



PROPERTY INFORMATION PACKAGE #25-2141

REAL ESTATE AUCTION

**2,245+/- SF, 3-BEDROOM, 2-BATH HOME
On 2.8+/- Acres Abutting Smith Hill Trail**

6 EMERSON RD., LINCOLN, MA

Wednesday, August 20 at 11am On-site

Open House: Wednesday, August 13 (11am-1pm)

MA Auc. Lic. #111



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AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



July 9, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 2,245+/- sf, 3-bedroom, 2-bath home on 2.8+/- acres abutting Smith Hill Trail, located at 6 Emerson Rd., Lincoln, MA. The property is in a desirable area close to highly-rated public & private schools, conservation and cultural attractions; 3+/- mi. to Walden Pond & Minuteman National Historic Park HQ, 4+/- mi. to DeCordova & Flint's Pond, 5+/- mi. to Lincoln Center and 6+/- mi. to MA Audubon's Drumlin Farm. It offers commuter convenience with easy access to MBTA Commuter Rail, Routes 2, 2A, 117, 128, I-95 & I-495.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, August 20, 2025 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$25,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President



TERMS & CONDITIONS

REAL ESTATE AUCTION

**2,245+/- SF, 3-BEDROOM, 2-BATH HOME
On 2.8+/- Acres Abutting Smith Hill Trail**

6 EMERSON RD., LINCOLN, MA

Wednesday, August 20 at 11am On-site

Open House: Wednesday, August 13 (11am-1pm)

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Terms of Sale: 10% deposit of which Twenty-Five Thousand Dollars (\$25,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, August 22, 2025. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, September 19, 2025 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.



BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	\$100,000.00
Add 10% Buyer's Premium:	\$ 10,000.00

Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

AUCTION PURCHASE AND SALE AGREEMENT
(MA Auctioneer Lic# 111)

This 20th day of August 2025

1. PARTIES AND MAILING ADDRESSES

Sandra Damirjian Trust hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 6 Emerson Rd., Lincoln, MA.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$_____ have been paid as a deposit this day and

\$_____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by
4:00 pm ET on Thursday, August 21, 2025 as the additional deposit

\$_____ are to be paid at the time of delivery of the deed by certified,
cashier's, treasurer's or bank check(s)

\$_____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, September 19, 2025 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

Buyer's Initials: _____

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials:_____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Sandra Damirjian Trust, Seller

By:

By:

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Daytime Phone

Buyer's Evening Phone

BUYER

BUYER

Buyer's Attorney (Name)

Buyer's Attorney (Firm)

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

2,245± SF 3BR, 2BA HOME

6 Emerson Rd, Lincoln, MA

On 2.8± Acres Abutting Smith Hill Trail



AUCTION: Wednesday, August 20 at 11am On-site

RE Tax Assessment: \$919,500

Site Area: 2.8± acres (121,948± sf), primarily wooded

Gross Building Area: 3,774± sf

Gross Living Area: 2,245± sf

Design: Split level built 1978 with 3 bedrooms, 2 baths, 2 fireplaces, walk-out lower level

Deck: 884± sf

Heat: Oil-fired forced hot air, central a/c

Carport: 532± sf (38' x 14'), attached

Drive: Paved drive to gravel parking via Lot 6 right-of-way easement

Shed: 144± sf

Legal Ref: Middlesex S County 66637/519

Plan Ref: Middlesex S County Plan 184 Lot 7 (1963)*

Frontage: 394± ft on Emerson Rd*

*NOTE: Lot 7 was originally 3± acres with 312± ft frontage when known as 46 Cambridge Tpk prior to Rt 2 access changes in 2013

Water: Well, Town water available at street

Sewer: Private septic

Parcel ID: 112-10-0

Zoning: R1

Desirable area close to highly-rated public and private schools, conservation & cultural attractions including Minuteman National Historic Park, DeCordova, Drumlin Farm, Walden Pond & Flint's Pond. Commuter convenience just 5± miles to Lincoln Center with easy access to MBTA Commuter Rail, Routes 2, 2A, 117, 128, I-95 & I-495.

JJManning

AUCTIONEERS

Property Info., Photos, Broker Registration & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA AUC LIC 111

Brochure 1843 • Ref 25-2141

Open House: Wednesday, August 13 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, August 22, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		EMERSON ROAD, LINCOLN

OWNERSHIP

Owner 1:	DAMIRJIAN TR SANDRA			
Owner 2:	CELLUCCI DANIEL B			
Owner 3:	SANDRA DAMIRJIAN REVOC TRUST			
Street 1:	6 EMERSON ROAD			
Street 2:				
Twn/City:	LINCOLN			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	01773-1815		Type:	

PREVIOUS OWNER

Owner 1:	DAMIRJIAN - SANDRA		
Owner 2:	CELLUCCI - DANIEL B		
Street 1:	6 EMERSON ROAD		
Twn/City:	LINCOLN		
St/Prov:	MA	Crtry:	
Postal:	01773-1815		

NARRATIVE DESCRIPTION

This parcel contains 2.8 ACRES of land mainly classified as ONE FAM with a SPLIT LEVL Building built about 1978, having primarily WOOD SHING Exterior and 2245 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	Residential	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

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 FEET	PRIME SITE		0	6.83	1.00	R1									546,400						546,400	
101	ONE FAM		0.963		ACRES	EXCESS ACREAGE		0	35,000.	1.00	R1									33,705						33,700	
Total AC/HA:	2.79955			Total SF/SM:	121948		Parcel LUC:	101	ONE FAM		Prime NB Desc	RES CAT 1								Total:	580,105		Spl Credit		Total:	580,100	

