3 Tower Field Lane

Lincoln, MA



For more information, please contact:

J. Stanley Edwards
Principal, Luxury Real Estate Agent
jsedwards@landvest.com
M: (617) 293-8209

Stewart Young
Principal, Luxury Real Estate Agent
syoung@landvest.com
M: (781) 405-3174

24 Main Street, Concord, MA 01742
www.landvest.com

LandVest
CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. {{License Num..}}

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EXHIBITS

Information Sheet

Photographs

Floor Plans

Base Map

Orthophotographic Maps

Conservation Context Map

Field Card

Deed

Statement of Limitations

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

INFORMATION SHEET

3 Tower Field Lane
Lincoln, MA

PROPERTY DESCRIPTION

Three Tower Field Lane is a rare blend of traditional New England charm and contemporary design, sited at the end of a private lane with conservation field views and convenient access to Lincoln's extensive trail network.

Built circa 2007 with many recent upgrades, this property is in move in condition and offers an open floor plan with a ground floor primary suite.

On the second floor there are three additional bedrooms, two large baths, and a sitting area with fireplace.

The lower level is finished and includes a sauna and substantial storage.

Lincoln is well known for its efforts to conserve land, preserve its agricultural heritage, and for the excellence of its schools. For commuters it is easily accessible to Cambridge and Boston by rail or highway. Live in the country and ride the train to work.

Discerning buyers seeking value and exclusivity in Lincoln's premier neighborhood will appreciate the many upgrades and turnkey condition of this special property.

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INFORMATION SHEET

3 Tower Field Lane
Lincoln, MA

Main House Interior

First Floor

- Entry Hall
- Open concept kitchen/living room/dining room
- Wood burning fireplace
- Powder room
- Office
- Primary suite with walk-in closet and full bath
- Laundry
- Mudroom
- Two car garage
- Hunter Douglas remote operation shades

Second Floor

- Three bedrooms
- Two large marble bathrooms
- Living area with fireplace

Lower level

- Finished with multiple storage closets
- NIR and FIR sauna

Exercise room

Main House Exterior

- Two car garage
- Covered porch with views
- Bluestone patio

Utilities

- Town water
- Private septic
- Lawn sprinklers
- Water filtration system
- Viessmann propane boiler
- Underground 250-gallon propane tank
- Three zone HVAC heat pump systems
- Sonos sound system
- Security upgrade

EV Charger

INFORMATION SHEET

3 Tower Field Lane
Lincoln, MA

NEARBY

Lincoln Town Website

Lincoln Public Schools

Drumlin Farm

Codman Community Farms

Thoreau Institute

Gropius House

Lincoln Public Transportation

Lincoln Parks and Recreation

Pierce House

Lincoln Trails

Walden Pond

JPH Equestrian

Arrowhead Farms

BerryField Farm Dressage

Matlock Farm

Minute Man National Park

deCordova Sculpture Park and Museum

3 Tower Field Lane

Property Photographs





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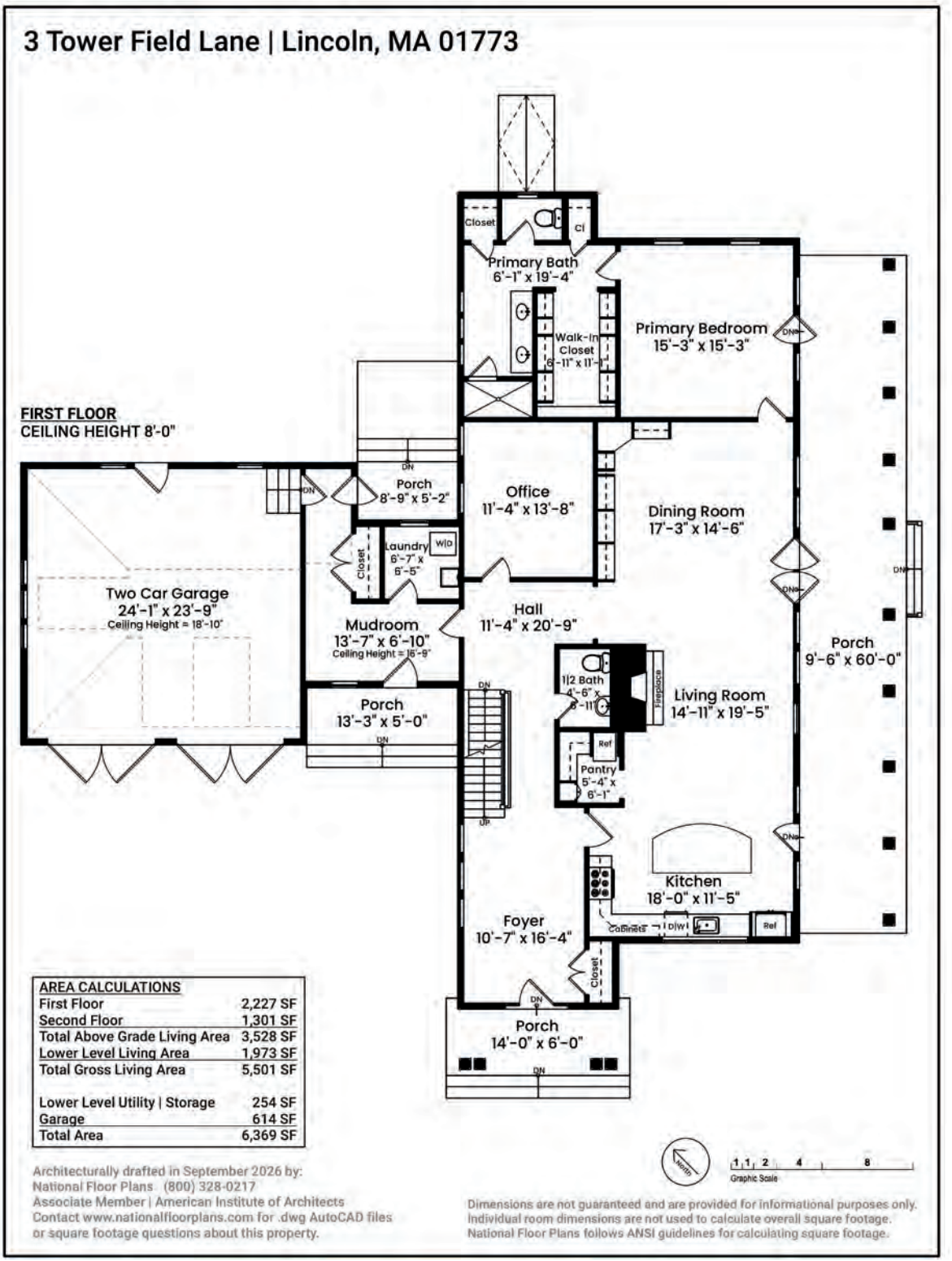
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3 Tower Field Lane

