roof)	36 feet (sloped roof) 30 feet (flat roof)
Maximum Stories	2.5 (by right) 3 (Special Permit)	2.5 (by right) 3 (Special Permit)
Maximum Floor Area Ratio **(see following section)**	0.26 to 0.46	0.33 to 0.46

Build Factor

The Build Factor is intended to limit the degree to which a lot may have an irregular shape and is determined by the following formula:

$$\frac{\text{Lot Perimeter}^2}{\text{Lot Area}} \Big/ \frac{\text{Lot Area}}{\text{Required Lot Area}} = \text{Build Factor}$$

The City Council may grant a Special Permit for a Build Factor greater than what is allowed by right.

Maximum Floor Area Ratio

For new conventional lots the maximum floor area ratio (FAR) is determined by lot area based on an extensive table of lot size ranges and equations found in the zoning ordinance. In the SR1 zone the maximum FAR ranges from 0.26 to 0.46. In the SR2 zone the maximum FAR ranges from 0.33 to 0.46. An increased FAR may be allowed by Special Permit from the City Council.

Rear Lots

Rear Lots are allowed by Special Permit from the City Council for single-family detached homes in the SR1 and SR2 zones. Dimensional requirements that apply to Rear Lots in the SR1 and SR2 zones are summarized below.

Dimension	SR1	SR2
Minimum Lot Area (Front Lot + Rear Lot)	55,000 sf (1.26 acres)	33,000 sf (0.76 acres)
Minimum Front Lot Area	30,000 sf (0.69 acres)	18,000 sf (0.41 acres)
Minimum Front Lot Frontage	140 feet	100 feet
Minimum Rear Lot Frontage Along Rear Lot Line of Front Lot	140 feet	100 feet
Minimum Rear Lot Frontage/Access	20 feet	20 feet
Maximum Lot Coverage	13%	17%
Minimum Usable Open Space	70%	65%
Minimum Front Yard Setback	40 feet	30 feet
Minimum Side Yard Setback	30 feet	23 feet
Minimum Rear Yard Setback	38 feet	23 feet
Maximum Building Height	36 feet (sloped roof) 30 feet (flat roof)	36 feet (sloped roof) 30 feet (flat roof)
Maximum Stories	2.5 (by right) 3 (Special Permit)	2.5 (by right) 3 (Special Permit)
Maximum Rear Lot Floor Area Ratio	0.12	0.20

There is an alternative option where the buildings can be more side by side instead of front and rear. Supplemental dimensional requirements that apply to this alternative option are summarized below.

Dimension	SR1	SR2
Minimum Building Side Separation	60 feet	46 feet
Minimum Side Yard Setback	20 feet	15 feet
Minimum Building Rear Separation	76 feet	46 feet
Minimum Rear Yard Setback	25 feet	15 feet

2. Cluster Development for Open Space Preservation

A Cluster Development may be allowed with a Special Permit and Site Plan approval by the City Council for properties between 5 and 35 acres. A Cluster Development is an alternative to a conventional subdivision whereby certain lot dimensional requirements are reduced in exchange for permanently protecting the area that represents the difference between lot area allowed under conventional zoning and lot area allowed under cluster zoning.

3. Inclusionary Zoning

The City of Newton's Inclusionary Zoning Ordinance applies to developments involving seven or more proposed units. The existing houses at 85 Dudley Road and 132 Brandeis Road would also count as proposed units if substantial renovations were proposed.

The number of inclusionary units required, and buyer income limits is determined by the following table.

Tier Level Buyer AMI Limits	7-16 Units	17-20 Units	21+ Units
Tier 1: 80% of Area Median Income	15%	10%	10%
Tier 2: 110% Area Median Income	0%	5%	7.5%
Total Inclusionary Units Required	15%	15%	17.5%

Area Median Income (AMI) limits range by household size. While unit buyers must fall within the AMI limits above, Tier 1 units must be priced to be affordable to buyers at or below 70% of AMI and Tier 2 units must be priced to be affordable to buyers at or below 100% of AMI. Any inclusionary units must be comparable in size, design, construction materials, construction quality, and be evenly distributed throughout the development.

As an alternative to providing inclusionary units on-site, developers can make a cash payment to the City's Inclusionary Zoning Fund or build the required inclusionary units off-site.

4. Road Design Standards

Road design standards are detailed in the City of Newton Subdivision Regulations. Key design standards are summarized below.

Design Standard	Requirement
Minimum Centerline Offset for Street Jogs	125 feet
Minimum Centerline Radius for Curved Streets	100 feet
Minimum Street Intersection Angle	60 degrees
Minimum Curve Radius at Intersections	33 feet
Minimum Street Right of Way Width	45 feet
Minimum Paved Width	29 feet
Minimum Street Grade	0.60%
Maximum Street Grade	12%
Maximum Dead-End Road Length	500 feet [1]
Minimum Dead-End Road Length	90 feet [1]
Minimum Cul-de-Sac Diameter	95 feet
Sidewalks	Required both sides

[1] The Planning Board may allow a greater or lesser length if the Planning Board determines it is necessitated by topography, local conditions, and by the public interest.

5. Tree Ordinance

The City of Newton Parks and Recreation, Public Grounds and Trees Ordinance authorizes the City Tree Warden to require replacement of removed trees or an in-lieu payment equal to the cost to replace a tree based on a cost schedule maintained by the City Tree Warden. Any tree removal requires a tree permit or certificate of exemption from the City Tree Warden. An application for a tree permit must include a tree survey showing the location, type and size of each existing tree and indicating which trees are to be removed and the location, type and size of replacement trees.

6. Scenic Road Regulations

Dudley Road is designated by the City of Newton as a Scenic Road. Therefore, any cutting or removal of trees and tearing down or destruction of stone walls within the public right of way requires Planning Board approval and may be subject to restoration of features or other remediation plan as the Planning Board may require.

7. Utilities

There is currently public sewer, water, natural gas and overhead electrical service on Dudley Road and Brandeis Road that could be extended into the subject property if it were developed.

8. Rezoning

Please refer to the City of Newton's Zoning Redesign project website for updates.

Hurley Place
Hagen Road
Flood Zone AE
Dudley Road
Lot 1
85 Dudley Road
81051 0003
0.90 ±Ac
205.06'
Lot 2
81051 0003A
13.74 ±Ac
Zoning District SR1
Zoning District SR2
99.56'
132 Brandeis Road
81051 0050R
0.33 ±Ac
Brandeis Road
Newton South
High School
Hurley Field
Newton South
High School

Legend

- Subject Property - 14.97 ±Ac
- Ledge Areas
- Adjacent Properties
- Public, Protected or Chapter Land
- Building Footprints
- Wetlands
- > 25 Percent Slope
- Contours (2 ft)

Credits: Background from ESRI 'Terrain Base' map service

Site Analysis Plan

Project Number: MA3852

Date: 06/16/22

Scale: 1 '' = 100 '

0 50 100 200 Feet

This plan is conceptual only and is not represented as an engineered plan.

85 Dudley Road

Newton, MA

LandVest

Appendix

1. Home Details
2. Property Photographs
3. Floor Plans
4. Title – Lot 1 (85 Dudley Road)
5. Title – Lot 2 (Vacant Land Parcel)
6. Title – 132 Brandeis Road
7. Recorded Plans

1. Home Details

Property Information

Dudley Road Estate

85 Dudley Road & 132 Brandeis Road, Newton, MA

85 Dudley Road

- Originally built in 1912 and renovated in 1995
- Oak hardwood floors throughout
- Gorgeous views from every room in the home

First Floor:

- Foyer welcomes you into the home with views through to the back patio and rolling lawn, expansive coat closet with built-ins, and powder room with linen closets
    - Grand main staircase connecting the top three levels with decorative banister and under-stair storage in the hall
- Billiard Room with original quarter-sawn oak floors, fireplace with original mantle, crown molding, extensive-built ins, bench window seat, recessed lighting, and wired speaker system
    - Game Room/Sitting Area just off the main Billiard Room with wet bar, powder room, and French doors to the side yard and back patio
- Fireplaced Living Room with crown molding, original hardwood floors, built-in speaker, and French doors
- Dining Room with chair rail and crown molding, built-in China cabinet, grand fireplace with mantle, and French doors to the Family Room
- Family Room accented by a fireplace with marble surround and mantel with dentil molding, oversized windows offering Western light, built-in speakers, built-in cabinetry, recessed lighting, and exterior access via French doors out to the back patio
- Butler's Pantry with custom cabinetry, granite counter, sink, Bosch dishwasher, and wine refrigerator
- Large eat-in Kitchen with ceramic tile floor, Corian counters, large island with granite counter with seating for 4, Poggenpohl cabinets and built-in desk; appliances include Miele dishwasher, trash compactor, indoor BBQ grill with decorative tile surround, SubZero refrigerator, Thermador double wall ovens and gas range
    - Walk-in pantry with built-ins and butcher block counters
- Mudroom with side entry via stairs from driveway, tile floor, and coat closet
- Hallway connecting kitchen to the foyer with two storage closets, access to the lower level, and a second staircase to the second floor

Second Floor:

- Primary Bedroom Suite with sitting area and fireplace with marble surround and mantel, extensive built-ins, window seat, double closets with built-ins, a wet bar with marble

counter and wood paneled mini fridge; French doors to balcony overlooking the stone patio and rolling back lawn
    - En suite full bathroom with more built-ins including a vanity with marble counter, jet soaking tub with marble surround, large tiled steam shower with frameless glass door, water closet, double marble vanity, and skylight above
- Bedroom with built-in wardrobe, carpeted with hardwood under, and an en suite full bath with double vanity
- Bedroom with built-ins including a built-in desk workspace
- Fireplaced Office/Bedroom with hardwood floors and large closet
- Bedroom with carpet over hardwood
- Hallway with two linen closets
    - Two full baths off the hallway, one with a clawfoot tub
- Tiled Laundry room sink, cabinetry, and storage closet

Third Floor:

- Sewing Room/Storage Room with large cedar closet
- Hallway with built-ins
- Kitchenette with sink and dishwasher, full-size refrigerator, and 2-burner Gaggenau electric range
- Large Family Room with a full bath, 2 storage closets, and attic access
- Bedroom with dormer overlooking the backyard

Lower Level:

- With a separate entrance from the driveway into a carpeted foyer, currently used as a home-office and could easily be used as an in-law suite
- Waiting Room/ Living room with storage closet
- Large fireplaced Office/ Bedroom with wall-to-wall carpet, recessed lighting, and wet bar with granite counter
- Full bath with built-in shelving
- Storage Room
- Large storage and Utility area

Utilities:

- Central AC
- Natural gas powered forced-air heat
- Town water and sewer

Exterior:

- Finished with stucco and painted shingles
- Beautiful portico entry to the front door

- Back stone patio with well-maintained mature landscaping
- The gravel drive and surrounding grounds provide a private estate setting.

132 Brandeis Road

- Well-maintained 1965 split-level with hardwood floors throughout

First Floor:

- Fireplaced living room with coat closet
- Dining room
- Kitchen with double wall ovens, GE refrigerator and profile range, and Bosch dishwasher
- Study off the kitchen with access to the backyard
- Full bathroom
- Linen closet with built-ins
- Primary bedroom with large closet and en suite full bath
- Two additional bedrooms

Lower Level:

- Large fireplaced family room with built-in bar and under stair storage
- Full bath
- Coat closet
- Storage room
- Large laundry room and utility room
- Direct access to oversized 2-car garage
- 3-season porch off the garage with access to the backyard

Utilities:

- Central AC – 2 zones
- Lochinvar gas heating system – 2 zones
- Gas-fired hot water
- 100 Amp electric
- Security System
- Sprinkler system
- Town water and sewer

2. Property Photographs

DUDLEY ROAD ESTATE

Property Photographs

























































































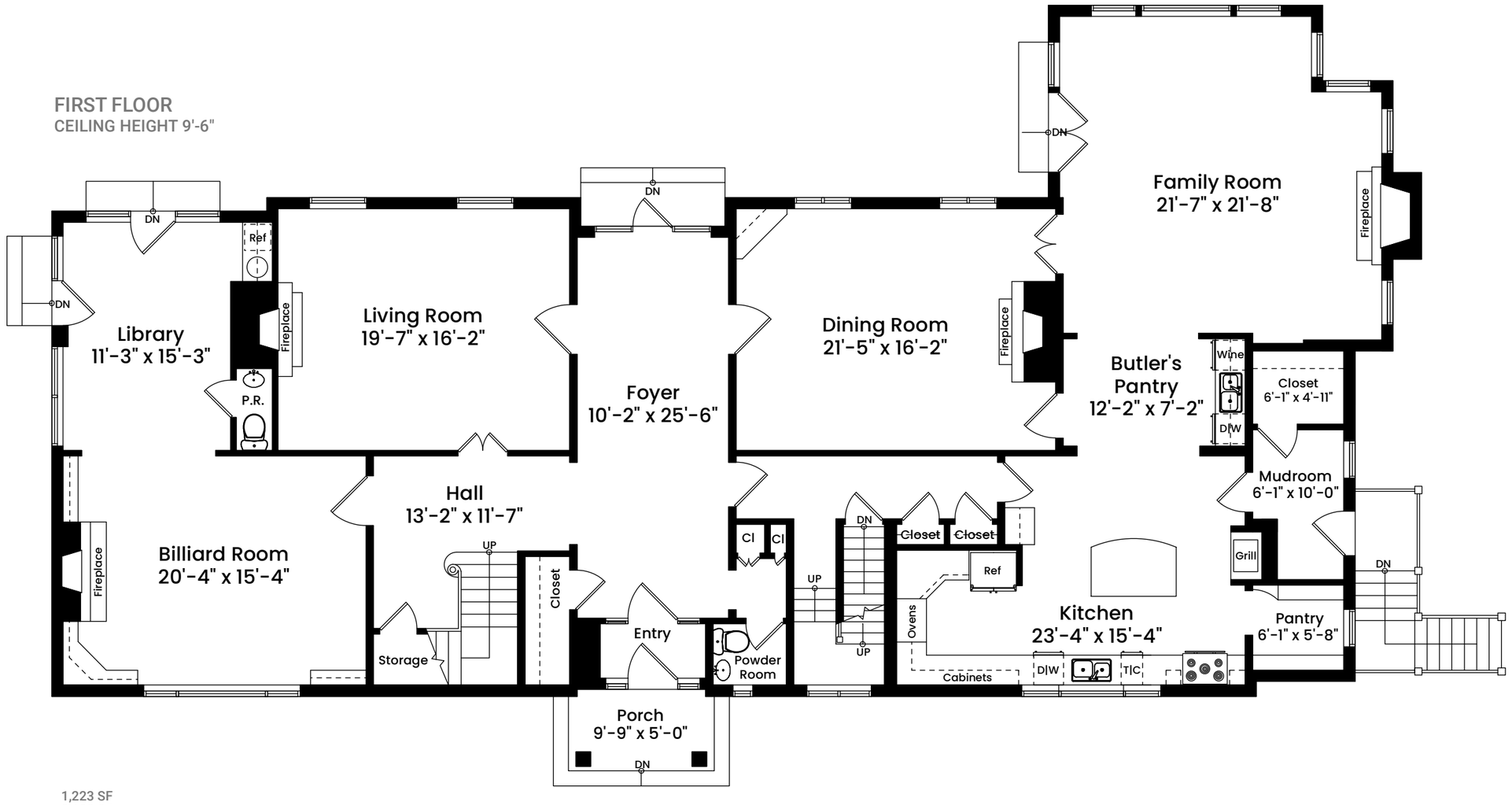




3. Floor Plans

85 Dudley Road | Newton, MA 02459

FIRST FLOOR
CEILING HEIGHT 9'-6"



Area Calculations	
Lower Level	1,223 SF
First Floor	3,188 SF
Second Floor	2,582 SF
Third Floor	1,241 SF
Total Gross Living Area	8,234 SF
Lower Level Utility | Storage	1,789 SF
Total Area	10,023 SF

Architecturally drafted in July 2022 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