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

Database: AssessPro - Lincoln

meadorse

2025

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.800	353,700	900	580,100	934,700
Total Card	2.800	353,700	900	580,100	934,700
Total Parcel	2.800	353,700	900	580,100	934,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		416.27	/Parcel: 416.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2025	101	PTCH	353,700	900	2.8	564,900	919,500	
2025	101	Test	353,700	900	2.8	564,900	919,500	
2024	101	FV	353,700	900	2.8	564,900	919,500	
2024	101	PTCH	353,700	900	2.8	564,900	919,500	919,500
2023	101	FV	328,300	900	2.8	588,900	918,100	918,100
2022	101	FV	270,900	1100	2.8	535,300	807,300	807,300
2021	101	FV	240,400	1100	2.8	468,900	710,400	710,400
2020	101	FV	247,500	1100	2.8	313,900	562,500	562,500

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst
DAMIRJIAN,SANDR	65537-519		6/15/2015	CONVENIENC	100	No	No
DAMIRJIAN NERSI	53159-73		7/8/2009	DIVORCE/ESTA	1	No	No
CONNOLLY JOSEPH	31060-375		1/18/2000		378,375	No	No
JOSEPH F. CONNO	22074-301		5/29/1992	FAMILY		No	No

BUILDING PERMITS

[illegible]

Parcel ID

112 10 0	
Notes	Date
test PP asssd va	7/3/2024
test assessed v	1/19/2024
Year end	11/9/2023
patch	11/7/2023
Year end	11/3/2022
Year End Roll	10/19/2021
Year End Roll	10/15/2020
Year End Roll	9/26/2019

PAT ACCT.

Verif	Notes
	SANDRA HAS 9/10 INT AND 1/10 I
	1/10 int. D. B. Cellucci

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/20/1996	MEAS+INSPCTD	606	
12/7/1993	PERMIT VISIT	600	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Sign:

VERIFICATION OF VISIT NOT DATA

Total:	580,105	Spl Credit		Total:	580,100
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Return to:
Gerald J. Turner, Esq., CPA
Orsi Arone Rotherberg Iannuzzi & Turner
160 Gould Street, Suite 320
Needham, MA 02494-2300

For reference to title, see deed dated June 26, 2009 and recorded at Middlesex South Deeds at Book 53159, Page 73.

WITNESS MY HAND AND SEAL THIS 28th DAY OF May, 2015.


Sandra Damirjian

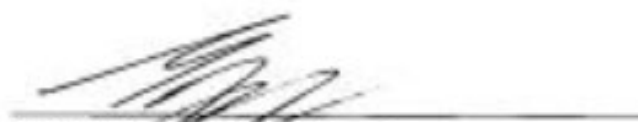
COMMONWEALTH OF MASSACHUSETTS

County of Norfolk, ss

On this day, May 28, 2015, before me, the undersigned notary public, personally appeared Sandra Damirjian, proved to me through satisfactory evidence of identification, which was ☒ a Massachusetts driver's license, ☐ an oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, ☐ other _____, to be the person whose name is signed to the preceding instrument, and acknowledged to me that she signed it voluntarily for its stated purposes.

Witness my signature and official seal.

[Seal]


Notary Public: Gerald J. Turner
My commission expires: July 30, 2021

LINCOLN, MASS.
 BELONGING TO

SCALE 100 FT. TO THE INCH
ROWLAND H. BARNES & CO. - CIVIL ENGINEERS
681 MAIN ST. WALTHAM, MASS.

JANUARY 1963

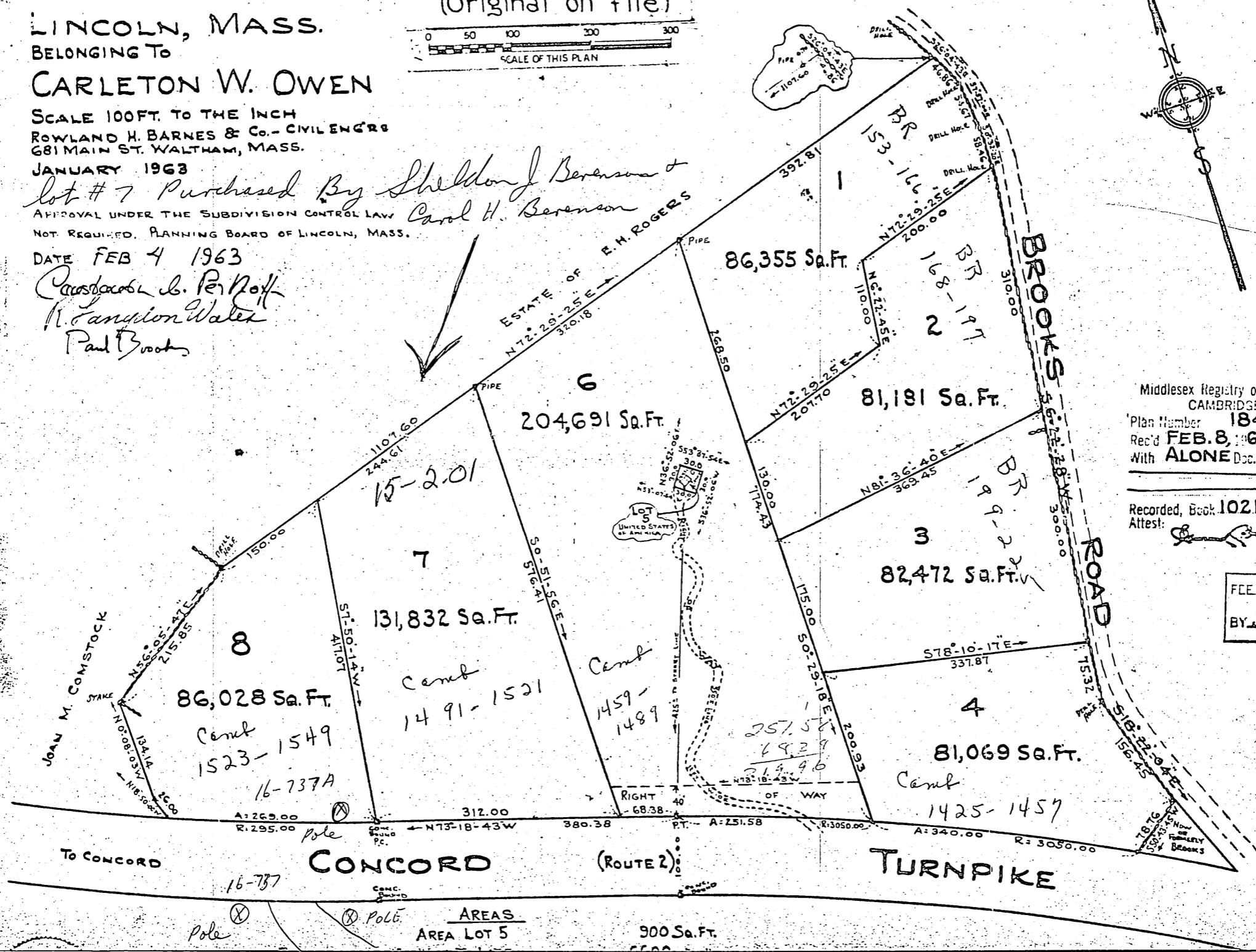
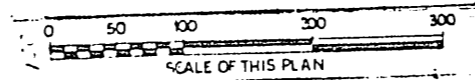
681 MAIN ST. WALTHAM, MASS.
JANUARY 1963
lot # 7 Purchased By Sheldon J Berenson &
Approval UNDER THE SUBDIVISION CONTROL LAW Carl H Berenson