Floor Plans



AREA CALCULATIONS	
First Floor	2,227 SF
Second Floor	1,301 SF
Total Above Grade Living Area	3,528 SF
Lower Level Living Area	1,973 SF
Total Gross Living Area	5,501 SF
Lower Level Utility | Storage	254 SF
Garage	614 SF
Total Area	6,369 SF

Architecturally drafted in September 2026 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.

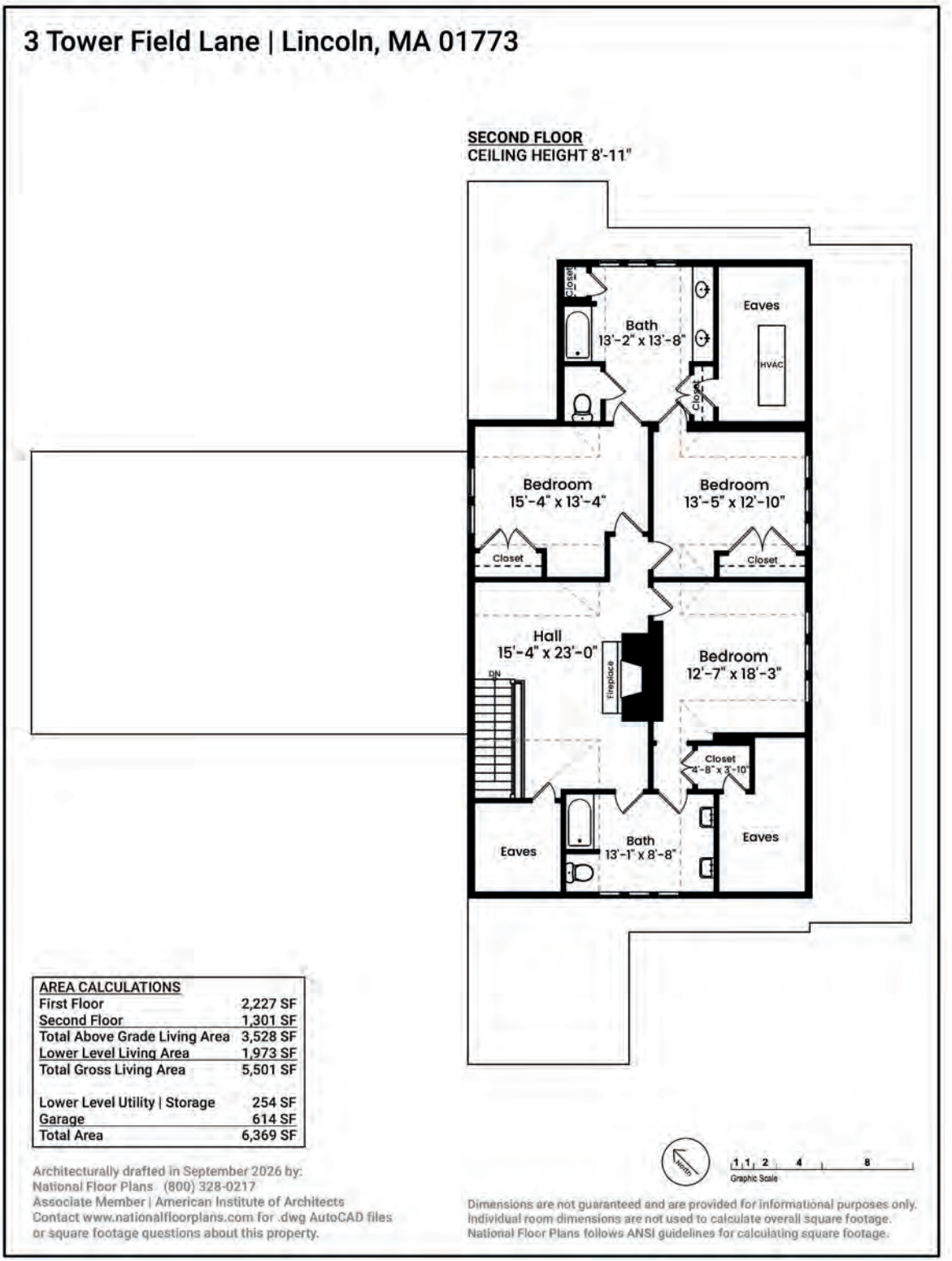
Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

All information provided is deemed reliable but is not guaranteed and should be independently verified. {{License Num...}}

