PROPERTY INFORMATION PACKAGE #26-2246

REAL ESTATE AUCTION

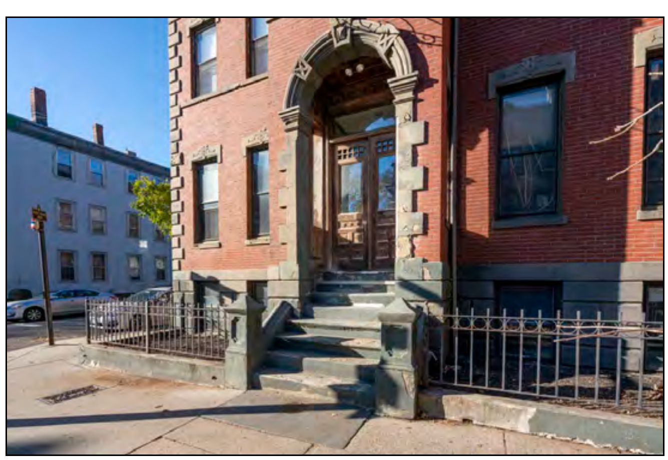
5,000+/-SF, 6-FAMILY HOME *(3,780+/- sf per assessor)*
Off Street Parking for 3+/- Vehicles

305 K ST., S. BOSTON, MA

WEDNESDAY, SEPTEMBER 30 AT 11AM ON-SITE

Property Tour: Wednesday, September 23 (11am-2pm)

MA Auc. Lic. #111



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JJ Manning AUCTIONEERS

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.

JJManning AUCTIONEERS

Marketing | Experience | Integrity | Results
Since 1976

August 31, 2026

Dear Prospective Bidder:

JJManning Auctioneers is pleased to present a prime development opportunity located at 305 K St., South Boston, MA. This 5,000+/- sf (3,780+/- sf per Assessor) 6-family home is on a .08+/- acre corner lot and includes a rear garden area and curb cut gated parking access off East 6th Street.

Located in one of Boston's most desirable neighborhoods, the property offers an exceptional blend of city convenience and coastal charm. Residents enjoy easy access to downtown Boston, the Seaport District, and major transportation routes, while benefiting from South Boston's vibrant character and strong sense of community. Just moments away are beloved waterfront destinations including Castle Island, M Street Beach, Carson Beach, and the scenic Harborwalk. The neighborhood is also rich with acclaimed restaurants, cafés, fitness studios, parks, and shopping options, creating an unparalleled urban lifestyle and making the area a premier destination for living, working, and investing.

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 6-family 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 Property Preview. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, September 30, 2026 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 $50,000 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

JJManning
AUCTIONEERS

TERMS & CONDITIONS

REAL ESTATE AUCTION

5,000+/-SF, 6-FAMILY HOME *(3,780+/- sf per assessor)*
Off Street Parking for 3+/- cars

305 K ST., S. BOSTON, MA

WEDNESDAY, SEPTEMBER 30 AT 11AM ON-SITE

Property Tour: Wednesday, September 23 (11am-2pm)

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Terms of Sale: 10% deposit of which Fifty Thousand Dollars ($50,000.00) 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, October 2, 2026. 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, October 30, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

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

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

E. 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.

F. 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!

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

Buyer's Initials:_____

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

This 30th day of September 2026

1. PARTIES AND MAILING ADDRESSES
Adamson Holdings LLC 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 305 K Street, Boston, Massachusetts.

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. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

4. TITLE DEED
Said premises are to be conveyed by a good and sufficient Fiduciary 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 Friday, October 2, 2026 as the additional deposit

$_____________are to be paid at the time of delivery of the deed in cash, or 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, October 30, 2026 (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. **Selling subject to any existing tenants in the property**.

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 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. Buyer acknowledges that the advertised square footage of the property and the assessor's office square footage of the property differ and that they property is being conveyed as is with no guarantee as to the exact square footage of the building itself.

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 of 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 strictly "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.