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED. PLANNING BOARD OF LINCOLN, MASS.

DATE: FEB 4 1963

Castorole B. Perloff
 R. Canyon Waters
 Paul Brooks

(Original on file)

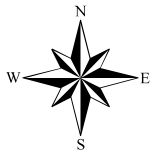


Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Plan Number 184 of 1963
Rec'd FEB. 8, 1963 at 2 h 01 m P.m.
with ALONE Doc. No. _____

Recorded, Book 10215. Page END
Attest: 3 6 6 REGISTER

FEE 6.00
BY JJE

418



6 Emerson Rd. Aerial

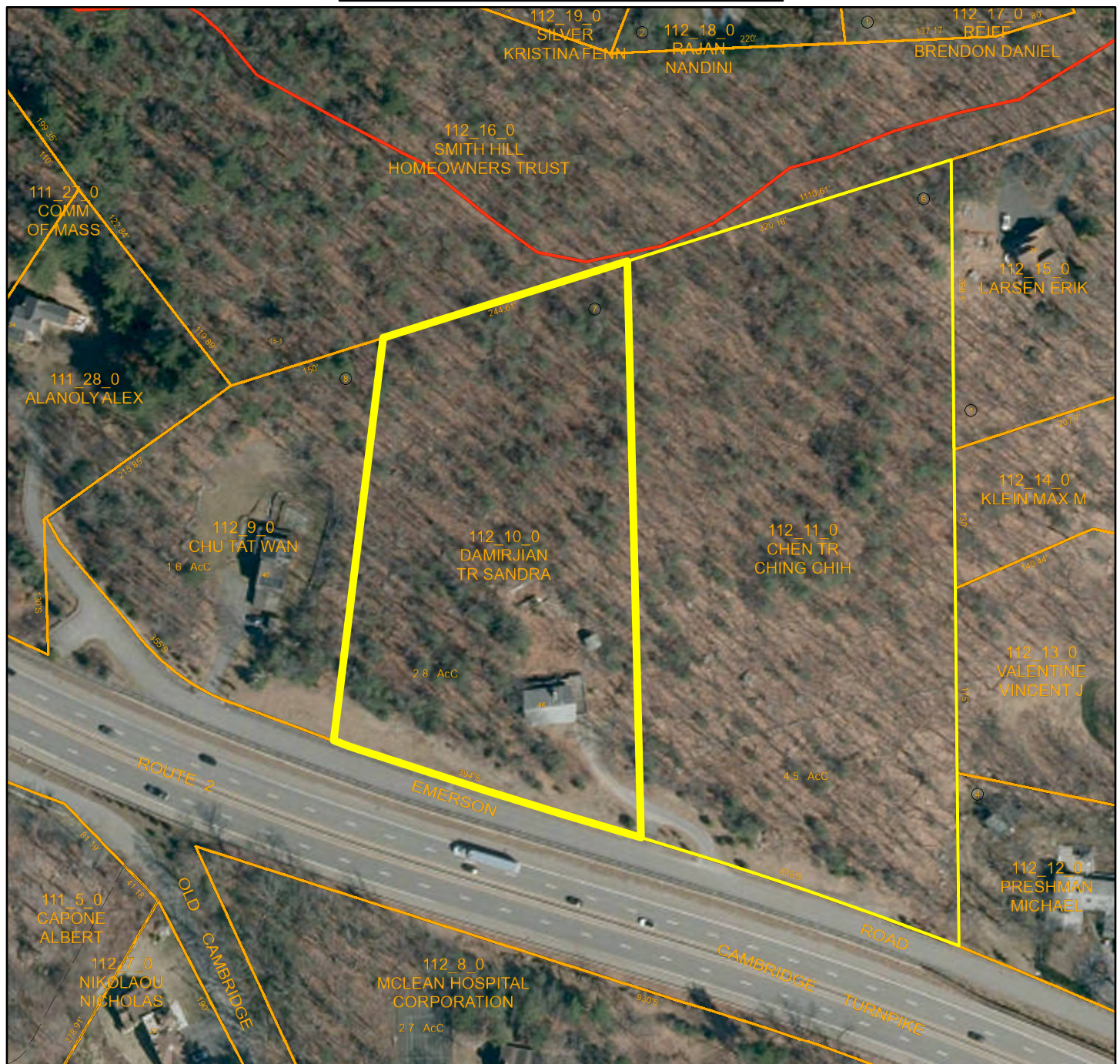
Town of Lincoln, MA

1 inch = 140 Feet



www.cai-tech.com

May 29, 2025



	Right of Way		Private Road
	Trail App Trails		Public Road
	Property Line	OwnerNames-LotNumbers	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