3 Tower Field Lane

Floor Plans

3 Tower Field Lane | Lincoln, MA 01773



AREA CALCULATIONS	
First Floor	2,227 SF
Second Floor	1,301 SF
Total Above Grade Living Area	3,528 SF
Lower Level Living Area	1,973 SF
Total Gross Living Area	5,501 SF
Lower Level Utility | Storage	254 SF
Garage	614 SF
Total Area	6,369 SF

Architecturally drafted in September 2026 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
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24 Main Street, Concord, MA 01742

www.landvest.com

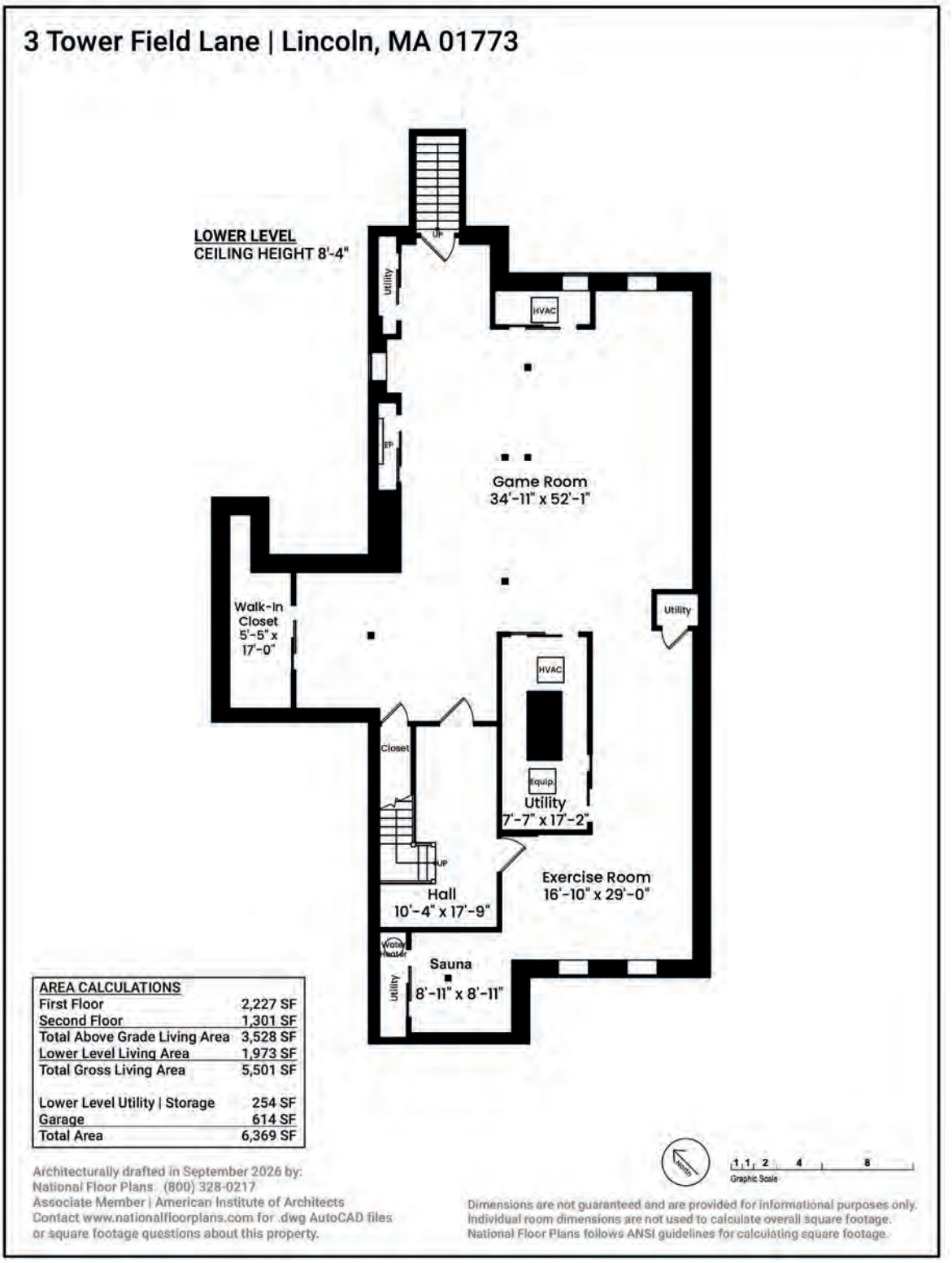
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3 Tower Field Lane