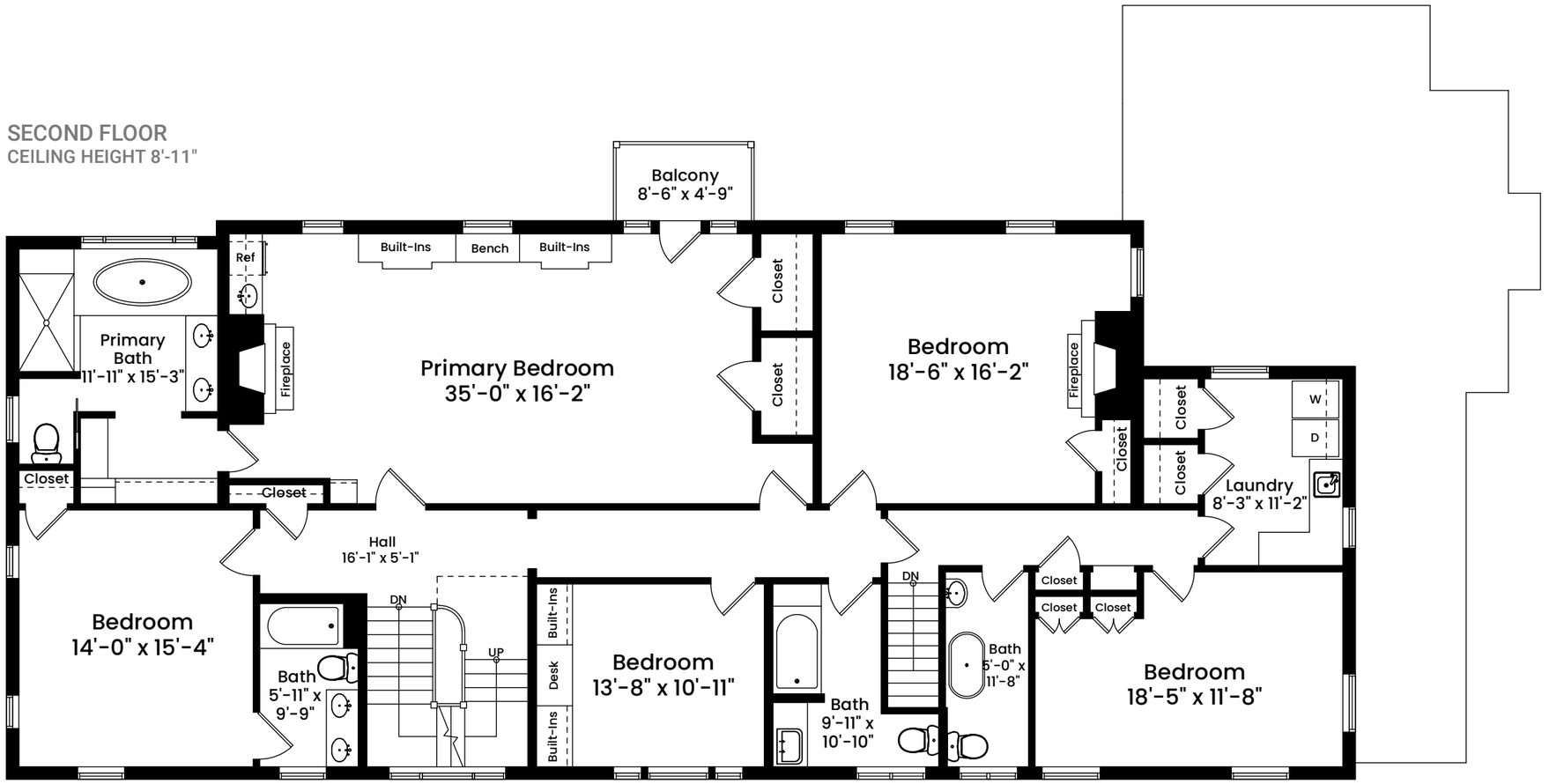
North

1 1 2 4 8
Scale 1/8th inch = 1 foot

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

85 Dudley Road | Newton, MA 02459

SECOND FLOOR
CEILING HEIGHT 8'-11"



Area Calculations	
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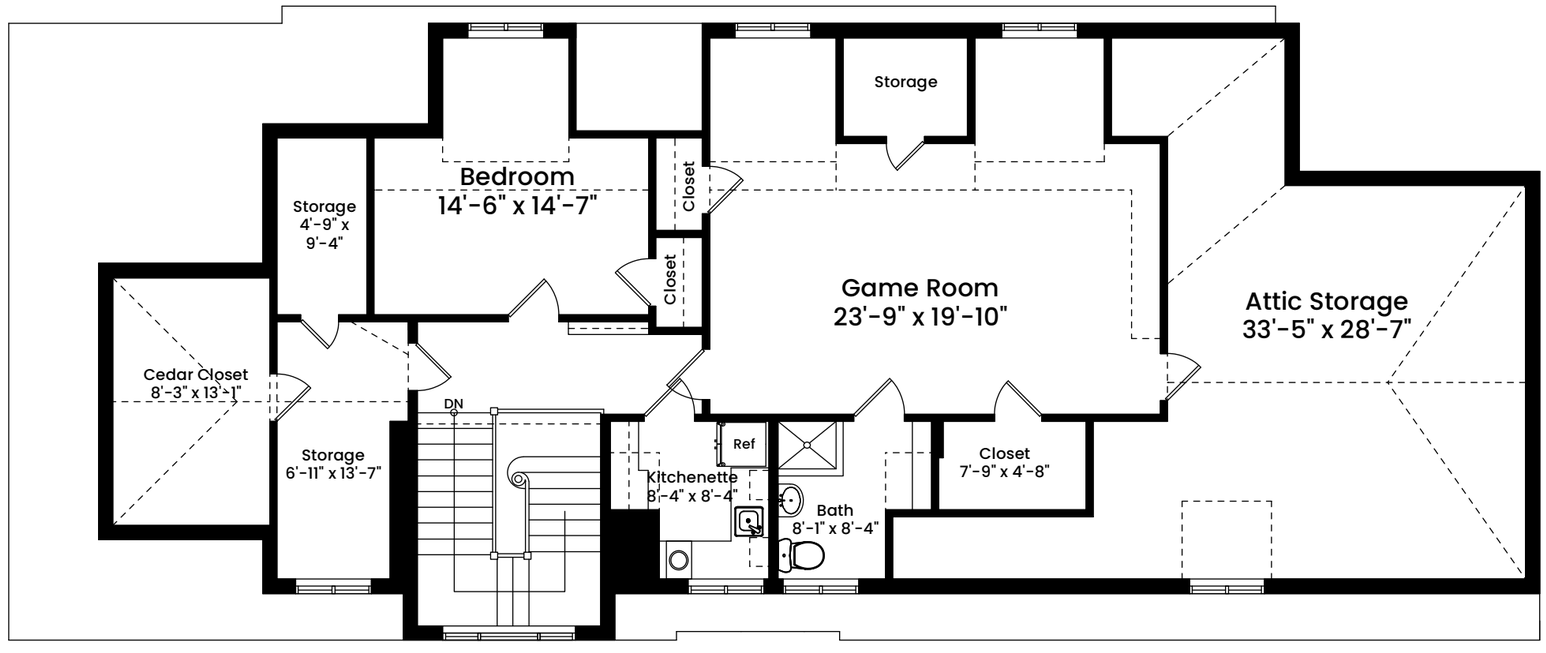
North

1 1 2 4 8
Scale 1/8th inch = 1 foot

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

THIRD FLOOR
CEILING HEIGHT 7'-10"



Area Calculations	
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First Floor	3,188 SF
Second Floor	2,582 SF
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Total Gross Living Area	8,234 SF
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North

1 1 2 4 8
Scale 1/8th inch = 1 foot

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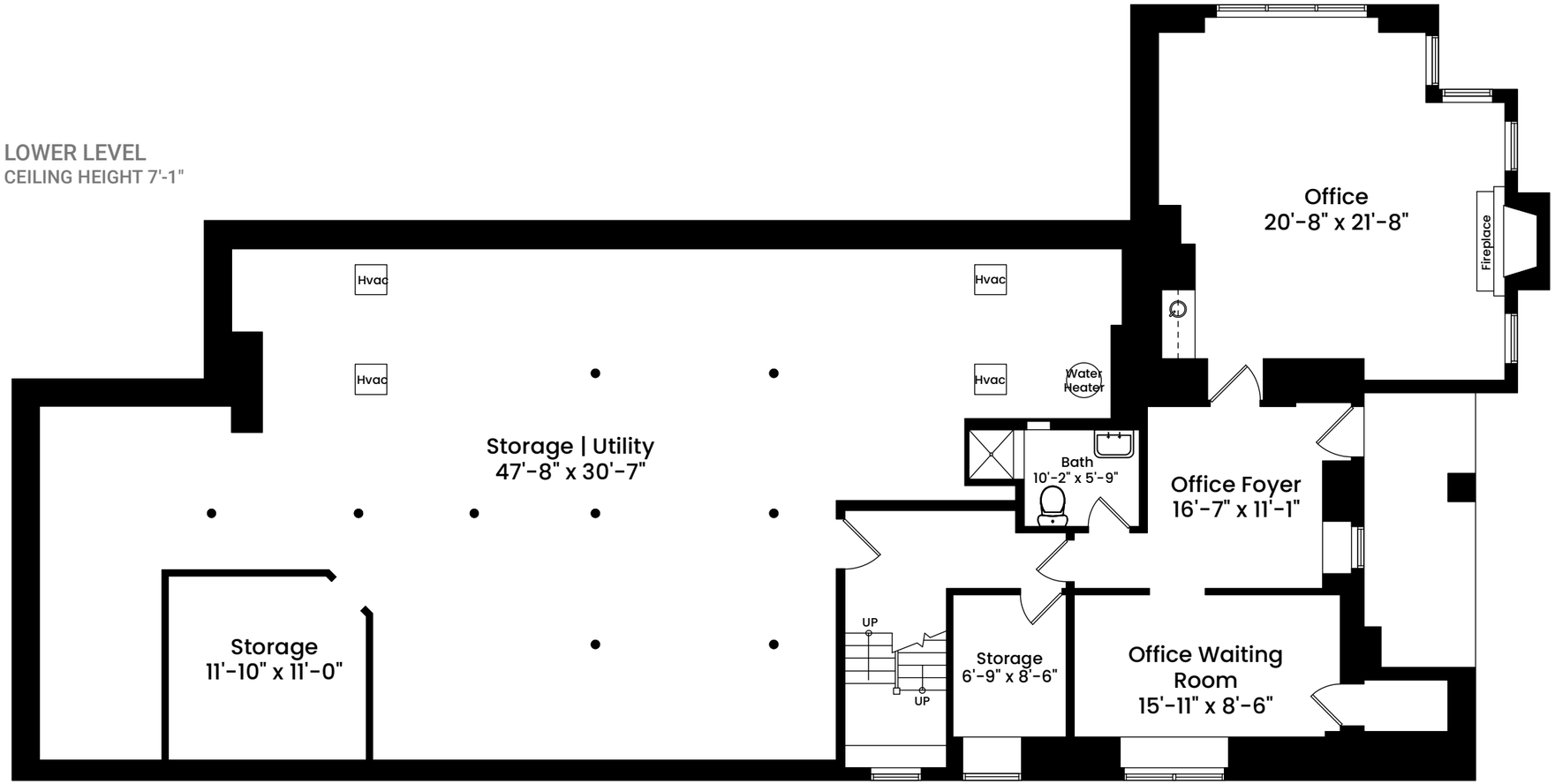
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

85 Dudley Road | Newton, MA 02459

LOWER LEVEL
CEILING HEIGHT 7'-1"



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Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

