

BRAUCHER & ASSOCIATES

764 CHESTNUT STREET
MANCHESTER NH 03104
Tel: 603-486-1530
ALL MAIL TO THIS ADDRESS

65A FLAGSHIP DRIVE
NORTH ANDOVER, MA 01845
Tel: 978-702-3077

SUPPLEMENTAL INSTRUCTIONS FOR BIDDERS

Date: February 18, 2025 at 11:00 A.M.
RE: Paulina Mauras, Unit 103, Dana Park Place Condominium
173 Pearl St./10-20 Corporal McTernan St. Cambridge, MA

Registered bidders should be aware that the property is subject to an Affordable Housing Covenant as recorded in the Middlesex South County Registry of Deeds at Book 51967, Page 529 (copy attached). Also, successful bidder(s) need to meet income requirements. Those requirements are determined by the City of Cambridge.



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AM
JMA
20 Corporal McTernan St., Unit #103, Cambridge, MA

**Owner's Acknowledgment and Assumption of
AFFORDABLE HOUSING COVENANT
for Unit 103, Dana Park Place Condominium
at 173 Pearl Street / 10-20 Corporal McTernan Street,
Cambridge MA**

OWNER - Paulina Mauras

THE OWNER'S

ADDRESS - 20 Corporal McTernan St #103, Cambridge, MA

THE CITY - City of Cambridge, a municipal government

THE CITY'S

ADDRESS - c/o Housing Director
Community Development Department
City Hall Annex 344 Broadway
Cambridge MA 02139

RESIDENCE - Unit 103 in Dana Park Place Condominium created by Master Deed dated August 21, 2008 recorded with South Middlesex Registry of Deeds, Book 51628, Page 54, including a 0.54% percentage interest in the common areas and facilities of the Condominium, together with all rights and easements now or hereafter appurtenant thereto and all fixtures now or hereafter thereon insofar as the same are a part of the realty, including without limitation parking space 10 as set forth in the unit deed to the Owner.

AFFORDABLE HOUSING COVENANT - That certain Inclusionary Zoning Affordable Housing Covenant dated December 12, 2006 between Pearl Street LLC the original Owner, and the City recorded with South Middlesex Registry of Deeds, Book 48709, Page 571 of which notice was given by Notice of Six Affordable Units at ~~173 Pearl Street / 10-20 Corporal McTernan Street, Cambridge, Massachusetts~~ Under Inclusionary Zoning recorded with South Middlesex Registry of Deeds, Book 48710, Page 1, as affected by Memorandum of Unit Identification dated _____, 2008 recorded with South Middlesex Registry of Deeds, Book _____, Page _____

MORTGAGE SECURING AFFORDABLE HOUSING COVENANT - The Mortgage Securing Obligations under Inclusionary Zoning Affordable Housing Covenant of even or near even date herewith from the Owner to the City with regard to the Residence being recorded with South Middlesex Registry of Deeds, Book _____, Page _____

For execution

1 Return to Mark Donahue
Community Development Dept
344 Broadway
Cambridge, MA 02139

AFFORDABLE PRICE - \$163,700.00

Capitalized words and phrases are defined in the Affordable Housing Covenant.

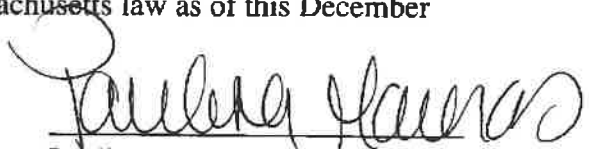
As part of the undersigned Owner(s) purchase of the Residence for the Affordable Price and for valuable consideration, the receipt and sufficiency of which is mutually acknowledged:

Owner Acknowledges Affordable Housing Covenant and Mortgage Securing Affordable Housing Covenant Each undersigned new Owner acknowledges that they are purchasing the Residence at the Affordable Price stated above (which is significantly less than the current market price of equivalent housing) because the Residence is subject to the terms and conditions of the Affordable Housing Covenant referenced above.

Owner Agrees to Perform Obligations Each undersigned new Owner agrees to perform and observe the Owner's obligations under the terms and conditions of the Affordable Housing Covenant while the Owner owns the Residence.

Owner Ratifies Mortgage Securing Obligations under Affordable Housing Covenant Each undersigned Owner acknowledges and confirms that the Mortgage Securing Obligations under the Affordable Housing Agreement referenced above secures performance of the Owner's obligations under the Affordable Housing Agreement.

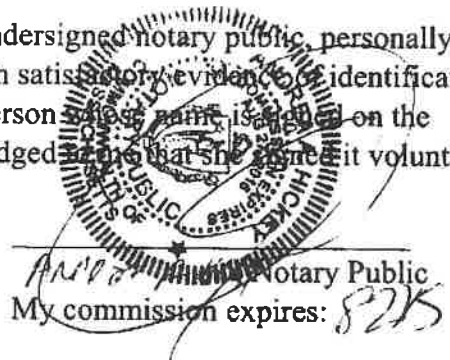
Executed as a sealed instrument under Massachusetts law as of this December 8th, 2008.


Paulina Mauras

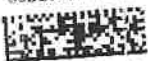
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this December 8th 2008, before me, the undersigned notary public, personally appeared Paulina Mauras, proved to me through satisfactory evidence of identification, which was MA driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged that she signed it voluntarily for its stated purpose.


Paulina Mauras, Notary Public
My commission expires: 8/2/15

062S0001443186



\$9.64
US POSTAGE
FIRST CLASS
FROM 03104
12/04/24
Stamps



MANCHESTER NH 030
4 DEC 2024 PM 3 4

CERTIFIED MAIL



9414 7112 0620 5512 2096 23

UCHER & ASSOCIATES ATTORNEYS AT LAW
CHESTNUT ST STE 1
CHESTER NH 03104

RETURN RECEIPT REQUESTED



CITY OF CAMBRIDGE, MA
Attn: Community Development Department,
CITY HALL ANNEX
344 BROADWAY
CAMBRIDGE MA 02139-1701