6 Emerson Rd.

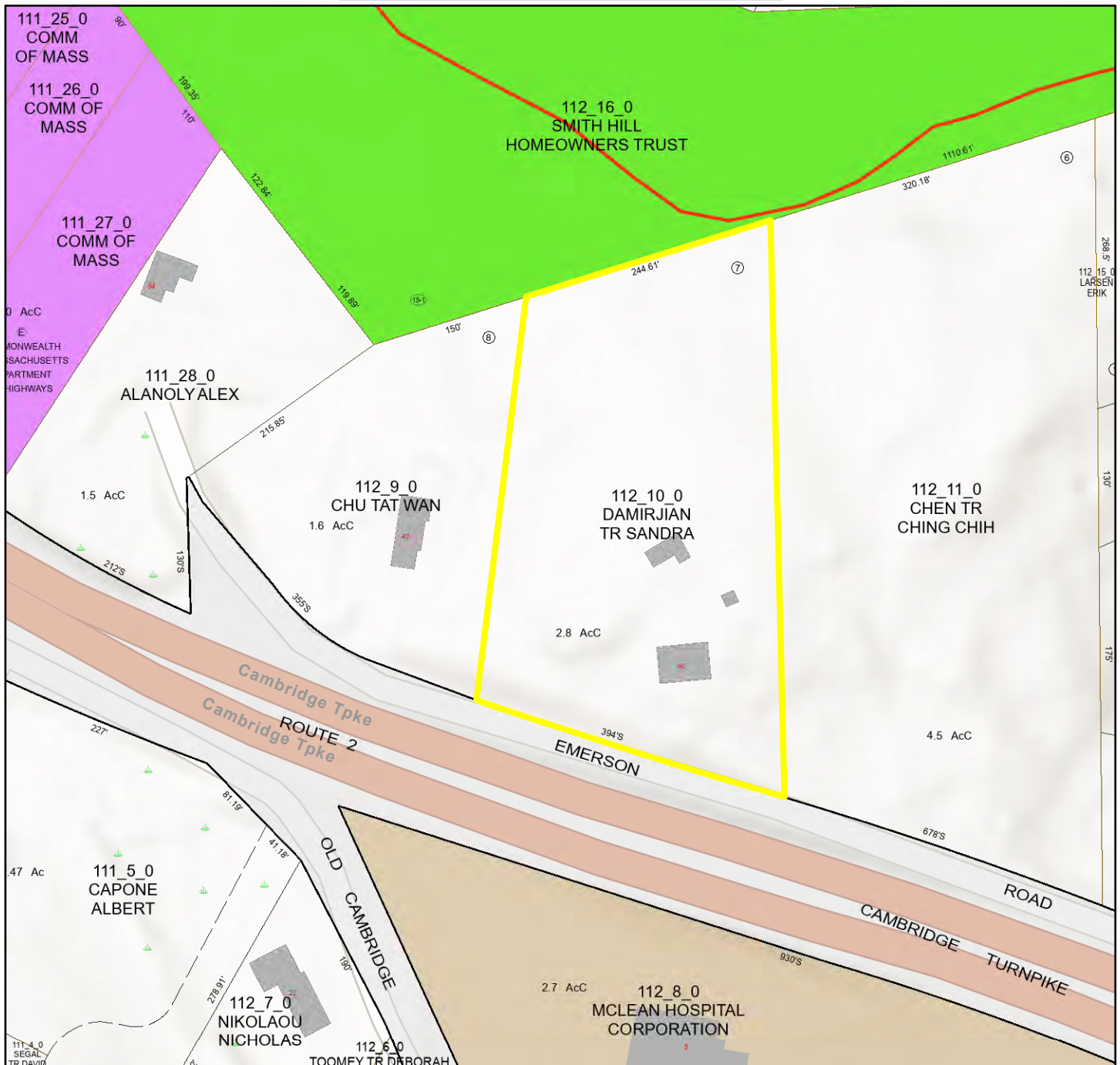
Town of Lincoln, MA

1 inch = 140 Feet



www.cai-tech.com

May 29, 2025



Right of Way	Public Road	Buildings
Trail App Trails	OwnerNames-LotNumbers	Conservation Restrictions
Property Line	Right of Ways	Institutional
Private Road	Wet Areas	Commonwealth of Massachusetts

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THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: MASSGIS 2008 ORTHO IMAGERY

COMPLETION DATE: 2012

PRODUCED IN 2012 BY

CAI Technologies
Precision Mapping. Geospatial Solutions.

11 PLEASANT STREET, LITTLETON, NH 03661
800.322.4540 - WWW.CAI-TECH.COM

LEGEND

AREA SURVEYED Ac

AREA CALCULATED AcC

RECORD DIMENSION 100'

SCALED DIMENSION 100'S

MATCH LINE M.L.

WATER

EXEMPT PROPERTY

SUBDIVISION LOT NO.