North

1 1 2 4 8
Scale 1/8th inch = 1 foot

Dimensions are not guaranteed and are provided for informational purposes only.
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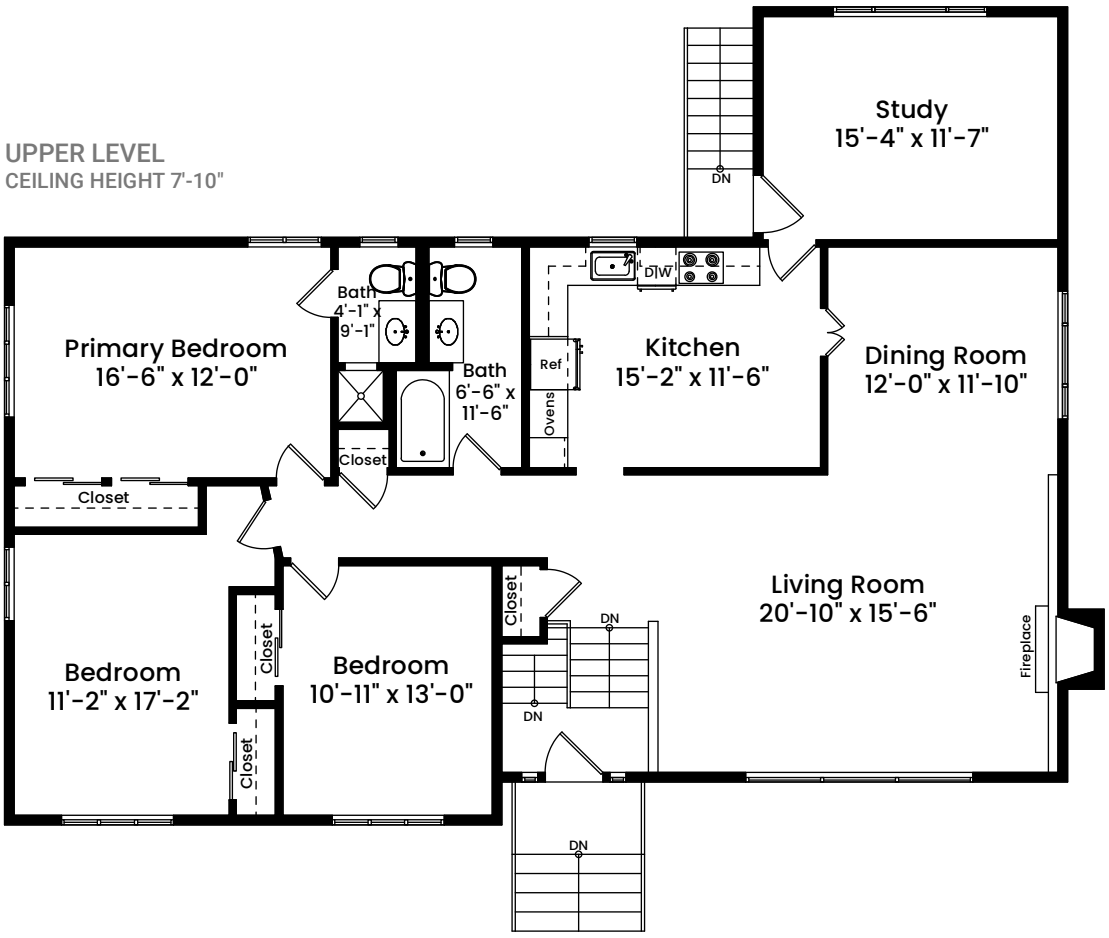
National Floor Plans follows ANSI guidelines for calculating square footage.

132 Brandeis Road | Newton, MA 02459



Area Calculations	
Upper Level	1,825 SF
Lower Level	769 SF
Total Gross Living Area	2,594 SF
Garage	744 SF
Sunroom	163 SF
Utility	254 SF
Total Area	3,755 SF

Architecturally drafted in July 2022 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

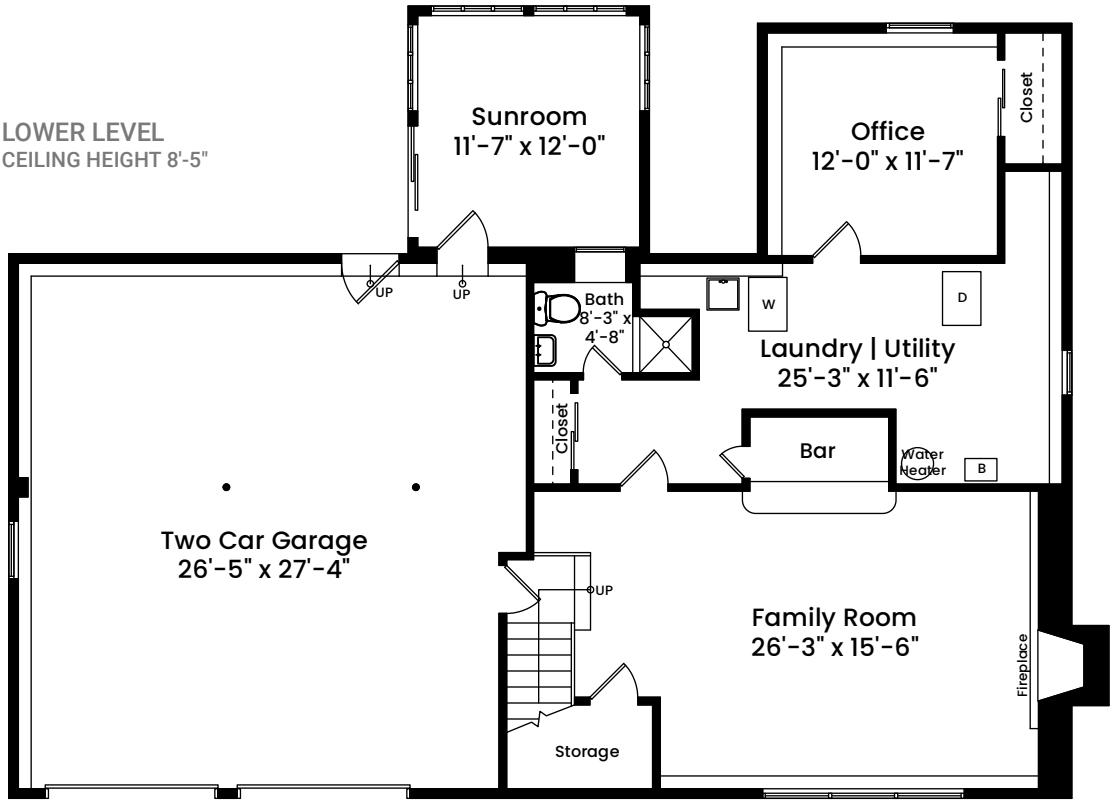
North

1 1 2 4 8
Scale 1 inch = 10 feet

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

132 Brandeis Road | Newton, MA 02459

LOWER LEVEL
CEILING HEIGHT 8'-5"



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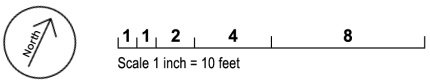

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

4. Title – Lot 1 (85 Dudley Road)

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 12670
Document Type	: DEED
Recorded Date	: January 24, 2022
Recorded Time	: 10:54:05 AM
Recorded Book and Page	: 79579 / 296
Number of Pages(including cover sheet)	: 3
Receipt Number	: 2775177
Recording Fee (including excise)	: $155.00

****
MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 01/24/2022 10:54 AM
Ctrl# Doc# 00012670
Fee: $.00 Cons: $1.00
****

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

We, **Lois B. Slovik (a/k/a Lois S. Slovik) and David M. Slovik, as Trustees of David M. Slovik 2011 Qualified Personal Residence Trust**, under Declaration of Trust dated December 20, 2011 (evidenced by a Certificate of Trust under M.G.L. Ch. 184 §35 dated December 30, 2011 and recorded in Book 58205, Page 536), of 85 Dudley Road, Newton, Massachusetts, for consideration of one dollar ($1.00), grant our fifty percent undivided interest in the property described hereinbelow to **Nancy B. Samiljan, as Trustee of the Trust established under Section 4.1 of David M. Slovik 2011 Qualified Personal Residence Trust**, under Declaration of Trust dated December 20, 2011, of which a Certificate of Trust under M.G.L. ch. 184 § 35 is recorded herewith, with an address of 85 Dudley Road, Newton, Massachusetts,

with Quitclaim Covenants,

the land with the buildings and improvements thereon known and numbered as 85 Dudley Road shown as Lot 1 in a plan of land entitled "Subdivision Plan of Land, 85 Dudley Road, Newton, Massachusetts", prepared by Verne T. Porter, Jr., PLS, dated December 8, 2011, Scale: 1" = 60', which Plan is recorded with Middlesex South District Registry of Deeds in Plan Book 2011, Page 886, and said Lot 1 as more particularly described as follows:

Northeasterly by Dudley Road, by two course, Forty-Three and 81/100 (43.81) feet, and One Hundred Sixty-One and 25/100 (161.25) feet;

Easterly by land now or formerly of Stephen Kaufer, Two Hundred Four and 49/100 (204.49) feet;

Southwesterly by Lot 2 on said Plan, One Hundred Forty-Six and 43/100 (146.43) feet;

Westerly by Lot 2 on said Plan, by two courses, One Hundred Ninety-One and 05/100 (191.05) feet, and Ninety-Four and 80/100 (94.80) feet.

