

MEMORANDUM

To: Select Board
Community Preservation Committee Members

From: Dave Herer and Maureen Callahan, Community Preservation Committee Chair and Vice Chair, Cecilia Simchak, Assistant Director of Finance, Lauren Spinney, CPC Administrative Coordinator

Re: FY2025 Community Preservation Committee Grant Application (Summer)

Date: September 18, 2024

In connection with the Community Preservation Committee's consultation with the Select Board scheduled for September 24, 2024, below is a summary of the Park & Recreation Department's grant application for the Needham High School Tennis Court Project currently under review by the CPC, including a preliminary "sense of the Committee".

It should be noted that information provided in this memorandum is not intended to be in lieu of Committee member discussions and applicant presentations which occurred during CPC meetings and were subsequently memorialized in the CPC minutes. Furthermore, the preliminary sense of the Committee is not a vote and is not intended to abrogate the full review process by the CPC of this FY2025 Summer Application. The Committee will formally vote on the Application on September 18, 2024.

ARTICLE 12: APPROPRIATE FOR NEEDHAM HIGH SCHOOL TENNIS COURTS

CPC Grant Request FY2025-04 is an application by the Needham Park and Recreation Department (Park & Rec) for CPA funds in the amount of \$1,400,000 for the construction of eight tennis courts at Needham High School under the CPA category of Recreation. Park & Rec previously applied for CPA funding for this project during the Fall 2023 application cycle, but withdrew the application prior to the May Town Meeting. The project was revised to meet conditions imposed by the Planning Board following a Major Site Plan Special Permit review process, and Park & Rec submitted a new CPC project application in August 2024.

As stated in Park & Rec's Initial Project Eligibility Application and responses to the CPC's follow-up questions, attached hereto, the existing NHS tennis courts are in significant disrepair and unsafe for play. As a result, the NHS tennis teams have been practicing and playing matches at the Mills and Newman Courts, putting additional wear and tear on those courts and decreasing residents' access. This project will allow the NHS teams to move back to the high school and allow full access of the neighborhood courts to the public.

Park & Rec proposes replacing the existing four asphalt courts with eight new post-tension concrete courts. "Post-tension concrete carries a 25-year warranty and is quickly becoming the industry norm. In addition, post tension concrete will significantly decrease the maintenance and

staff hours for the upkeep of these courts.” The project also includes improved stormwater management, landscape improvements, taller perimeter fencing, handicap accessible walkways, and new signage. The total estimated cost for this project is \$2,711,091.18. It is on the Town’s Capital Plan at a total project cost of \$3,000,000, contingent upon CPC funding of \$1,400,000.

In FY2022 Park & Rec received a CPA grant in the amount of \$50,000 for design costs associated with this project.

The CPC conducted a detailed due diligence process and received information from Park & Rec concerning, among other things, its updated budget and timeline, and changes to the project that resulted from the Planning Board’s Major Site Plan Review process. The CPC conducted a site visit, received a presentation by Park & Rec, and held a Public Hearing regarding this application on September 11, 2024.

The sense of the Committee is in support of funding CPC Grant Request FY2025-04.

**TOWN OF NEEDHAM COMMUNITY
PRESERVATION COMMITTEE**
www.needham.gov/CPC

**INITIAL ELIGIBILITY PROJECT APPLICATION
FORM DUE BY NOVEMBER 1, 2023**

Email completed applications to Cecilia Simchak at csimchak@needhamma.gov
and Lauren Spinney at lspinney@needhamma.gov

1. Applicant:

Submission Date: 07/19/2024

Town of Needham - Park & Recreation Dept.

2. Applicant's Address, Phone Number, and Email:

178 Rosemary Street, Needham, MA
smulroy@needhamma.gov
jsavignano@needhamma.gov

Contact Name:

Stacey Mulroy & Justin Savignano

3. Purpose

(Please select all that apply)

- ☐ Open Space
☐ Community Housing
☐ Historic Preservation
☒ Recreation

4. Project Name: NHS Tennis Court Improvements - Construction

5. Project Location/Address:

Needham High School
609 Webster Street



6. Property Ownership (Control):

Park and Recreation Commission

7. Amount Requested:

\$ 1,400,000.00

8. Estimated Total Project Cost: *(If Different)*

\$

9. Critical Dates: *(If Applicable)*

Pending approval of this project at Fall 2024 town meeting, construction will begin as soon as possible with the intent of opening the courts before the Spring 2026 tennis season.