BUILDING/STREET NO.

RIGHT OF WAY/ACCESS

COMMON OWNERSHIP

WETLANDS

SCALE 1" = 100'

FEET 50 0 100 200 300

METERS 25 0 25 50 75

REVISED TO :

PROPERTY MAPS

LINCOLN

MASSACHUSETTS

INDEX DIAGRAM

110	109	108
111	113	
121	120	119

MAP NO.

112

HIGHWAY GUARD DETAILS

PRECAST CONCRETE MEDIAN BARRIER - DOUBLE FACED (TALL)

STA 32+97 TO STA 1+94

STA 38+68 RT TO STA 40+55 RT

STA 40+80 LT TO STA 41+00 LT

STA 43+00 RT TO STA 43+36 RT

STA 42+20 LT TO STA 44+43 LT

PRECAST CONCRETE BARRIER - SINGLE FACED (TALL)

STA 40+55 RT TO STA 41+01.7 RT

STA 41+00 LT TO STA 42+20 LT

CAST-IN-PLACE CONCRETE BARRIER - SINGLE FACED

STA 41+01.7 RT TO STA 43+00 RT

STEEL W BEAM HWY GUARD (SINGLE FACED/COR-TEN)

STA 37+68 LT TO STA 40+72 LT

STEEL BACKED WOOD GUARDRAIL

SERVICE ROAD 1 STA 10+39 LT TO SERVICE ROAD 1 STA 14+58 LT

SERVICE ROAD 1 STA 11+45 RT TO SERVICE ROAD 1 STA 11+52 RT

SERVICE ROAD 4 STA 12+73 LT TO SERVICE ROAD 4 STA 12+98 LT

SERVICE ROAD 4 STA 12+97 LT (FAT) TO SERVICE ROAD 4 STA 13+40 LT (FAT)

DRAINAGE DETAILS

SEE SHEET NO. 94

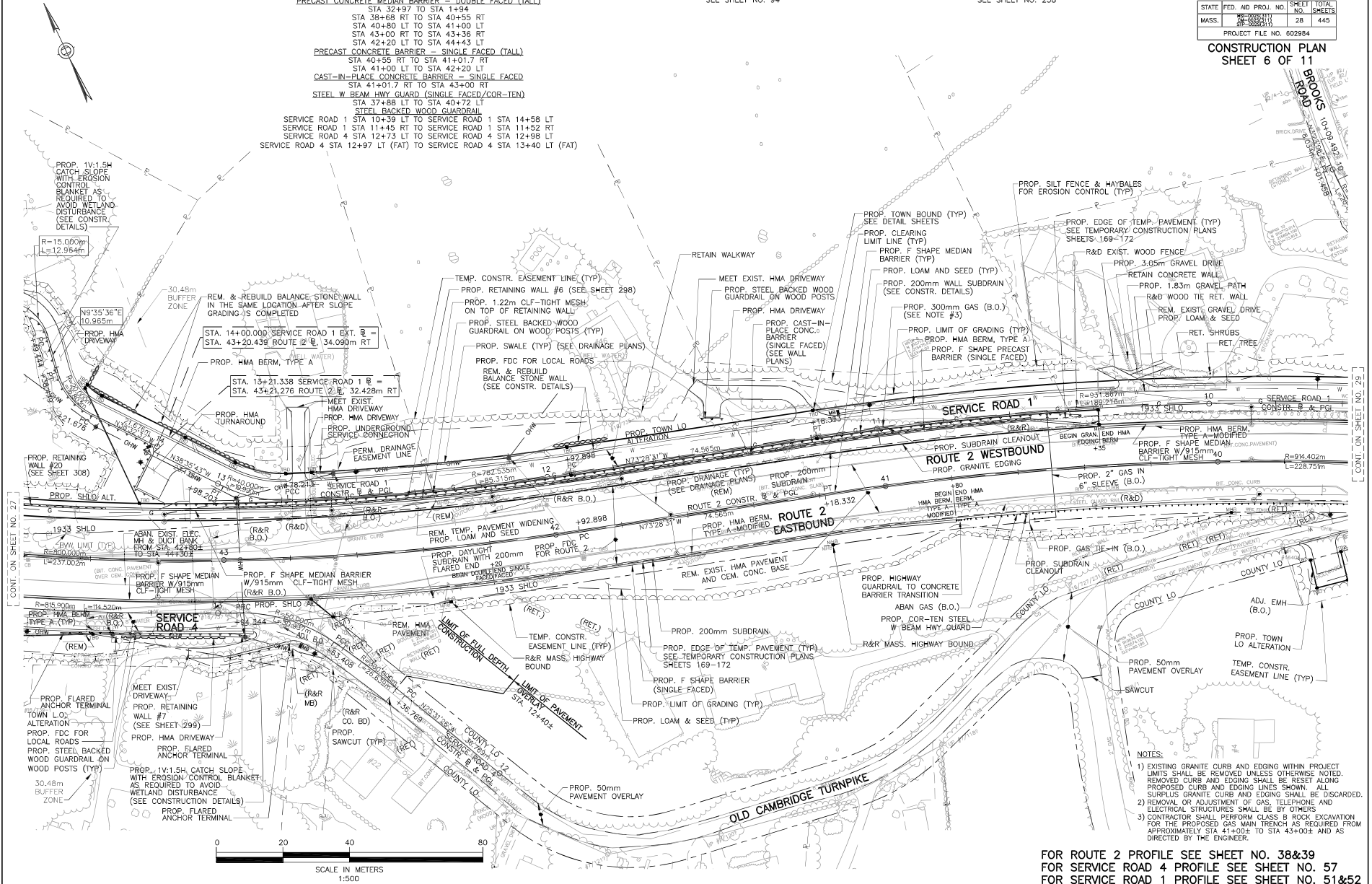
WATER SUPPLY ALTERATIONS

SEE SHEET NO. 258

LINCOLN - CONCORD ROUTE 2

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MASS.	28-0000-111	28	445
PROJECT FILE NO. 602984			