Containing according to said plan 39,161 square feet, more or less.

Meaning and intending to convey the interest in the same premises described in the deed from David M. Slovik to Lois B. Slovik (a/k/a Lois S. Slovik) and David M. Slovik, as Trustees of David M. Slovik 2011 Qualified Personal Residence recorded in the Southern Middlesex District Registry of Deeds in Book 58205, Page 539.

Property Address: 85 Dudley Road, Newton, MA

Witness our hands and seals this 13 day of January, 2022.

Lois B. Slovik, as Trustee and not individually

David M. Slovik, as Trustee and not individually

COMMONWEALTH OF MASSACHUSETTS

County: Middlesex

On this 13 day of January, 2022, before me, the undersigned notary public, personally appeared Lois B. Slovik, as Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public
My commission expires: 5/2/2025

COMMONWEALTH OF MASSACHUSETTS

County: Middlesex

On this 13 day of January, 2022, before me, the undersigned notary public, personally appeared David M. Slovik, as Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was MA Drivers 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.

Notary Public
My commission expires: 5/2/2025

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 12673
Document Type	: DEED
Recorded Date	: January 24, 2022
Recorded Time	: 10:54:05 AM
Recorded Book and Page	: 79579 / 305
Number of Pages(including cover sheet)	: 3
Receipt Number	: 2775177
Recording Fee (including excise)	: $155.00

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 01/24/2022 10:54 AM
Ctrl# Doc# 00012673
Fee: $.00 Cons: $1.00
****

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

We, **Lois B. Slovik (a/k/a Lois S. Slovik) and David M. Slovik, as Trustees of Lois B. Slovik 2011 Qualified Personal Residence Trust**, under Declaration of Trust dated December 20, 2011 (evidenced by a Certificate of Trust under M.G.L. Ch. 184 §35 dated December 30, 2011 and recorded in Book 58205, Page 531), of 85 Dudley Road, Newton, Massachusetts, for consideration of one dollar ($1.00), grant our fifty percent undivided interest in the property described hereinbelow to **Nancy B. Samiljan, as Trustee of the Trust established under Section 4.1 of Lois B. Slovik 2011 Qualified Personal Residence Trust**, under Declaration of Trust dated December 20, 2011, of which a Certificate of Trust under M.G.L. ch. 184 § 35 is recorded herewith, with an address of 85 Dudley Road, Newton, Massachusetts,

with Quitclaim Covenants,

the land with the buildings and improvements thereon known and numbered as 85 Dudley Road shown as Lot 1 in a plan of land entitled "Subdivision Plan of Land, 85 Dudley Road, Newton, Massachusetts", prepared by Verne T. Porter, Jr., PLS, dated December 8, 2011, Scale: 1" = 60', which Plan is recorded with Middlesex South District Registry of Deeds in Plan Book 2011, Page 886, and said Lot 1 as more particularly described as follows:

Northeasterly by Dudley Road, by two course, Forty-Three and 81/100 (43.81) feet, and One Hundred Sixty-One and 25/100 (161.25) feet;

Easterly by land now or formerly of Stephen Kaufer, Two Hundred Four and 49/100 (204.49) feet;

Southwesterly by Lot 2 on said Plan, One Hundred Forty-Six and 43/100 (146.43) feet;

Westerly by Lot 2 on said Plan, by two courses, One Hundred Ninety-One and 05/100 (191.05) feet, and Ninety-Four and 80/100 (94.80) feet.

Containing according to said plan 39,161 square feet, more or less.

Meaning and intending to convey the interest in the same premises described in the deed from Lois B. Slovik to Lois B. Slovik (a/k/a Lois S. Slovik) and David M. Slovik, as Trustees of Lois B. Slovik 2011 Qualified Personal Residence recorded in the Southern Middlesex District Registry of Deeds in Book 58205, Page 534.

Property Address: 85 Dudley Road, Newton, MA

Witness our hands and seals this 13 day of January, 2022.

Lois B. Slovik, as Trustee and
not individually

David M. Slovik, as Trustee and
not individually

COMMONWEALTH OF MASSACHUSETTS

County: Middlesex

On this 13 day of January, 2022, before me, the undersigned notary public, personally appeared Lois B. Slovik, as Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

MATTHEW PATRICK FERRIS

Notary Public
My commission expires: 5/2/2025

COMMONWEALTH OF MASSACHUSETTS

County: Middlesex

On this 13 day of January, 2022, before me, the undersigned notary public, personally appeared David M. Slovik, as Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was MA Drivers 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.

MATTHEW PATRICK FERRIS

Notary Public
My commission expires: 5/2/2025

5. Title – Lot 2 (Vacant Land Parcel)

BK 13643 PG552

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 002

11 11 12

FEB 15-79 PM 3092**125

THE CHURCH IN BOSTON, a Massachusetts corporation with its usual place of business in Newton, Middlesex County, Massachusetts

for consideration paid, and in full consideration of ONE HUNDRED SEVENTY THOUSAND AND NO/100 ($170,000.00)----------DOLLARS

grants to DAVID SLOVIK and LOIS B. SLOVIK, Husband and Wife, as tenants by the entirety, both

of 85 Dudley Road, Newton Centre, Ma., 02159 with quitclaim covenants

FIRST PARCEL: A parcel of registered land in Newton, Middlesex County, Massachusetts, bounded and described as follows:

NORTHEASTERLY by Dudley Road, 177.03 feet;
SOUTHEASTERLY by land now or formerly of Mary Morton, 707.80 feet;
SOUTHWESTERLY by land now or formerly of William H. Lincoln, 172.56 feet; and
NORTHWESTERLY by said Lincoln land, 716.85 feet.

Being shown on a plan, approved by the Land Court, a copy of a portion of which is filed in the Middlesex South Registry District in Registration Book 23, Page 481, with Certificate No. 3848.

Being the premises registered to The Church in Boston on Transfer Certificate of Title Number 153176, Book 896, Page 26, from prior Certificate No. 124337, dated July 18, 1967, and subject to the restrictions therein set forth.

SECOND PARCEL: A certain parcel of land shown as containing about six and eight-tenths (6.8) acres on a "Plan of Land in Newton, Massachusetts, belonging to William H. Lincoln" made by E. S. Smillie, Surveyor, dated July 10, 1912, and recorded in Middlesex South District Registry of Deeds, Book of Plans 205, Plan 13, bounded and described as follows:

Beginning at a point on Dudley Road at the Northerly corner of the first parcel hereinabove described, marked by an iron bolt;
Thence running in a Northerly direction by Dudley Road by two lines thirty and sixty-four one-hundredths (30.64) feet and seventeen and thirty-eight one hundredths (17.38) feet respectively, to a stake;
Thence turning at an angle of eighty-six degrees, forty-nine minutes, thirty seconds (86-49-30") and running nearly Westerly by land now or formerly of William H. Lincoln, One Hundred ninety-six (196 feet to a stake;
Thence turning an obtuse angle of one hundred thirty-eight degrees, thirty minutes (138-30") and running Southwesterly in part by land now or formerly of William H. Lincoln and in part by the third parcel hereinafter described, nine hundred and forty-four (944) feet, to a stake at the line of lowland and land now or formerly of Hurley;
Thence in a general Easterly direction by said line of lowland about three hundred ninety (390) feet, to a stake at the Westerly end of a stone wall; and
Thence running Southeasterly by said wall and land late of Amos A. Lawrence two hundred and seventy-three (273) feet;
Thence by an acute angle Northeasterly to a stone monument at the Southerly corner of the first parcel hereinabove described, one hundred thirty-three and forty one-hundredths (133.40) feet, being bounded Southeasterly by land now or formerly of William H. Lincoln;

(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

Thence, Northwesterly by the first parcel hereinabove described, one hundred seventy-two and fifty-six one-hundredths (172.56) feet to the Southwesterly corner of said first parcel; and
Thence, Northeasterly by said first parcel seven hundred sixteen and eighty-five one-hundredths (716.85) feet, to the point of beginning.

THIRD PARCEL A certain parcel of land bounded and described as follows, to wit: Southeasterly by the second parcel hereinabove described, six hundred sixty-four and five tenths (664.5) feet;
Southwesterly by land now or late of Hurley Brothers by the line of lowland one hundred eighteen and seventeen one-hundredths (118.17) feet;
Westerly, Southwesterly, and Southerly, as the wall now stands by the line of said wall on land now or late of Hurley Brothers, two hundred eighty-three and sixty-five one-hundredths (283.65) feet;
Northwesterly by said land, now or late of Hurley Brothers, four hundred twenty-one and seventy-seven one-hundredths (421.77) feet;
Northwesterly again, but more Northerly by said last named land, one hundred ninety-six and eight tenths (196.8) feet; and Northeasterly by land now or formerly of William F. Slocum, three hundred fifty-three and five tenths (353.5) feet;

Containing five and thirteen one-hundredths (5.13) acres; be said contents more or less, or however otherwise bounded and described, and all as shown on a "Plan of land in Newton, Mass. belonging to William H. Lincoln", surveyed and compiled by E. S. Smillie, Surveyor, dated December 27, 1921, and recorded with Middlesex South District Registry of Deeds, Book of Plans 302, Plan 34.

This within transfer does not constitute or consist of all or substantially all of the assets of the corporation.