Opening these courts will not only benefit the high school program but also alleviate the



- continued -

Project Name: NHS Tennis Court Improvements - Construction

10. Project Summary: *(In 100 words or less provide a brief summer of the project)*

This project will increase the number of courts at the high school from 4-8. Part of the construction includes a base court made of post-tension concrete. Post-tension concrete carries a 25 year warranty and is quickly becoming the industry norm. In addition, post tension concrete will significantly decrease the maintenance and staff hours for the upkeep of these courts.

11. Community Need: *(In 100 words or less describe how the project meets the goals of the Needham Community Preservation Plan)*

The High School Tennis Courts are no longer safe for play. The NHS Tennis Teams have to practice and play their matches at the Mills and Newman Courts. Not only does this put additional wear and tear on these two courts, it dramatically affects the residents access to use the Town courts. This project will allow the high school tennis teams to move back to the high school and allow full access of the other courts to the public. Having more courts at the high school will allow them to host playoff and championship matches. Currently, we are unable to host any post season games. Also, during after school hours and on weekends, the public would have access to the high school courts.

Project Name: NHS Tennis Court Improvements - Construction

11. Eligibility for Funding: *(In 100 words or less, state the legal basis for why this project is eligible for Community Preservation Act funding).*

This will provide a much improved surface and playing environment for tennis players. These courts are where the Town's high school teams play the majority of their games. As the Town has made many improvements to it's fields, this would address the tennis community.

Note: This application enables the Community Preservation Committee to review the request to assess eligibility. You shall be notified by December 1, 2023 of your eligibility. Additional information may be required.

**NEEDHAM COMMUNITY PRESERVATION COMMITTEE
APPLICATION FOR FUNDING**

RECREATION FOLLOW-UP QUESTIONS

Submit to: Cecilia Simchak csimchak@needhamma.gov
Lauren Spinney lsinney@needhamma.gov

Due Date: July 24, 2024

Application No: FY2025-04

Project Title: Needham High School
Tennis Courts (Construction)

CPC Liaison(s): Keith LaFace
Paul Dawson

APPLICANT INFORMATION:

Organization: Town of Needham – Park & Recreation

Contact Name(s): Stacey Mulroy

Address: 178 Rosemary Street, Needham, MA, 02494

Telephone No: 781-455-7930 x230

Email(s): smulroy@needhamma.gov

Please insert at least a brief narrative answer on all applicable subjects.(if a question is not relevant to the project, please list N/A.) If more space is needed, feel free to attach appendices and/or cross-reference other documents provided to the Community Preservation Committee.

PROJECT DETAILS

1. SUMMARIZE THE SCOPE AND/OR CONCEPT OF THE PROJECT:

- a. Provide all design specifications and/or architectural plans applicable to the project.
 - i. Attached
- b. List the names and addresses of project architects, contractors, and consultants.
 - i. Activitas, Inc. – Dedham, MA
- c. Provide a projected task plan and timeline. *(Should you be awarded CPA funding, these tasks will be the basis of your Project Status Reports that will be due periodically until the project is complete).*
 - i. Fall 2024/Winter 2025 to early Spring 2026

- d. Describe any maintenance requirements and estimated yearly costs of maintenance for the completed project.
 - i. The post-tension concrete surface has a warranty of 25 years. The life of post-tension is inching towards 50 years. In the 25 years, there will be limited maintenance outside of repainting lines as they inevitably fade.
 - ii. We will also construct an in-depth and itemized maintenance plan for each year.

2. LIST THE ANTICIPATED PROJECT COST:

- a. Provide a detailed budget with line itemization, including any funding requested previously, as well as any possible future funding requests.
 - i. Attached
- b. Does this project leverage additional or multiple sources of public and/or private funding or assist in planning and development activities to facilitate such leverage? Please provide details.
 - i. N/A
- c. Indicate expenditures & funding (by municipal fiscal year):

Fiscal Year	Total Project Estimated Expenditures	CPC Funds Requested	Other Funding Sources (Amount & Source)
FY '25	\$2,600,000.00	\$1,400,000.00	\$0
FY '26			
FY '27			
FY '28			
FY '29			
TOTAL:	\$2,600,000.00	\$1,400,000.00	\$0

- d. How will the applicant meet the funding needs of this project if the CPC does not provide the total amount requested?
 - i. We will look for other sources of funding within the town.