Floor Plans



AREA CALCULATIONS	
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Second Floor	1,301 SF
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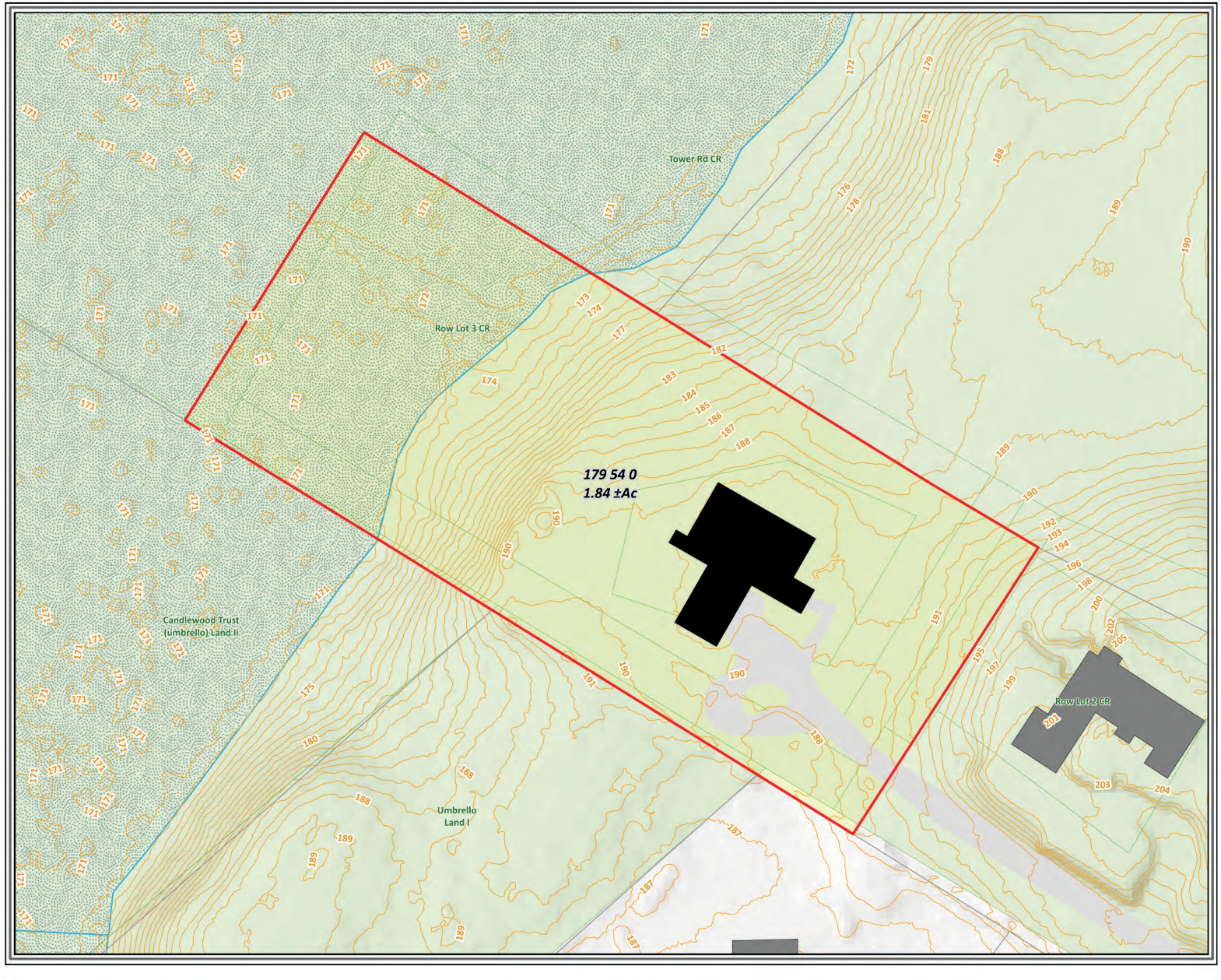
24 Main Street, Concord, MA 01742

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3 Tower Field Lane

Lincoln, MA

Base Plan

Legend

- Subject Property - 1.84 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Wetlands
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5868
Date: 08/20/26

0 25 50 100 Feet

Scale: 1' = 50 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\MA5868 3 Tower Field Lane, Lincoln, MA\MA5868 base.aprx



3 Tower Field Lane

Lincoln, MA

Base Plan Orthophotograph

Legend

- Subject Property - 1.84 ±Ac
- Adjacent Properties
- Wetlands
- Contours (ft)



Credits: 2025 Imagery from Nearmap Imagery map service.

Project Number: MA5868
Date: 08/31/26

N
W E
S

0 50 100 200 Feet

Scale: 1' = 100 "

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

LandVest

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Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\MA5868 3 Tower Field Lane, Lincoln, MA\MA5868 ortho.aprx

3 Tower Field Lane

Lincoln, MA

Base Plan Orthophotograph

Legend

- Subject Property - 1.84 ±Ac
- Adjacent Properties
- Protected Land
- Wetlands
- Contours (ft)



Credits: 2025 Imagery from Nearmap Imagery map service.