CONSTRUCTION PLAN SHEET 6 OF 11

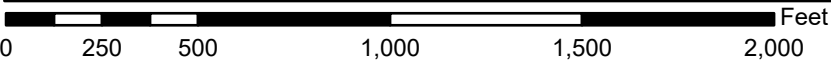
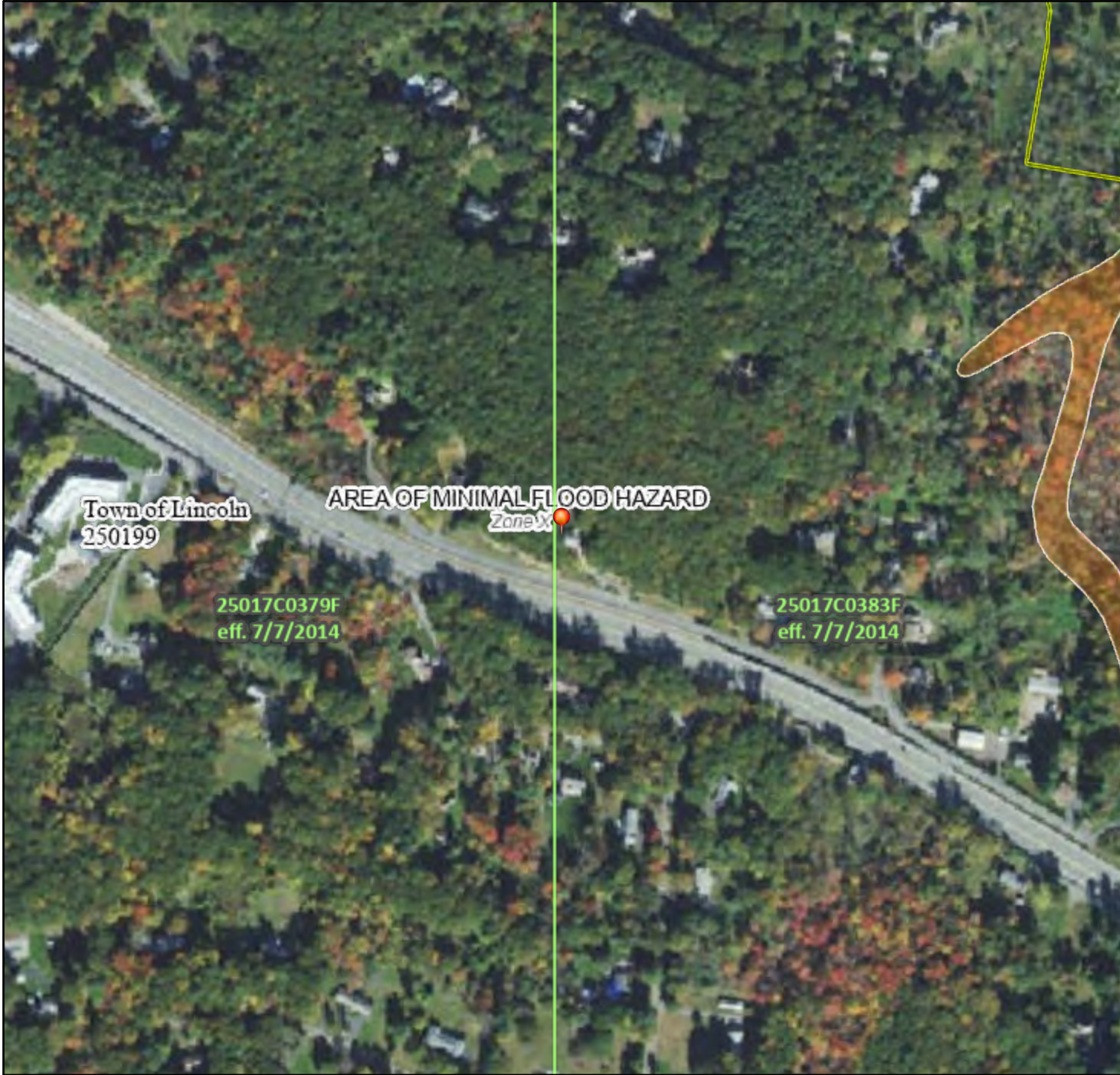


FOR ROUTE 2 PROFILE SEE SHEET NO. 38&39
FOR SERVICE ROAD 4 PROFILE SEE SHEET NO. 57
FOR SERVICE ROAD 1 PROFILE SEE SHEET NO. 51&52

National Flood Hazard Layer FIRMMette



71°19'3"W 42°27'4"N



1:6,000

71°18'26"W 42°26'37"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/30/2025 at 7:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Welcome to the conservation lands and trails in the Town of Lincoln.

Your opportunity to use Lincoln's open space is accompanied by the responsibility to be a good steward to the land. Please help us by complying with the following use guidelines. The complete text of the *Regulations for the Use of Lincoln Conservator Land* is available on the web at www.lincolncconservation.org/trailregulations.html.

Lincoln conservation land owned by the Lincoln Land Conservation Trust or the Lincoln Conservation Commission is open to the public without charge, from dawn to dusk, for quiet recreation. Outside of conservation areas, trails are generally on private property. Please keep strictly to the marked trail, marked with a red or yellow disk. Failure to do so may result in fines or the revocation by the owner of permission for public use, and may constitute trespassing.