3. SUPPLY DETAILED PROJECT INFORMATION:

- a. Provide the deed and recorded plans, and maps or renderings of the subject property.
 - i. Attached
- b. Provide inspection reports, existing conditions reports, 21E reports, and other environmental assessment reports.
 - i. Attached

- c. Provide details of any natural resource limitations (wetlands, flood plain, etc.) to which the property is subject.
 - i. N/A
- d. Provide details of any zoning restrictions (i.e. district, dimensional, and use regulations as applicable to the property) to which the property is subject.
 - i. See attached plan and 25' set back
- e. Is the proposed project on the Select Board's capital priority list?
 - i. Yes, under Goal 1, 4, and 5
- f. Is the proposed project on the capital priority list of the applicant?
 - i. Yes
- g. Is there an urgency related to the timing of the project (including scheduling factors not controlled by the applicant)? Provide details.
 - i. The courts are not usable in their current state. The NHS Tennis teams must use the public courts located at Newman and Mills for their practices and their matches. This excludes the public from using any courts during these hours.
 - ii. While we can work around this issue, it does significantly impact the public use.
- h. How will increasing the number of courts from 4 to 8 impact parking on the high school property? Have neighbors been contacted? Will there be a spillover if land and/or parking is impacted?
 - i. This project will have no impact on the parking at the high school.
 - ii. Since we are currently in the design phase of this project, we have not yet contacted the neighbors. However, they will be contacted and invited to share their comments with us within the month.
 - iii. No spillover.

4. ADDRESS CPA APPLICATION EVALUATION CRITERIA:

- a. Summarize how the proposed project utilizes, preserves, protects, increases, and/or enhances recreational activities and access to Needham's natural and recreational resources.
 - i. The high school tennis courts are used by many user groups: the NHS Varsity, JV and 9th grade tennis teams, the NHS wellness department and their numerous classes, Park and Recreation tennis lessons for all ages and the residents of Needham. This project will preserve and improve these assets as well as making them more accessible.

b. Explain how this project meets the following **General Factors for Consideration** of the Needham Community Preservation Plan. Provide details:

- The project is consistent with the goals of the Town of Needham Community Preservation Plan.
 - Yes
- The urgency of the project with particular consideration to those requests whose successful implementation is constrained by scheduling factors not controlled by the applicant.
 - Some parts of this project are dependent on weather conditions.
- The project is economically or otherwise reasonably feasible to implement and operate on a long-term basis.
 - Yes
- The project satisfies federal, state and local laws to the extent applicable.
 - Yes
- The project leverages additional or multiple sources of public and/or private funding or assists in planning and development activities to facilitate such leverage may possibly be preferred.
 - No
- The project utilizes, preserves, protects, increases or enhances Town-owned open space, recreation, historic and/or housing assets.
 - Yes, this funding request supports recreational assets in Needham.
- A project that benefits privately owned resources shall include permanent restrictions to ensure a public benefit.
 - N/A
- Awarding funds for the project is consistent with prudent long-term management of CPA funds.
 - Yes
- The project proponent has demonstrated to the reasonable satisfaction of The Committee the ability and competency to implement the project as proposed either by its record of successfully implementing similar projects or otherwise.
 - Yes
- The applicant has site control, or the written consent by the property owner (or relevant Town agency or board) to submit an application.
 - Yes
- The Committee prefers to bring projects to the Annual Town Meeting in May, though under special extraordinary circumstances that affect the project negatively, a project

may be considered to be presented at a Special Town Meeting.

- Yes
 - CPA funding will enable the project.
 - Yes
- c. Explain how this project addresses the following **Recreation Factors for Consideration** in the Needham CPA Plan (if any):
- Provides additional athletic fields to meet the needs of the Town's growing demand.
 - N/A
 - Encourages and develops more recreational access/use of open spaces (where appropriate) and natural resources.
 - Yes
 - Encourages regional bike trails throughout Needham.
 - N/A
 - Enhances resources for walking, hiking, cross-country skiing, bicycling, boating and fishing.
 - N/A
 - Increases recreational uses of the Charles River.
 - N/A
 - Acquires land to fulfill identified current and future recreational needs.
 - N/A
 - Develops active recreational resources including playing fields, improved/new playgrounds, and improved handicapped access; also addresses adult senior and toddler recreational needs.
 - Yes, this project will develop and improve the quality of our tennis courts, add and improve accessibility to the courts, and create the ability to offer tennis lessons, tournaments and more to residents of all ages.
5. Upon completion of this project, do you plan to acknowledge the financial support provided by CPC? Please explain.
- a. Yes
6. **SUPPORTING DOCUMENTS:** Please attach letters, references, studies, maps, statistics or any other documents which support the merits of the application.