Project Number: MA5868
Date: 08/20/26

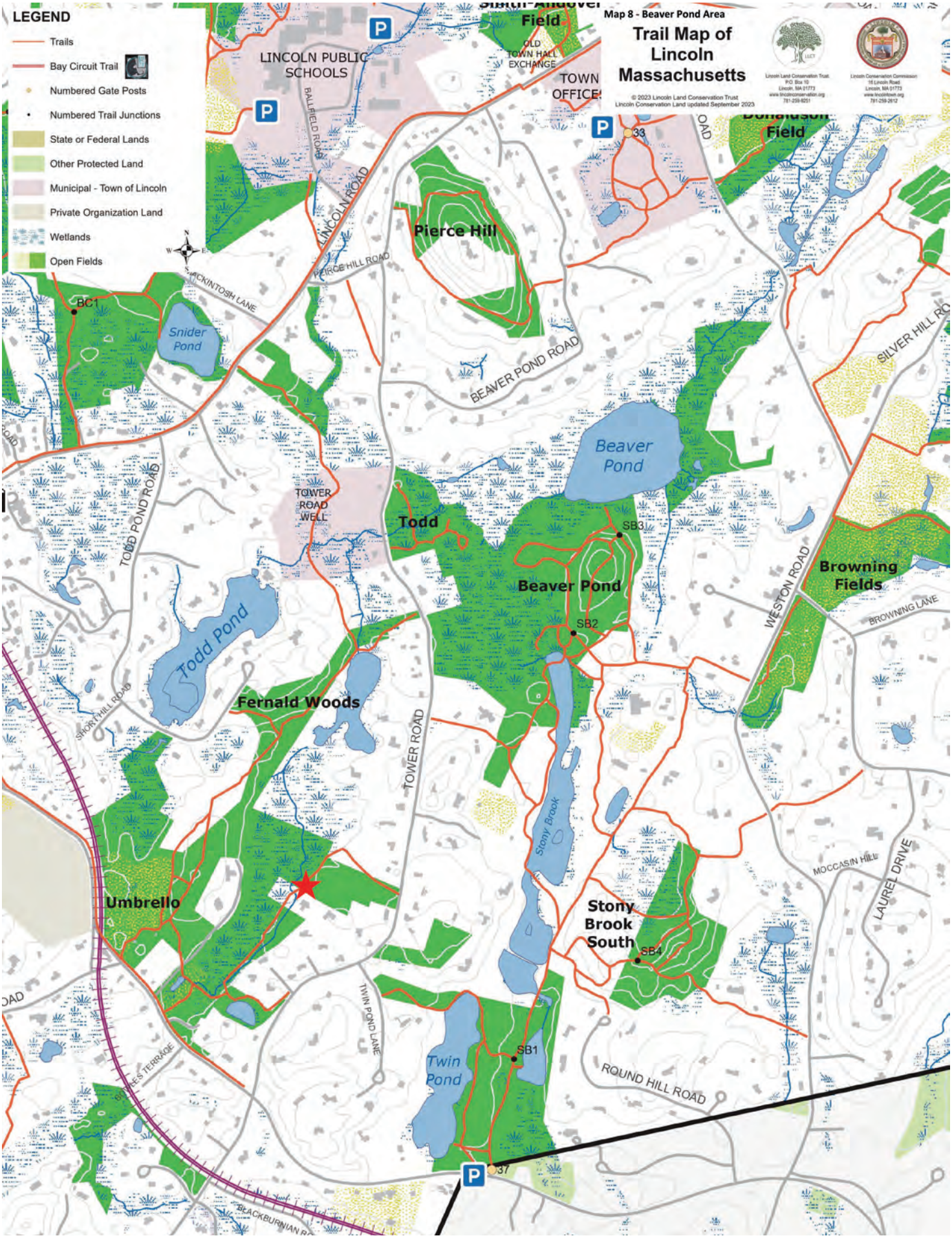


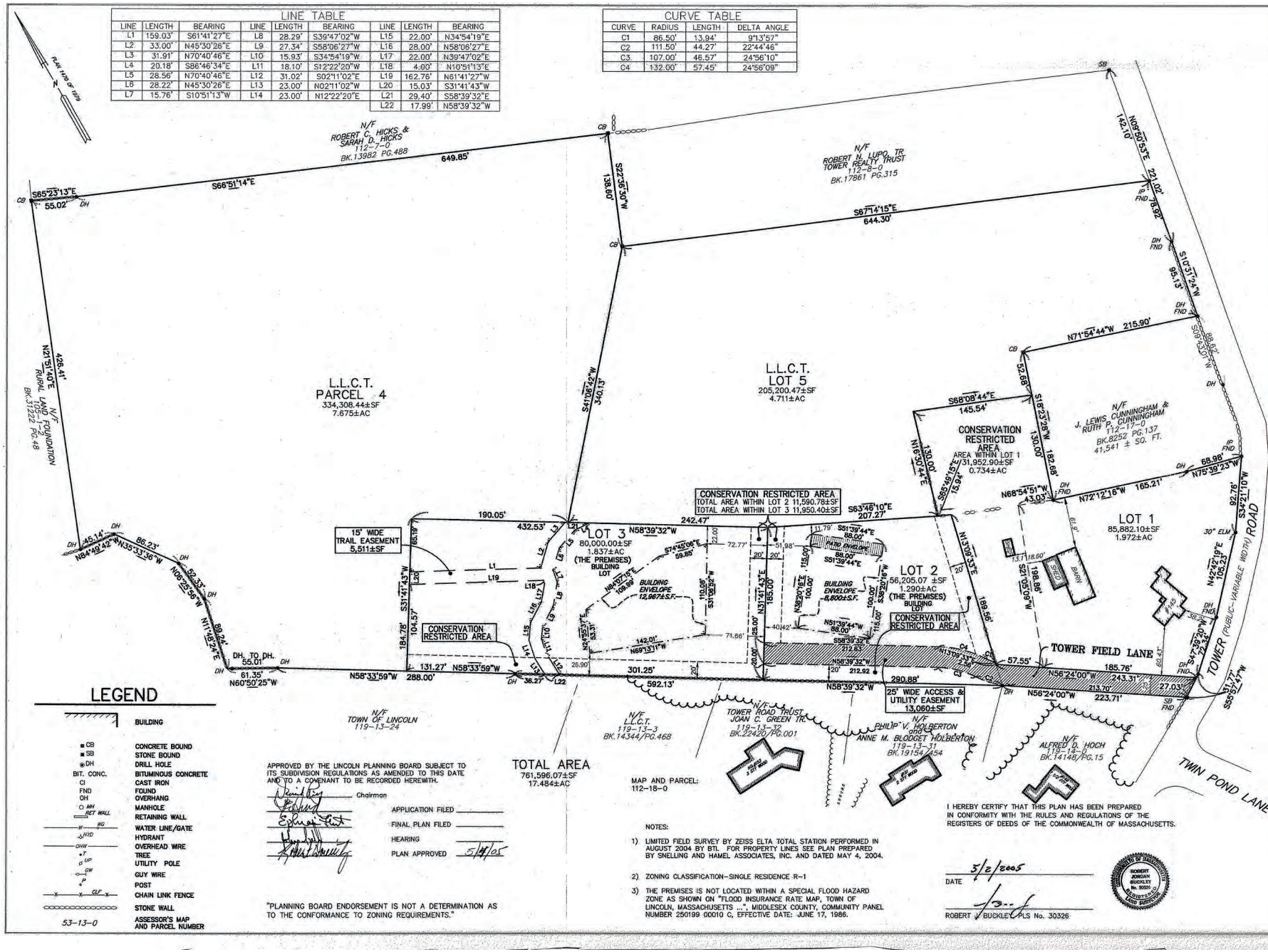
0 25 50 100 Feet

Scale: 1' = 50 "