- Trails identified with colored disks are open to pedestrians, cross-country skiers and horseback riders. Bicycle riding is permitted only on trails expressly marked for such use.
- Bicycle and horseback riding are not permitted where marked and in any wet areas or other sensitive areas where their use may result in damage to the trail or to public water supplies.
- No motorized vehicles or equipment are allowed on any town trails.
- Pets must be controlled at all times. All dogs must be leashed when in fenced pastures, or when posted. Please pick up and properly dispose of your dog's waste.
- No littering, picking flowers, injuring vegetation, or passing through fields under active cultivation.
- No hunting, trapping or carrying firearms (even if unloaded).
- Flint's Pond is Lincoln's main public water supply—no trespassing in the pond, on the ice, or on the shoreline adjacent to the pond.
- Cars must be parked in designated parking areas only.
- Fire is a serious danger. Smoking and fires of any kind are strictly prohibited.
- Overnight camping is prohibited except with prior written permission of the property owner.

In case of emergency, call the Lincoln Police at 911.

You enter the land at your own risk. Neither the Town of Lincoln, the Lincoln Land Conservation Trust, nor private landowners assume any liability for injuries to persons or damage to property while on Lincoln's trails or conservation land.

Contributions to the Lincoln Land Conservation Trust Trail Fund are gratefully appreciated. Please send your comments and contributions to P.O. Box 10, Lincoln, MA 01773. You may also contact the Lincoln Land Conservation Trust at 783-259-9251 and the Lincoln Conservation Commission at 783-259-2612. Please e-mail comments to LLCT@lincolncconservation.org. For more information visit www.lincolncconservation.org.

This map was created by the Lincoln Land Conservation Trust in collaboration with the Lincoln Conservation Department and citizen volunteers, with technical resources from the Lincoln Conservation Department. Special thanks to the Town of Concord, Concord Land Conservation Trust, Town of Wayland, Bay Circuit Trail, Town of Weston, Walden Pond State Reservation, and Minute Man National Historical Park for their abutting trail data.

Trail Map of Lincoln Massachusetts

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Lincoln Land Conservation Trust
P.O. Box 10
Lincoln, MA 01773
www.lincolncconservation.org



Lincoln Conservation Commission
16 Lincoln Road
Lincoln, MA 01773
www.lincolnc.com

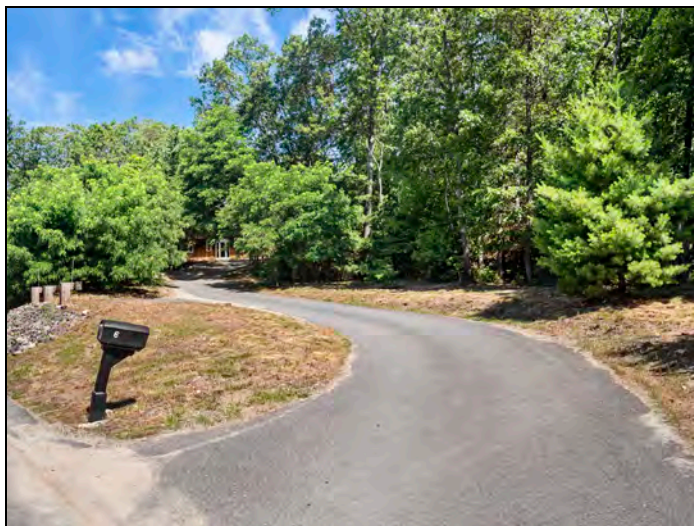
LEGEND

- Trail
- Cart Path, Roadside Path or Driveway
- Bay Circuit Trail
- Numbered Gate Posts
- Trail Junctions
- Lincoln Conservation Land
- State or Federal Lands
- Other Protected Land
- Municipal - Town of Lincoln
- Private Organization Land
- Wetlands
- Open Fields