This conveyance is made subject to second one-half of the 1979 fiscal year real estate taxes.

BK 13643 PG 554

EXECUTED AS A SEALED INSTRUMENT
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ this 10th day of February 1979

THE CHURCH IN BOSTON

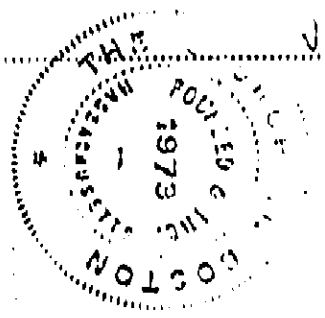
SEE CORPORATE VOTE FILED

By: James E. McKee
JAMES E. McKEE, President

HEREWITH

By: William A. Lawson
WILLIAM A. LAWSON, Treasurer

THE CHURCH IN BOSTON
POWER OF ATTORNEY
1973
MASSACHUSETTS



The Commonwealth of Massachusetts

Middlesex, ss. February 10, 1979

Then personally appeared the above named James E. McKee, President, and William A. Lawson, Treasurer,

and acknowledged the foregoing instrument to be the free act and deed, ~~before me~~ of The Church in Boston, before me,

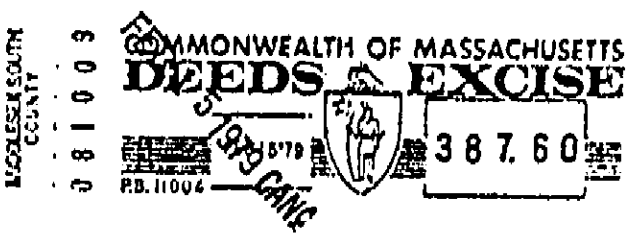
James T. Bellineau
Notary Public — ~~[illegible]~~

My Commission Expires Nov. 28, 1980

MIDDLESEX SOUTH COUNTY 081003

COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE
FEB 15 1979 CANC
387.60
P.B. 11004

JAMES T. BELLINEAU
COMMONWEALTH OF MASSACHUSETTS





CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Property address: Lot 2 @ 85 Dudley Road, Newton,



Bk: 58205 Pg: 546 Doc: DEED
Page: 1 of 4 12/30/2011 12:51 PM

54

QUITCLAIM DEED

We, David M. Slovik and Lois B. Slovik, as husband and wife, of 85 Dudley Road, Newton, Massachusetts, for consideration of one dollar, grant a twenty-five (25%) percent undivided interest in the property described hereinbelow to **David M. Slovik, as Trustee of Newport Street Realty Trust**, under Declaration of Trust dated December 20, 2011, recorded herewith, with an address of 85 Dudley Road, Newton, Massachusetts,

with Quitclaim Covenants,

the land with any improvements thereon shown as Lot 2 in a plan of land entitled "Subdivision Plan of Land, 85 Dudley Road, Newton, Massachusetts", prepared by Verne T. Porter, Jr., PLS, dated December 8, 2011, Scale: 1" = 60', which Plan is recorded herewith, and said Lot 2 as more particularly described as follows:

Northeasterly by Dudley Road, by two courses, Seventeen and 40/100 (17.40) feet, and Two and 60/100 (2.60) feet;

Easterly by land of Grantors, shown as Lot 1 on said Plan, by two courses, Ninety-Four and 80/100 (94.80) feet, and One Hundred Ninety-One and 05/100 (191.05) feet;

Northeasterly by land of Grantors shown as Lot 1 on said Plan, One Hundred Forty-Six and 43/100 (146.43) feet;

Easterly by land now or formerly of Stephen Kaufer, Six Hundred Thirty-Six and 71/100 (636.71) feet;

Southwesterly by land now or formerly of the City of Newton, Three Hundred Thirty-Nine and 36/100 (339.36) feet;

PAN 8&C 2011

Return to:

Aty Jason Rosenberg-
Rosenberg, Freedman & Goldstein, LLP
246 Walnut Street, Newton, MA 02460

Southerly by land now or formerly of the City of Newton, by four courses, Forty-Nine and 08/100 (49.08) feet, Seventy-Six and 48/100 (74.48) feet, Thirty-Eight and 12/100 (38.12) feet, and Thirty-Eight and 47/100 (38.47) feet;

Southeasterly by land now or formerly of the City of Newton, by two courses, Forty-Five and 28/100 (45.28) feet, and Twenty-Eight and 65/100 (28.65) feet;

Southerly by land now or formerly of the City of Newton, by two courses, Seventy-Nine and 43/100 (79.43) Feet, and Seventy-Five and 89/100 (75.89) feet;

Sothesterly by land now or formerly of the Martin L. & Ninette Reisman, by two courses, Fifty-Two and 00/100 (52.00) feet, and Sixty-Five and 50/100 (65.50) feet,

Southwesterly by land now or formerly of the Martin L. & Ninette Reisman and land now or formerly of Gregory & Victoria Tuzman, Fifty and 00/100 (50.00) feet;

Southwesterly by land now or formerly of Gregory & Victoria Tuzman, Fifty and 00/100 (50.00) feet;

Southerly by land now or formerly of Gregory & Victoria Tuzman, Sixty-Two and 50/100 (62.50) feet;

Westerly by land now or formerly of Gregory & Victoria Tuzman, land now or formerly of Aaron H. and Sheila M. Sacks, land now or formerly of Robert & Rosalie Shafer, land now or formerly of Enrique & Silvia Testa, land now or formerly of Cynthia M. Mollard and land now or formerly of Michael & Ada Chartock, Four Hundred Twenty-One and 77/100 (421.77) feet;

Northwesterly by land now or formerly of Michael & Ada Chartock and land now or formerly of Phyllis Kirshen, One Hundred Eighty-Eight and 46/100 (188.46) feet;

Northeasterly by land now or formerly of Peter R. and Katherine Younger, Three Hundred Fifty-Nine and 58/100 (359.58) feet;

Northwesterly by land now or formerly of Peter R. and Katherine Younger, One Hundred Forty-One and 05/100 (141.05) feet; and

Northwesterly by land now or formerly of Peter R. and Katherine Younger, One Hundred Ninety-Six and 00/100 (196.00) feet.

Containing according to said plan 598,341 square feet (13.7360 acres), more or less.

Meaning and intending to convey a portion of the premises described as "First Parcel" in the deed from The Church in Boston to David M. Slovik and Lois B. Slovik, recorded at Middlesex South Registry of Deeds at Book 13643, Page 552, which "First Parcel" is described in Certificate of Title 157358 filed with the Middlesex South District of the Land Court at Book 917, Page 8 (Note: the land described in said Certificate of Title has been deregistered by decision of the Land Court on DECEMBER 30, 2011, filed with said District of the Land Court as # 186779; and a portion of the premises described as "Second Parcel" in said deed at Book 13643, Page 552; and all of the premises described as "Third Parcel" in said deed at Book 13643, Page 552.

[Remainder of Page Intentionally Left Blank.
Signature Page to Follow.]

Witness our hands and seals this 30 day of December 20 11 .

David M. Slovik

Lois B. Slovik

COMMONWEALTH OF MASSACHUSETTS

County: Middlesex

On this 30 day of December 20 11 , before me, the undersigned notary public, personally appeared David M. Slovik, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, and acknowledged that he signed it voluntarily for its stated purpose.

JASON ALLEN ROSENBERG
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
January 17, 2014

Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

County: Middlesex

On this 30 day of December 20 11 , before me, the undersigned notary public, personally appeared Lois B. Slovik, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, and acknowledged that he signed it voluntarily for its stated purpose.

JASON ALLEN ROSENBERG
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
January 17, 2014

Notary Public
My commission expires:

- A)

2016 00219858
Bk: 68548 Pg: 343 Doc: DEED
Page: 1 of 4 12/07/2016 02:37 PM

QUITCLAIM DEED

(PROPERTY ADDRESS: 598,342 SQ FT OF VACANT LAND BEHIND 85 DUDLEY RD, NEWTON)

85 Dudley Road Rear, Newton

We, David M. Slovik and Lois B. Slovik, as husband and wife, of 85 Dudley Road, Newton, Massachusetts ("Grantors"), for consideration of one dollar, *grant a Thirty Three And 1/3 (33.3%) Percent Undivided Interest Of Our Current Interest* in the property described hereinbelow to David M. Slovik, as Trustee of Newport Street Realty Trust, under Declaration of Trust dated December 20, 2011, recorded on December 30, 2011 at Middlesex South Registry of Deeds at Book 58205, Page 541, with an address of 85 Dudley Road, Newton, Massachusetts, such that Grantee is the holder of a fifty percent (50%) undivided interest and Grantors are left owning a fifty percent (50%) undivided interest in the property described hereinbelow,

with Quitclaim Covenants,

the land with any improvements thereon shown as Lot 2 in a plan of land entitled "Subdivision Plan of Land, 85 Dudley Road, Newton, Massachusetts", prepared by Verne T. Porter, Jr., PLS, dated December 8, 2011, Scale: 1" = 60', which Plan was recorded on December 20, 2011 as Plan 886 of 2011, and said Lot 2 as more particularly described as follows:

Northeasterly by Dudley Road, by two courses, Seventeen and 40/100 (17.40) feet, and Two and 60/100 (2.60) feet;