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

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LEGEND
Trails
Bay Circuit Trail
Numbered Gate Posts
Numbered Trail Junctions
State or Federal Lands
Other Protected Land
Municipal - Town of Lincoln
Private Organization Land
Wetlands
Open Fields
Map 8 - Beaver Pond Area
Trail Map of Lincoln Massachusetts
© 2023 Lincoln Land Conservation Trust
Lincoln Conservation Land updated September 2023
LINCOLN PUBLIC SCHOOLS
Field
OLD TOWN HALL EXCHANGE
TOWN OFFICE
Donaldson Field
33
BALLFIELD ROAD
LINCOLN ROAD
Pierce Hill
PEIRCE HILL ROAD
MACKINTOSH LANE
BC1
Snider Pond
BEAVER POND ROAD
SILVER HILL RO
Beaver Pond
TOWER ROAD WELL
TODD POND ROAD
Todd
SB3
Browning Fields
WESTON ROAD
BROWNING LANE
Beaver Pond
SB2
Todd Pond
Fernald Woods
SHORT HILL ROAD
TOWER ROAD
Stony Brook
MOCCASIN HILL
LAUREL DRIVE
Umbrello
Stony Brook South
SB4
TWIN POND LANE
Twin Pond
SB1
ROUND HILL ROAD
37
BARNES TERRACE
BLACKBURNIAN



PREPARED FOR:

RURAL LAND FOUNDATION OF LINCOLN

16 LINCOLN STREET
P.O. BOX 6328
LINCOLN, MA 01773

RECORD OWNER:

RONALD V. ROW & JANE E. ROW

9261/405

5			
4			
3	5/2/2005	ADD RESTRICTED AREAS	
2	3/16/2005	REVISE LOTS 2, 3 & 4	
1	1/03/2005	UPDATE TITLE	
0	11/1/2004	INITIAL ISSUE	
ISSUE DATE		DESCRIPTION	
DAS	KEA	KEA	
FLD	CALC	DWN	CHK'D

ROW PROPERTY CLUSTER SUBDIVISION DEFINITIVE LOTTING PLAN

145 TOWER ROAD LINCOLN, MA
(MIDDLESEX COUNTY)

PREPARED BY:

BEALS AND THOMAS, INC.
Civil Engineers-Landscape Architects
Land Surveyors-Planners-Wetland Scientists
Reservoir Corporate Center
144 Turnpike Road (Route 9)
Southborough, Massachusetts 01772
Tel.: 508-366-0560
Fax: 508-366-4391
(email) mail@btiweb.com
(website) http://www.btiweb.com

DATE: NOVEMBER 1, 2004
SCALE: 1"=50'
METERS 0 5 10 25
FEET 0 20 40 80 120

BTI JOB NO. 1821.00

BTI PLAN NO. 1821P002D-001

SHEET 1 OF 3
REGISTRY SHEET 1 OF 1

PL

807

1 rest
1 acp
.2 ap.
13

CR # 122

CONSERVATION RESTRICTION
TO LINCOLN LAND CONSERVATION TRUST
Row Lot 3

2005 00238204
Bk: 46358 Pg: 431 Doc: REST
Page: 1 of 13 10/27/2005 12:28 PM

I. GRANTOR CLAUSE:

We, RONALD V. and JANE E. ROW having an address at 145 Tower Road, Lincoln, Massachusetts and the successors and permitted assigns ("Grantor"), acting pursuant to Sections 31, 32 and 33 of Chapter 184 of the Massachusetts General Laws, grant, with quitclaim covenants, to Kenneth E. Bassett, William G. Constable, James DeNormandie, James C. Fleming, Dwight L. Gertz, Robert Jahrling, John V. Kania, Susan M. Klem, John C.B. LeGates, Gwyneth Loud, Ellen Meadors, Richard K. Nichols, Selina Rossiter, Paul Svetz, and Katherine D. Walker, trustees of the LINCOLN LAND CONSERVATION TRUST, a Massachusetts non-profit organization under Declaration of Trust dated November 11, 1957, recorded with Middlesex South District Registry of Deeds at Book 9101, Page 475, and amendments to said trust duly recorded in said registry, having a mailing address at P.O. Box 6022, Lincoln Center, Massachusetts 01773, and its successors and permitted assigns (the "Grantee") in perpetuity and exclusively for conservation purposes, the following described Conservation Restriction on a parcel of land located off of Tower Road Town of Lincoln, Massachusetts, which parcel contains 1.837+/- acres "the Premises", consisting of a restricted "Building Lot", restricted "Building Envelope" and "Conservation Restricted Area" said parcel being described in Exhibit A and being shown as **Lot 3** on a plan attached hereto as Exhibit B titled "Row Property Cluster Subdivision Conservation Restriction Area Plan, 145 Tower Road, Lincoln Massachusetts", dated May 4, 2005, prepared by Beals and Thomas (the "Plan"). The "Conservation Restricted Area" is referred to as the "Conservation Restricted Easement" in the legend of the Plan. For Grantor's title see Middlesex South Registry Book 9261 Page 405.