PHOTO GALLERY

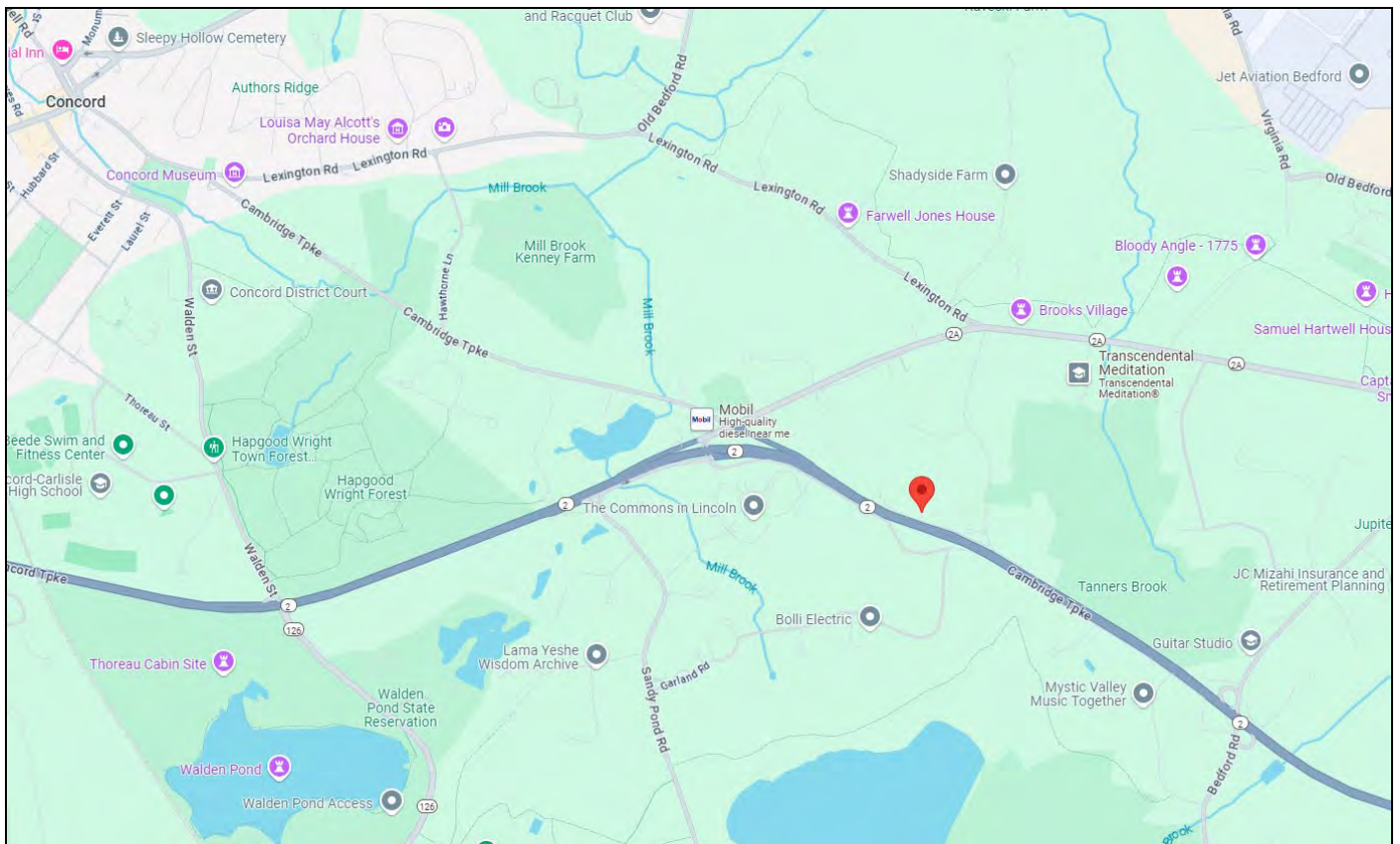
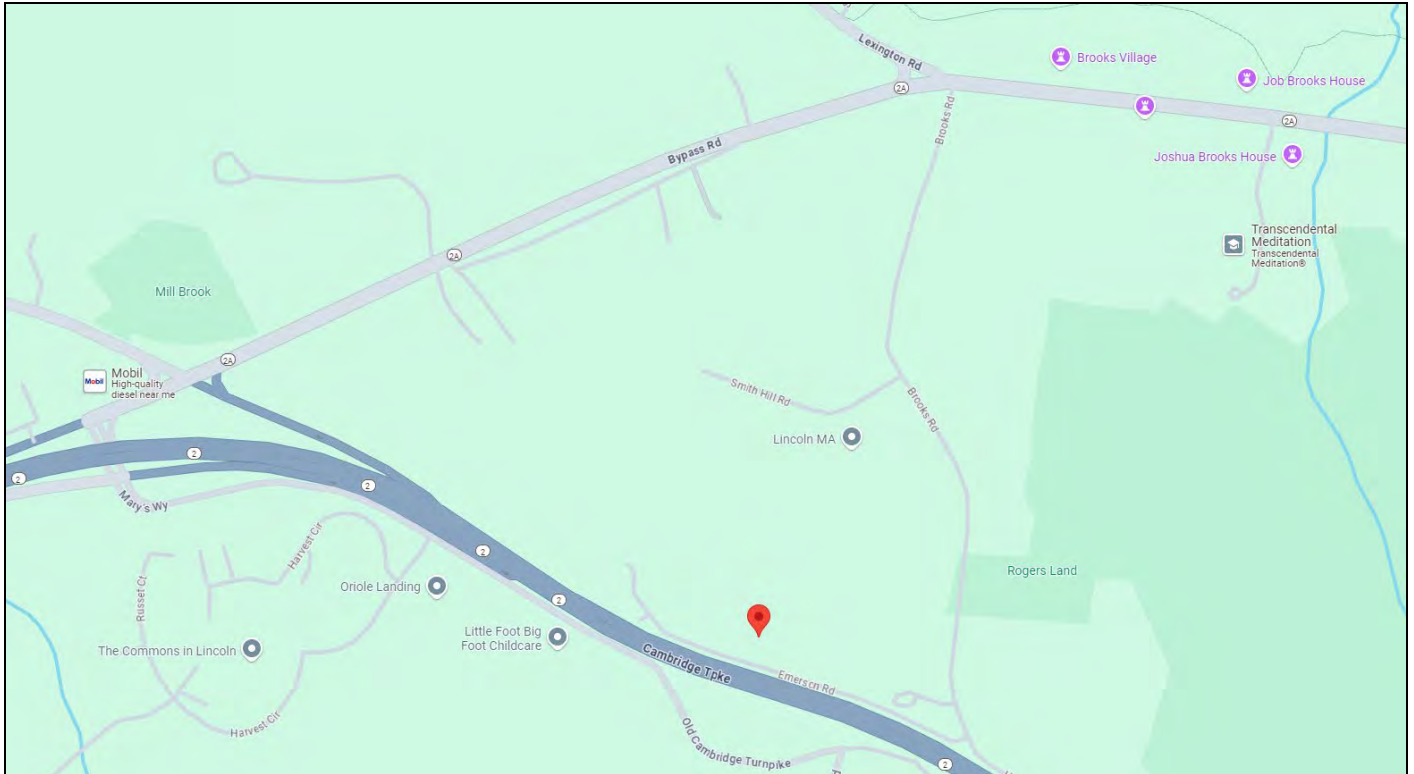
6 EMERSON RD., LINCOLN, MA





MAP

6 EMERSON RD., LINCOLN, MA





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

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