Easterly by land of Grantors, shown as Lot 1 on said Plan, by two courses, Ninety-Four and 80/100 (94.80) feet, and One Hundred Ninety-One and 05/100 (191.05) feet;

Rosenberg, Freedman & Lee LLP
246 Walnut St.
Newton, MA 02460-1639

Northeasterly by land of Grantors shown as Lot 1 on said Plan, One Hundred Forty-Six and 43/100 (146.43) feet;

Easterly by land now or formerly of Stephen Kaufer, Six Hundred Thirty-Six and 71/100 (636.71) feet;

Southwesterly by land now or formerly of the City of Newton, Three Hundred Thirty-Nine and 36/100 (339.36) feet;

Southerly by land now or formerly of the City of Newton, by four courses, Forty-Nine and 08/100 (49.08) feet, Seventy-Six and 48/100 (74.48) feet, Thirty-Eight and 12/100 (38.12) feet, and Thirty-Eight and 47/100 (38.47) feet;

Southeasterly by land now or formerly of the City of Newton, by two courses, Forty-Five and 28/100 (45.28) feet, and Twenty-Eight and 65/100 (28.65) feet;

Southerly by land now or formerly of the City of Newton, by two courses, Seventy-Nine and 43/100 (79.43) Feet, and Seventy-Five and 89/100 (75.89) feet;

Southwesterly by land now or formerly of the Martin L. & Ninette Reisman, by two courses, Fifty-Two and 00/100 (52.00) feet, and Sixty-Five and 50/100 (65.50) feet,

Southwesterly by land now or formerly of the Martin L. & Ninette Reisman and land now or formerly of Gregory & Victoria Tuzman, Fifty and 00/100 (50.00) feet;

Southwesterly by land now or formerly of Gregory & Victoria Tuzman, Fifty and 00/100 (50.00) feet;

Southerly by land now or formerly of Gregory & Victoria Tuzman, Sixty-Two and 50/100 (62.50) feet;

Westerly by land now or formerly of Gregory & Victoria Tuzman, land now or formerly of Aaron H. and Sheila M. Sacks, land now or formerly of Robert & Rosalie Shafer, land now or formerly of Enrique & Silvia Testa, land now or formerly of Cynthia M. Mollard and land now or formerly of Michael & Ada Chartock, Four Hundred Twenty-One and 77/100 (421.77) feet;

Northwesterly by land now or formerly of Michael & Ada Chartock and land now or formerly of Phyllis Kirshen, One Hundred Eighty-Eight and 46/100 (188.46) feet;

Northeasterly by land now or formerly of Peter R. and Katherine Younger, Three Hundred Fifty-Nine and 58/100 (359.58) feet;

Northwesterly by land now or formerly of Peter R. and Katherine Younger, One Hundred Forty-One and 05/100 (141.05) feet; and

Northwesterly by land now or formerly of Peter R. and Katherine Younger, One Hundred Ninety-Six and 00/100 (196.00) feet.

Containing according to said plan 598,341 square feet (13.7360 acres), more or less.

Meaning and intending to convey a portion of the premises described as "First Parcel" in the deed from The Church in Boston to David M. Slovik and Lois B. Slovik, recorded at Middlesex South Registry of Deeds at Book 13643, Page 552, which "First Parcel" is described in Certificate of Title 157358 filed with the Middlesex South District of the Land Court at Book 917, Page 8 (Note: the land described in said Certificate of Title has been deregistered by decision of the Land Court on December 30, 2011, filed with said District of the Land Court as Document #1586779; and a portion of the premises described as "Second Parcel" in said deed at Book 13643, Page 552; and all of the premises described as "Third Parcel" in said deed at Book 13643, Page 552.

See also the deed from David M. Slovik and Lois B. Slovik, as husband and wife, of 85 Dudley Road, Newton, Massachusetts conveying a twenty-five (25%) percent undivided interest to **David M. Slovik, as Trustee of Newport Street Realty Trust**, under Declaration of Trust dated December 20, 2011, recorded at Middlesex South Registry at Book 58205, Page 541, said deed being recorded on December 30, 2011 at Book 58205, Page 546.

[Remainder of Page Intentionally Left Blank.
Signature Page to Follow.]

Witness our hands and seals this 30 day of Sept 2016.

David M. Slovik

Lois B. Slovik

COMMONWEALTH OF MASSACHUSETTS

County: MIDDLESEX

On this 30th day of SEPTEMBER, 2016, before me, the undersigned notary public, personally appeared David M. Slovik, proved to me through satisfactory evidence of identification, which were PERSONALLY KNOWN TO ME, to be the person whose name is signed on the preceding document, and acknowledged that he signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

NANCY E. ULRICH
Notary Public, Commonwealth of Massachusetts
My Commission Expires Jan. 19, 2018

COMMONWEALTH OF MASSACHUSETTS

County: MIDDLESEX

On this 30th day of SEPTEMBER, 2016, before me, the undersigned notary public, personally appeared Lois B. Slovik, proved to me through satisfactory evidence of identification, which were PERSONALLY KNOWN TO ME, to be the person whose name is signed on the preceding document, and acknowledged that he signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

NANCY E. ULRICH
Notary Public, Commonwealth of Massachusetts
My Commission Expires Jan. 19, 2018

6. Title – 132 Brandeis Road

Bk: 1402 Pg: 75 Cert#: 249145
Doc: DEED 07/14/2011 01:03 PM

Quitclaim Deed

I, NINETTE RIESMAN, an unmarried person, of Newton, Massachusetts, for consideration paid of Seven Hundred Fifteen Thousand Dollars ($715,000.00), grant to DAVID M. SLOVIK and LOIS S. SLOVIK, husband and wife, as tenants by the entirety, of 85 Dudley Road, Newton, Massachusetts,

with Quitclaim Covenants

the land in Newton in the County of Middlesex and said Commonwealth, bounded and described as follows:

Southerly	by Brandeis Road, ninety-nine and 56/100 feet;
Southwesterly	by lot 98 as shown on plan hereinafter mentioned, one hundred fifty-eight and 06/100 feet;
Northerly	by lot 112 on said plan, eighty-eight and 93/100; and
Northeasterly, Easterly and Southeasterly	by lands now or formerly of Victor F. Horst et al and of Charles C. Nardone, Inc., one hundred sixty-one and 39/100 feet.

Said parcel is shown as lot 113 on said plan. (Plan No. 22505^{F})

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 699, Page 168, with Certificate 113918.

The above described land is subject to easements for a main drain at Paul Brook as set forth in a taking by the City of Newton, duly recorded on May 20, 1931 in Book 5560, Page 556, a deed given by Daniel W. Hurley et al to said City of Newton, dated March 24, 1931, duly recorded in Book 5578, Page 307, and a taking by said City of Newton, duly recorded on December 14, 1931 in Book 5615, Page 288.

The above described land is subject to a Taking by the City of Newton of easement for laying out Brandeis Road with right to slope and assessments, Document 359654.

Said premises are conveyed subject to easements, restrictions and reservations of record, if any, insofar as in force and applicable, and real estate taxes assessed by the City of Newton as are not due and payable on the date of delivery hereof.

Meaning and intending to convey the same premises described in a deed filed with Middlesex County South Registry District of the Land Court as Document Number 546644, noted on Certificate of Title Number 149612, Book 878, Page 62.

Address of Granted Premises: 132 Brandeis Road, Newton, MA

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 07/14/2011 01:03 PM
Ctrl# 155991 26069 Doc# 01570850
Fee: $3,260.40 Cons: $715,000.00

55

149612

WITNESS my hand and seal this 14th day of July, 2011.

Ninette Riesman

Ninette Riesman

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY, ss

On this 14th day of July, 2011, before me, the undersigned notary public, personally appeared Ninette Riesman, proved to me through satisfactory evidence of identification which was Mass D.L., to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires: _____

Abbott L. Reichlin
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 19, 2014