SUPPLEMENTAL PROJECT SPECIFIC QUESTIONS

1. If construction bids have been received, please provide the winning bid. – The project has been fully designed. If this request is awarded, we will move forward with bidding for construction of the courts.

Otherwise, please provide the design specification for the project and/or the draft RFP that will be issued. - See attached for the design proposal. We have not yet submitted a RFP.

2. Are there any other town and/or third party funding sources that could support this project, at least in part? - Not at this time

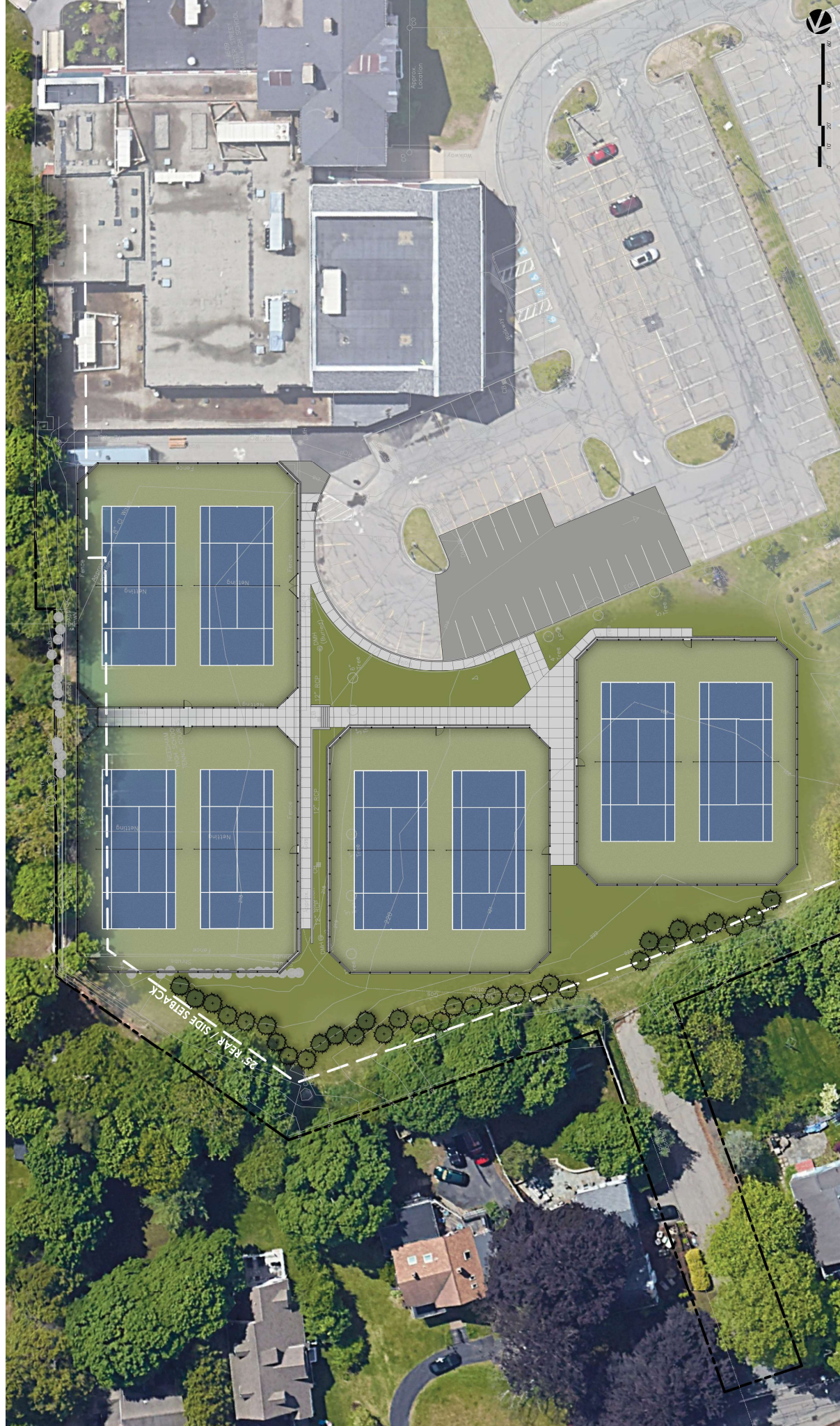
CIP Funds were mentioned in the application. Has that option been explored, and where is cost-sharing coming from or matching funds? - We will work with the Town Manager's office if we do not get funding from the CPA for this project.