II. PURPOSES:

The Premises contain outstanding qualities (collectively conservation values) of forest land, and adjacent public and private conservation lands, the protection of which in their predominantly natural or open condition will benefit the public through:

1) the preservation of an important forested landscape, as part of a much larger protected area of forest, and agricultural lands, including the adjacent Row, Umbrello and Fernald public conservation areas, and additional private conservation lands;
2) the enhancement of scenic vistas from Tower Road and adjacent conservation lands and trails;
3) the preservation of an important wildlife corridor and vegetative buffer as part of a much larger protected area including the Row Field and Umbrello conservation property and additional private conservation lands.

III. PROHIBITED ACTS AND USES, EXCEPTIONS THERETO, AND PERMITTED USES:

A. Prohibited Acts and Uses. Subject to the exceptions set forth in Paragraph B below, the following acts and uses are prohibited on the Conservation Restricted Area:

1. Constructing or placing of any building, tennis court, landing strip, mobile home, swimming pool, asphalt or concrete pavement, sign, billboard or other advertising display, antenna, tower, including cell towers, or other temporary or permanent structure or facility on, below or above the Conservation Restricted Area;

Gill Deorne + White
100 Grand View Rd
Braintree MA 02184

179	54	0			1 of 1	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	*Town Of Lincoln*

	Total Card	/	Total Parcel
APPRAISED:	2,572,100	/	2,572,100
USE VALUE:	2,572,100	/	2,572,100
ASSESSED:	2,572,100	/	2,572,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		TOWER FIELD LN, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	SAHIN TR KENAN E
Owner 2:	
Owner 3:	KES REVOCABLE TRUST
Street 1:	3 TOWER FIELD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	01773
Type:	

PREVIOUS OWNER

Owner 1:	STARR TR - MICHAEL J
Owner 2:	-
Street 1:	3 TOWER FIELD LN
Twn/City:	LINCOLN
St/Prov:	MA
Cntry:	
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2007, having primarily STUCCO Exterior and 5537 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.837	1,604,700	9,000	958,400	2,572,100
Total Card	1.837	1,604,700	9,000	958,400	2,572,100
Total Parcel	1.837	1,604,700	9,000	958,400	2,572,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.54 | /Parcel: 464.54

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 05/18/17

!2726!

PREVIOUS ASSESSMENT

Parcel ID 179 54 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,515,300	8400	1.837	930,400	2,454,100		Year End Roll	12/2/2024
2024	101	FV	1,332,500	8400	1.837	912,000	2,252,900		Year end	11/9/2023
2023	101	FV	1,157,900	8400	1.837	740,000	1,906,300	1,906,300	Year end	11/3/2022
2022	101	FV	1,031,600	4800	1.837	684,800	1,721,200	1,721,200	Year End Roll	10/19/2021
2021	101	FV	1,004,200	4800	1.837	640,000	1,649,000	1,649,000	Year End Roll	10/15/2020
2020	101	FV	1,035,500	4800	1.837	664,000	1,704,300	1,704,300	Year End Roll	9/26/2019
2019	101	FV	1,050,600	4800	1.837	646,400	1,701,800	1,701,800	Create Final va	6/4/2019
2018	101	FV	1,050,600	4800	1.837	646,400	1,701,800	1,701,800	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	19:12:52

LAST REV

Date	Time
08/19/24	15:06:17
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2726

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STARR TR,MICHAE	75006-55		6/30/2020	CONVENIENC	1	No	No		
Fox,Charles	60119-106		9/28/2012		1,750,000	No	No		
ROW RONALD V,	46358-444		10/27/2005	CHANGE IN US	660,000	No	No		
	9261-405		10/19/1958		29,000	No	No		

USER DEFINED

Prior Id # 1:	112 18 3
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2023	R-23-0258	FINISH B	195,000	O				Basement remodel t
7/24/2006	3479	NEW HOME	612,500	C	5/27/2008			cert.occup.8-20-07
9/23/2004	3041	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2024	PERMIT VISIT	605	BOA
5/18/2017	MEAS/EXT INS	4	JG
5/27/2008	MEAS+INSPCTD	100	
5/17/2007	MEAS+INSPCTD	100	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	

Total AC/HA:	1.83655	Total SF/SM:	80000	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	958,400	Spl Credit		Total:	958,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	6 - STUCCO		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	4	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	GOOD
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	5.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.2	%

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.91755098
Const Adj.:	1.00584006
Adj $ / SQ:	154.126
Other Features:	94438
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1692771
Depreciation:	88024
Depreciated Total:	1604747

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	1

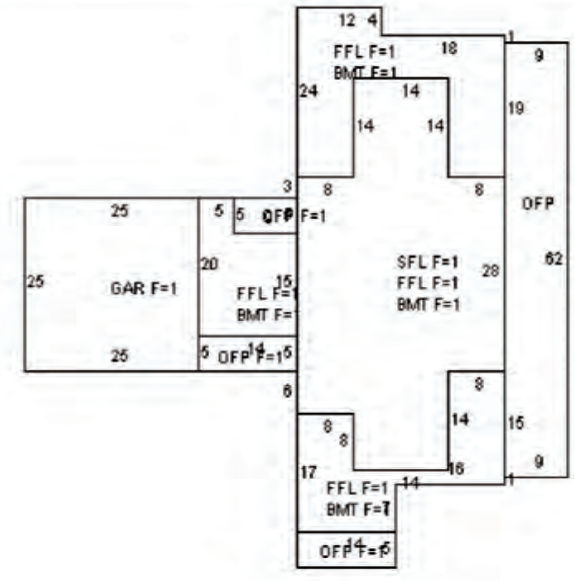
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1873935.157