DOCUMENT 01570850

Southern Middlesex LAND COURT

REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Jul 14,2011 at 01:03P

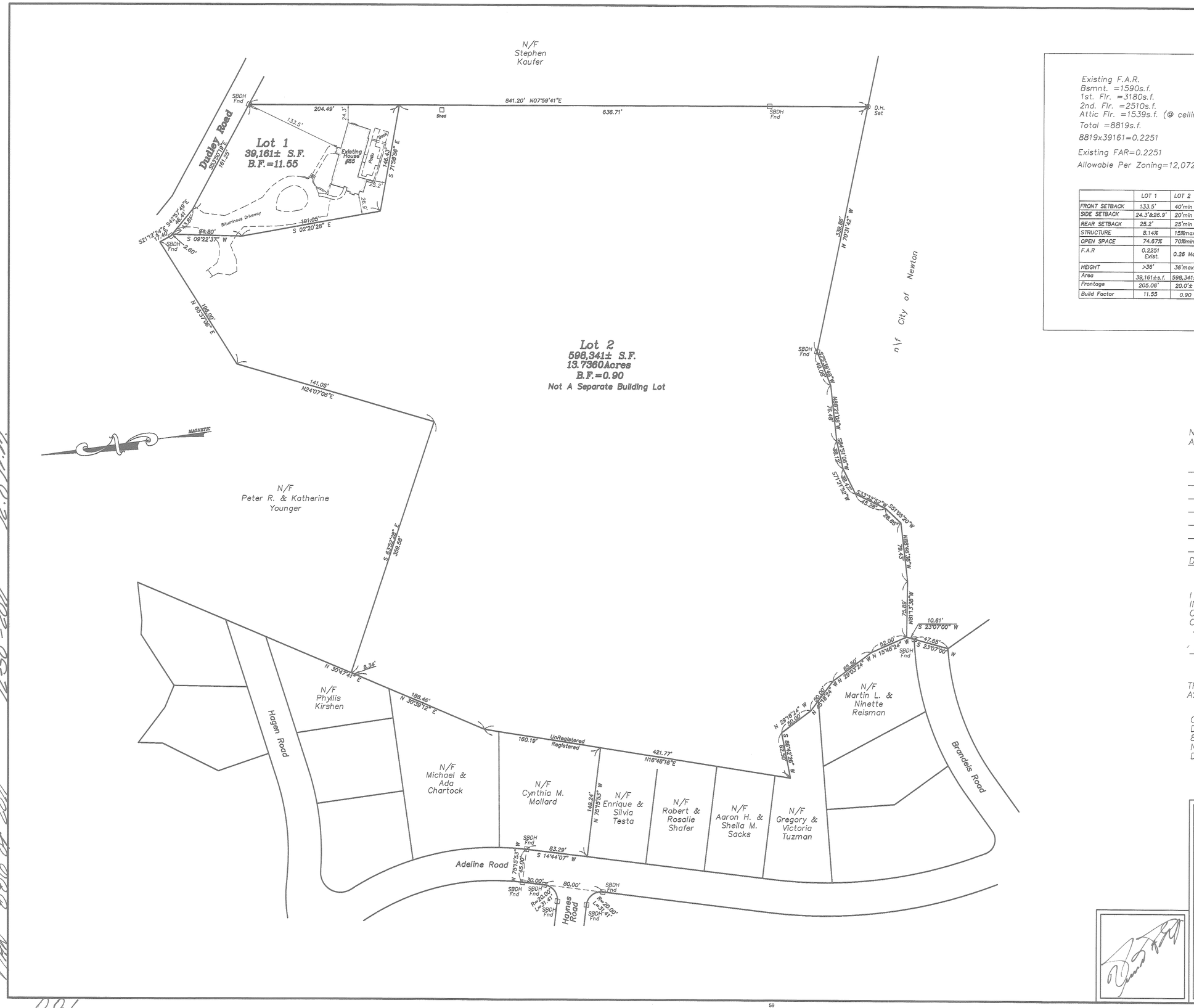
Document Fee:	125.00
Receipt Total:	$3,700.40

NEW: CERT 249145 BK 01402 PG 75

OLD: CERT 149612 BK 878 PG 62

ROSENBERG, FREEDMAN & GOLDSTEIN
246 WALNUT STREET
NEWTON, MA 02460

7. Recorded Plans



Existing F.A.R.
Bsmnt. =1590s.f.
1st. Flr. =3180s.f.
2nd. Flr. =2510s.f.
Attic Flr. =1539s.f. (@ ceiling height of 5'-0")
Total =8819s.f.
8819x39161=0.2251
Existing FAR=0.2251
Allowable Per Zoning=12,072s.f. (0.26x46430)

	LOT 1	LOT 2	Requirements
FRONT SETBACK	133.5'	40'min	40' min
SIDE SETBACK	24.3'&26.9'	20'min	20' min
REAR SETBACK	25.2'	25'min	25' min
STRUCTURE	8.14%	15%max	15% max
OPEN SPACE	74.67%	70%min	70% min
F.A.R	0.2251 Exist.	0.26 Max.	0.26 Max.
HEIGHT	>36'	36'max	36'max
Area	39,161±s.f.	598,341±s.f.	25,000 min
Frontage	205.06'	20.0'±	140' min
Build Factor	11.55	0.90	20.0 max

FOR REGISTRY USE ONLY

NEWTON PLANNING BOARD
ACTING AS A BOARD OF SURVEY

ANR

DATE: 12/21/2011

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

12-8-11

THE ABOVE ENDORSEMENTS IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS

OWNERS:
DAVID M. & LOIS B. SLOVIK
85 DUDLEY ROAD
NEWTON, MA. 02459
DEED BK. 13643 PG. 552-554

~Subdivision Plan Of Land~

85 Dudley Road

Newton, Massachusetts

Scale: 1"=60' December 8, 2011

VERNE T. PORTER Jr., PLS

Land Surveyors – Civil Engineers

354 Elliot Street, Newton, Ma. 02464

0 60 120 180 220

Sheet 1 of 1

Design By:

Checked By:

Drawn By:

Plan #886 of 2011 12-30-2011 12:07 PM

886

Form LCE-S-3. 4M-11-61-931709

Ctf. 113918 Book 699 Page 268

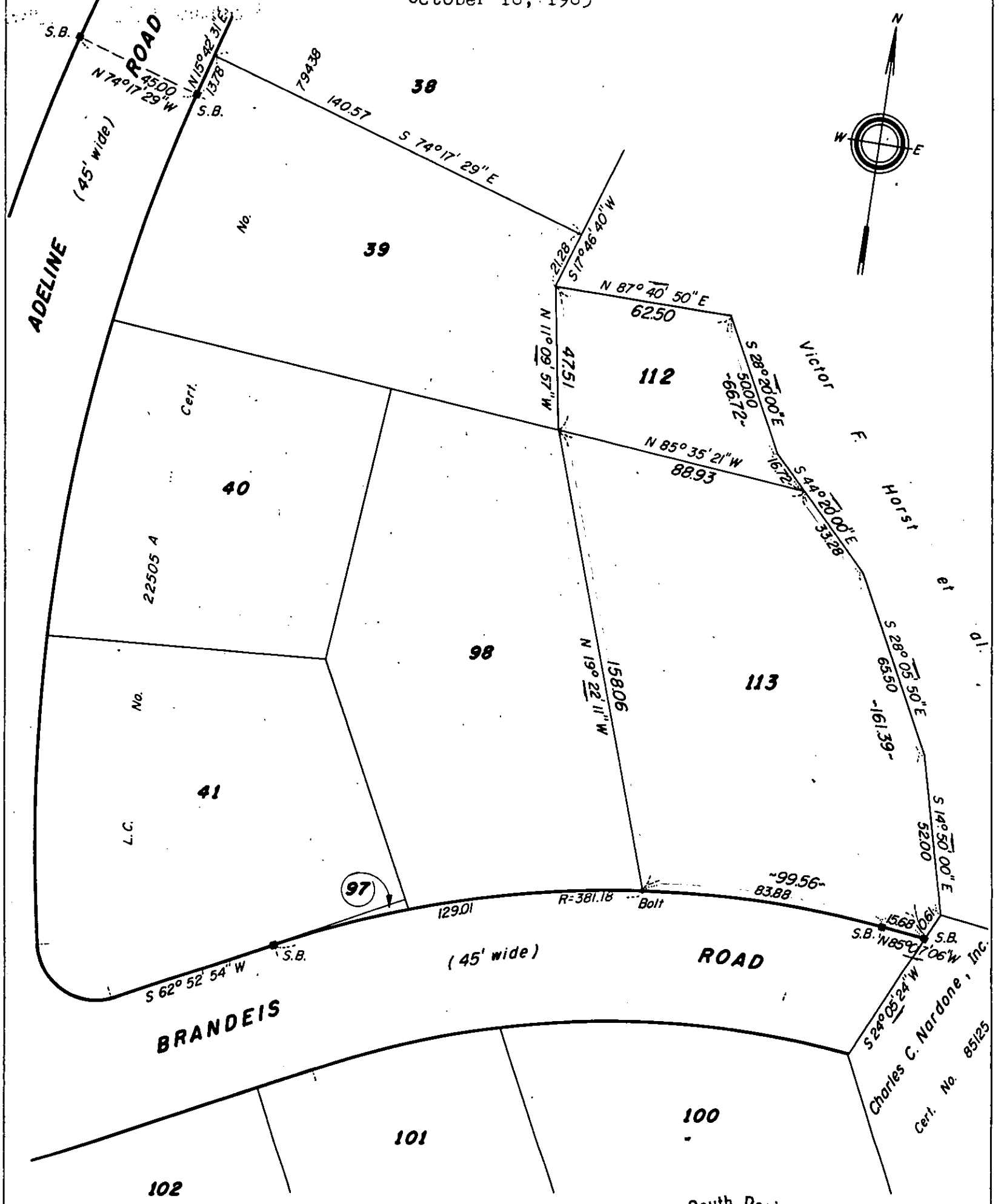
See Key Plan of
Case No. 22505
in Land Reg. Plan Dept.

22505 F

SUBDIVISION PLAN OF LAND IN NEWTON

Everett M. Brooks Co., Surveyors

October 16, 1963



Subdivision of Lot 99
Shown on Plan 22505E
Filed with Cert. of Title No. 97884
South Registry District of Middlesex County

Separate certificates of title may be issued for land shown hereon as lots 112 and 113 By the Court.

Margaret M. Daly
Recorder.

RJL March 11, 1964

Middlesex South Registry District
JUN 29 1964
RECEIVED FOR REGISTRATION
3 O'CLOCK 0 M P M

Rd 2.00

Copy of part of plan filed in
LAND REGISTRATION OFFICE
March 11, 1964
Scale of this plan 40 feet to an inch
C.M. Anderson, Engineer for Court