Has the construction of replacement tennis courts (whether 4 or 8) been in the Town's 5-year capital projects plan? If so, for how long? -Yes, the tennis courts have been on the Town's CIP since 2021 and on the Park & Recreation Commission's plan for over 5 years.

3. The pre-application mentions the advantages of a concrete surface design as opposed to one based on an asphalt:
 - a. What is the estimated construction cost of each option? – See itemized quote attached.
 - b. What is the estimated annual and 20-year maintenance cost of each option, including staff hours and materials? Calculate the net present value of each option to illustrate which is most financially beneficial for the town. – See attached quote.
 - c. Regardless of which option, is it Town policy to include to fully fund these annual maintenance costs in future annual budgets? – Yes.
 - i. The post-tension concrete has a 25-year warranty on the surface. There will be limited maintenance during this time, aside from repainting the tennis lines as they fade. Additionally, post-tension courts are quickly becoming the industry norm and are lasting more than 50 years before needing a complete reconstruction project.
 - d. If either court option is maintained properly over time, would the courts last an indefinite time or require replacement?
 - i. Post-tension concrete has a 25-year warranty and are currently lasting 50 years or more. (Post-tension has not been around as long as asphalt tennis courts and we have not seen the actual lifetime of these courts.)
4. Please provide more detail on:
 - a. When the public would have access to the new courts, i.e. times of day and days per week?

- i. The public would have access to the courts afternoons and weekends during the school year. During the Spring Tennis season, access during the week would be after the NHS teams get off the courts – typically early evening.
 - ii. During the summer, the public would have full access to the courts, outside of the Tennis Camp operations.
 - iii. Exceptions: public access would be restricted during Town Events and Park & Recreations run lessons and programs.
 - b. Would the new courts be used for Summer Programs?
 - i. Yes, we run a robust Tennis Camp at the NHS tennis courts. This would allow us to bring in more kids and staff to offer even more options.
 - c. Will members of the public be charged fees for court time, and if so, how much?
 - i. Needham residents are required to purchase Court Badges to use any of our public courts.
 - ii. Information on our badges can be found on page 8 of our Winter/Spring brochure <https://needhamma.gov/DocumentCenter/View/44978/WS-2024-Brochure-v16?bidId=>
 - iii. Purchasing court badges can be done on our registration website https://needhamprograms.myrec.com/info/activities/program_details.aspx?ProgramID=30322#20716_146000
5. Regarding Tennis as a sports elective at NPS:
- a. How many courts at Mills Field and Newman have the High School teams been using for each season?
 - i. All of the courts at both locations are used Monday – Friday afterschool until about 7pm during the Spring Tennis season
 - b. How many kids have participated in the High School as a Fall Sports elective? As a Spring Sports elective?
 - i. NHS has a full roster of Varsity, JV and 9th grade teams for both boys and girls.
 - c. Have there been cuts, or have all kids selecting tennis as their sport been able to play?
 - i. No
 - d. If 8 new courts are built, would NPS be expecting to expand the number of kids involved with the tennis program?
-

- i. Yes, as much as they can under MIIA regulations, but they will also have the ability to expand their Wellness program offerings.
- 6. Regarding the tournaments mentioned in initial application:
 - a. Would all tournaments, matches or post-season play be NPS-related and/or sponsored?
 - i. Most of them would be related to the NHS Tennis teams. However, the Park and Recreation department would also have the ability to host tournaments, lessons and other numerous offerings to the residents of Needham.
 - b. Is it envisioned that the new 8 courts would be used for tournaments unrelated to the Town of Needham?
 - i. Not at this time
- 7. With respect to the answer given in *Section 12 Eligibility for Funding* of the initial application, please detail further why tennis courts qualify as "recreational structures" that are eligible for funding under the CPA statute Chapter 44B.
 - i. The courts at the high school are no longer safe for competitive practice, lessons, or matches. This project will bring the ability to play back to the high school student body as well as the public at large. This project will also increase the accessibility of the old courts as well as the additional courts. Currently, there is limited access to these courts.