Juris. Factor:		Before Depr:	308.25
Special Features:	0	Val/Su Net:	221.34
Final Total:	1604700	Val/Su SzAd	448.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,301	71.280	164,023
FFL	1ST FLOOR	2,301	154.130	354,644
SFL	2ND FLOOR	1,280	154.130	197,281
OFP	OPEN PORCH	743	16.050	11,925
GAR	GARAGE	625	38.520	24,075

Net Sketched Area:	7,250	Total:	751,948
Size Ad	3581	Gross Area	7250	FinArea	5537
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SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179 54 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	PATIO	D	Y	1	32X20	G	AV	2017	18.72	T	25	101			9,000			9,000

More:	N	Total Yard Items:	9,000	Total Special Featues:		Total:	9,000

Southern Middlesex Current datetime: 8/19/2026 3:03:51 PM

DETAILS REPORT

**Note: report is Sorted in Ascending Order by Recorded Date, Document Number

Doc#	Document Type	Town	Book/Page	File Date	Consideration
103576	DEED		75006/55	06/30/2020	1.00

Street	Street Name	Description
3	TOWER FIELD LN	

Grantors	Grantees	Street	Property Description
STARR MICHAEL J TR, FIELD TRUST	SAHIN KENAN E TR, KES REVOCABLE TRUST		

References

Book/Page	Description	Recorded year
75006/59	DECLARATION OF HOMESTEAD	2020

References Certificate

4 B

2020 00103576
Bk: 75006 Pg: 55 Doc: DEED
Page: 1 of 4 06/30/2020 12:23 PM

Massachusetts Quitclaim Deed

I, Michael J. Starr, of Boston, Trustee of The Field Trust, dated September 26, 2012, and recorded with the Middlesex South District Registry of Deeds in Book 60119, Page 96, for consideration paid of one dollar ($1.00), grants to Kenan E. Sahin, Trustee of The KES Revocable Trust dated May 12, 2016, as amended and restated on May 27, 2020, of 3 Tower Field Lane, Lincoln, MA 01773; See a Trustee's Certificate pursuant to M.G.L. c. 184, §35, recorded herewith,

With quitclaim covenants

A certain parcel of land with the buildings theron situated on Tower Road, Lincoln, Massachusetts containing 80,000+ sq. ft. and shown as Lot 3 on a plan entitled "Row Property Cluster Subdivision Definitive Lotting Plan, 145 Tower Road, Lincoln, MA," ("the Plan") prepared by Beals and Thomas, Inc., Civil Engineers, Landscape Architects, Land Surveyors, Planners, Wetland Scientists, Reservoir Corporate Center, 144 Turnpike Road, Southborough, Massachusetts 01772, November 1, 2004, recorded at the Middlesex South District Registry of Deeds as Plan No. 1049 of 2005.

This grant is made together with the benefit of and right to use in common with others so entitled the area or way designed on the Plan as "25' Wide Access & Utility Easement," said use to be subject to the easements, restrictions and protective covenants contained in the "Declaration of Easement and Maintenance," ("the Declaration") recorded at the Middlesex South District Registry of Deeds at Book 45733, Page 495.

Property Address: 3 Tower Field Lane, Lincoln, MA

Joseph M. Centofanti
35 Hartwell Avenue
Lexington, MA 02421

This grant is made together with the benefit of and right to use in common with others so entitled the area or way designated on the Plan as "15' Wide Trail Easement," said use to be subject to the easements, restrictions and protective covenants contained in the "Declaration of Easement and Maintenance," ("the Declaration") recorded at the Middlesex South District Registry of Deeds at Book 45733, Page 495.

This conveyance is subject to conditions set forth in a Covenant dated June 23, 2005 with the Town of Lincoln Planning Board, recorded at the Middlesex South District Registry of Deeds at Book 45733, Page 476, which contains specific conditions and restrictions that run with this land.

This conveyance is further subject to the following restrictions:

1. The lot shall not be further subdivided.

2. No structure, attachments or uses inconsistent with a single family dwelling and those prohibited by Lincoln zoning, conservation and health regulations are allowed;

3. The construction and maintenance of no more than one (1) single family dwelling with accessory building with the Building Envelope as depicted on the Plan is allowed;

4. A single family dwelling may be constructed within the Building Envelope as depicted on the Plan provided that it does not exceed a total of 3,500 sq. ft. of living space (gross floor area) as defined by the Town of Lincoln zoning by-laws in effect on September 26, 2012;

Witness my hand and seal this 4TH day of JUNE 2020.

The Field Trust
dated September 26, 2012

Michael J. Starr
Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk

On this 4th day of June 2020, before me, the undersigned Notary Public, personally appeared Michael J. Starr, as Trustee, and proved to me through satisfactory evidence of identification which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes.

Notary Public

ALEXANDER P. LENTONI
Notary Public, Commonwealth of Massachusetts
My Commission Expires October 25, 2024

5. No structure of Lot 3 shall exceed 35 feet measured from the highest topographic point in the building envelope to the highest point of the roof, not including chimneys;

6. No garage or other accessory structure may be constructed except within the Building Envelope and further provided that it does not exceed a total of 600 sq. ft.

7. No tennis court or swimming pool is allowed (hot tubs, Jacuzzis are specifically allowed and excepted from his prohibition);

8. All structures, other than minor accessory structure such as play-sets or portable sheds, shall be constructed or placed within the Building Envelope;

9. No cellular tower or other communication towers shall be constructed or installed.

Being the same premises conveyed by Deed dated September 27, 2012 and recorded with the Middlesex South District Registry of Deeds in Book 60119, Page 106.

Kenan E. Sahin hereby releases any and all Homestead rights. Title has not been examined.

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 3 Tower Field Lane, Lincoln, MA and is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this information package 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 there in or omissions there from.

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 Offered 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 Seller 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, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property. Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.



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LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified.9587344 (MA)