Proposed Tennis Court Site Plan

Needham High School | Needham, Massachusetts

ACTIVITAS

landscape architecture | civil engineering
70 Milton Street | Dedham, MA 02026-2915
(781) 332-2600 | activitas.com
JULY 30, 2024

ITEMIZED OPINION OF PROBABLE COSTS - 8 COURTS

Project: Needham High School Tennis
Project No. 23016.00
Phase: Design Study
Date: 30 July 2024

NOTE:

Due to the inflationary and unpredictable construction climate, this cost opinion may not represent the actual cost of construction.

This is an Opinion of Probable Construction Cost only and is based upon a preliminary design. Activitas has no control over the cost of labor, materials, equipment or services furnished. We also have no control over project schedules, contractor's means and methods of construction or their determination of prices, the competitive bidding market or negotiating conditions. Activitas cannot guarantee that this opinion will not vary from the actual bid and project costs.

There are no costs provided for client costs, financing of funding costs, legal fees, land acquisition or temporary/permanent easements, operations or any other costs associated with this project that are not specifically part of the preliminary scope.

ASSUMPTIONS:

Sales tax exempt, prevailing wage rate construction.

No rock or ledge excavation is required unless otherwise noted.

Unsuitable, contaminated or hazardous materials are not contemplated unless otherwise noted.

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE PROJECT COSTS							
00001	MOBILIZATION AND SITE PREPARATION						\$72,393.50
1	Mobilization	1	ALLOW	10000.00		\$10,000.00	
2	Construction Entrance	1	ALLOW	5000.00		\$5,000.00	
3	Installation of Temporary Construction Fence	1,300	LF	8.00		\$10,400.00	
4	Erosion Control - Install, Maintain, Remove	900	LF	8.00		\$7,200.00	
5	Remove and Dispose of Existing Chain Link Fence	796	LF	10.00		\$7,960.00	
6	Pulverize-In-Place Existing Bituminous Concrete Pavement for Reuse (3")	25,667	SF	0.50		\$12,833.50	
7	Silt Sacks - Install, Maintain, Remove	6	EA	250.00		\$1,500.00	
8	Remove and Dispose of Existing CBs and Drain Pipe	1	ALLOW	5000.00		\$5,000.00	
9	Cap and Abandon Existing Water Line in Place	1	ALLOW	2500.00		\$2,500.00	
10	Protect Existing Utilities to Remain	1	ALLOW	10000.00		\$10,000.00	
	Item Subtotal:					\$72,393.50	
00002	EARTHWORK & DRAINAGE IMPROVEMENTS						\$66,163.60
1	Limit of Disturbance	86,666	SF				
2	Strip and Stockpile Existing Topsoil (Assume 0.5' Depth)	590	CY	4.00		\$2,361.26	
3	Screen Topsoil for Reuse (Assume 20% Fluff)	708	CY	5.25		\$3,718.98	
4	Dispose of Tailings (Assume 10% of Screened Topsoil)	71	CY	20.00		\$1,416.76	
5	Rough Grade Limit of Disturbance	86,666	SF	0.10		\$8,666.60	
6	Drainage Improvements	1	ALLOW	50000.00		\$50,000.00	
	Item Subtotal:					\$66,163.60	
00003	RENOVATED TENNIS COURTS						\$725,583.40
1	Fine Grade and Compact	25,922	SF	0.20		\$5,184.40	
2	Post-Tension Concrete	25,922	SF	18.00		\$466,596.00	
3	Channel Drain Along Sideline	258	LF	100.00		\$25,800.00	
4	Tennis Court Surfacing	25,922	SF	3.50		\$90,727.00	
5	Tennis Court Net Posts, Netting, and Center Strap Anchors	4	SET	3000.00		\$12,000.00	
6	4' High Chain Link Fence	132	LF	68.00		\$8,976.00	
7	12' High Chain Link Fence	780	LF	135.00		\$105,300.00	
8	4' Wide Single Gate	3	EA	1500.00		\$4,500.00	
9	4' Wide Double Gates	1	EA	3000.00		\$3,000.00	
10	12' Wide Double Gate - 4' High	1	EA	3500.00		\$3,500.00	
	Item Subtotal:					\$725,583.40	
00004	NEW TENNIS COURTS						\$783,387.10
1	Dense Graded Crushed Stone (12' Profile)	960	CY	50.00		\$48,003.70	
2	Fine Grade and Compact	25,922	SF	0.20		\$5,184.40	
3	Post-Tension Concrete	25,922	SF	18.00		\$466,596.00	

\$2,711,091.18

N O T
A N
O F F I C I A L
C O P Y

Herbert W. Firth
Notary Public
O F F I C I A L
C O P Y

The Commonwealth of Massachusetts

Norfolk,

ss.

May 26,

19 52

Then personally appeared the above named Herbert W. Firth

and acknowledged the foregoing instrument to be his free act and deed, before me

Lyndell F. Carter
Notary Public—Justice of the Peace

My commission expires *Feb. 4, 1955*

Rec'd & entered for record May 29, 1952 at 9h.15m.A.M.

We, EVAN C. THORPE and JOSEPHINE B. THORPE, husband and wife, as tenants by the entirety, both

of Needham, Norfolk

County, Massachusetts

~~being unmarried~~, for consideration paid, grant to INHABITANTS OF TOWN OF NEEDHAM, a municipal corporation located in Norfolk County, Massachusetts,

of

with quitclaim covenants

the land in Needham, Norfolk County, Massachusetts, being designated and shown as Lots 12, 22, 23 and 25 on a plan entitled "Subdivision of Land owned by the Needham Real Estate Associates, Needham, Mass. Dec. 1, 1926, John E. Titus, Landscape Architect, Newton Upper Falls," said plan being recorded with Norfolk County Registry of Deeds in Book 1787, Page 508. According to said plan, Lot 12 contains 12,114 square feet, Lot 22 contains 10,273 square feet; Lot 23 contains 10,537 square feet; and Lot 25 contains 10,306 square feet.

Said lots are more particularly bounded and described as follows:

- Lot 12: Northeasterly by a proposed street as shown on said plan sixty-one and 84/100 (51.84) feet;
Southeasterly by Lot 11 as shown on said plan one hundred fifty-one and 74/100 (151.74) feet;
Southwesterly by land of Town of Needham by two bounds, forty-four and 45/100 (44.45) feet and fifty (50) feet respectively; and
Northwesterly by Lot 13 as shown on said plan one hundred fifty-three and 70/100 (153.70) feet.
- Lot 22: Northeasterly by Lot 20 as shown on said plan thirty-eight and 87/100 (38.87) feet;
Southeasterly by Lot 23 as shown on said plan one hundred seventy-seven and 5/10 (177.5) feet;
Southwesterly by a proposed street as shown on said plan eighty-six and 57/100 (86.57) feet; and
Northwesterly by Lot 19 as shown on said plan one hundred sixty (160) feet.
- Lot 23: Northeasterly by Lot 20 as shown on said plan thirty and 56/100 (30.56) feet;
Southeasterly by Lot 24 as shown on said plan one hundred eighty-two and 5/100 (182.05) feet;
Northwesterly by Lot 22 as shown on said plan one hundred seventy-seven and 5/10 (177.5) feet; and
Southwesterly by a proposed street as shown on said plan eighty-six and 57/100 (86.57) feet.

3087

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NOT
AN
OFFICIAL COPY

Herbert W. Firth
Notary Public
OFFICIAL COPY

The Commonwealth of Massachusetts

Norfolk,

ss.

May 26,

19 52

Then personally appeared the above named Herbert W. Firth

and acknowledged the foregoing instrument to be his free act and deed, before me

Sydney F. Carter
Notary Public—Justice of the Peace

My commission expires *Feb. 4, 1955*

Rec'd & entered for record May 29, 1952 at 9h.15m.A.M.

We, EVAN C. THORPE and JOSEPHINE B. THORPE, husband and wife, as tenants by the entirety, both

of Needham, Norfolk

County, Massachusetts

being unmorried, for consideration paid, grant to INHABITANTS OF TOWN OF NEEDHAM, a municipal corporation located in Norfolk County, Massachusetts,

of

with quitclaim covenants

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