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

Adamson Holdings LLC, Seller

____
BUYER

____
By: Paul Adamson

____
By:

____
BUYER

Buyer's Initials:_____

Buyer's Mailing Address (Street or P.O. Box)	Buyer's Attorney (Name)
Buyer's Mailing Address (City, State & Zip Code)	Buyer's Attorney (Firm)
Buyer's Daytime Phone	Buyer's Attorney's Address (Street or P.O. Box)
Buyer's Evening Phone	Buyer's Attorney's Address (City, State & Zip Code)
	Buyer's Attorney's Phone

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

PROPERTY DETAILS

OVERVIEW

305 K ST, South Boston, 02127

CURRENT OWNER(S)

Adamson Holdings Llc
Owner names appear as Last Name followed by First Name
Owner information may not reflect any changes submitted to the City of Boston's Assessing Department after November 21, 2025.

ASSESSED VALUE

$1,712,900

PROPERTY TYPE

Apartment Property (0111)

PARCEL ID
0602167000

FY2026 NET TAX
$21,439.96

PERSONAL EXEMPTION
Not Granted

RESIDENTIAL EXEMPTION
Not Granted

PROPERTY VALUE

Learn more about how we estimate your property's value .

VALUE HISTORY

Note: The assessed value is the actual billed assessment.

FISCAL YEAR	ASSESSED VALUE
2026	$1,712,900
2025	$1,658,500
2024	$1,691,300
2023	$1,732,400
2022	$1,593,300
2021	$1,588,400
2020	$1,564,400
2019	$1,509,000
2018	$1,438,000
2017	$1,367,000
2016	$1,152,000
2015	$1,021,500
2014	$920,000
2013	$879,500
2012	$802,000
2011	$768,500
2010	$777,000
2009	$812,000
2008	$971,500
2007	$960,500
2006	$753,500
2005	$715,500
2004	$653,500
2003	$473,500
2002	$473,500
2001	$433,500
2000	$290,500
1999	$338,500
1998	$338,500
1997	$292,000
1996	$280,500
1995	$269,000
1994	$253,500
1993	$253,500
1992	$273,000
1991	$363,000
1990	$363,000
1989	$363,000
1988	$333,000
1987	$273,000
1986	$215,000
1985	$91,300

ATTRIBUTES

GENERAL

Land Use: R4

Style: Not available
Story Height: Not available

CONSTRUCTION & CONDITION
Foundation: Not available

OUTBUILDINGS
Outbuilding 1
Type: Fire Escape
Size: 1
Quality: Average
Condition: Average

LAST TRANSACTION
Sale Price: $2,925,000
Sale Date: February 14, 2025
Registry Book & Place: 71085-24

TAXES & EXEMPTIONS

FY2026 TAX RATE

For more information on the breakdown of the tax calculation, visit How we tax your property .

RESIDENTIAL TAX RATE	COMMERCIAL TAX RATE
$12.40 per $1,000	$26.96 per $1,000

View tax rate (PDF)

Not Granted: This parcel did not receive a residential exemption on the third-quarter bill. You can download the application. See below for information on how to apply.

Not Granted: This parcel did not receive a personal exemption on the third-quarter bill. You can download the application. See below for information on how to apply.

NET TAX

Your Net Tax is the amount you owe on your property taxes after applying:
exemptions
the Community Preservation surcharge, and
any other interest or fees that you may owe on your property

FY2026 Gross Tax	**$21,239.96**
Residential Exemptions	**N/A**
To file a Residential Exemption Application for FY2026, use the link(s) below. The deadline for submission is Wednesday, April 1, 2026 at 12:00:00 AM. The current exemption amounts shown are for FY2026. The Residential Exemption application deadline for fiscal year 2026 is Wednesday, April 1, 2026 at 12:00:00 AM. Find out how to apply for the exemption. If you already submitted an application and have questions on its status, please call our Taxpayer Referral and Assistance Center at 617-635-4287 Generate and download the residential exemption application for FY2026	
Personal Exemptions	**N/A**
To file a Personal Exemption Application for FY2026, use the link(s) below. The deadline for submission is Wednesday, April 1, 2026 at 12:00:00 AM. The current exemption amounts shown are for FY2026. Through an exemption, the City releases you from paying part or all of your property taxes. Blind exemption 37A Elderly exemption 41C Veterans Exemption 22 Surviving Spouse, Minor Child of Deceased Parent, Elderly Exemption 17D National Guard Exemption Co-op Housing Exemption Generate and download the personal exemption application for FY2026	
Community Preservation	**+ $200**
The Community Preservation surcharge supports a variety of programs. To learn more, visit the Community Preservation Act page.	
FY2026 Net Tax	**$21,439.96**

Pay your taxes via https://www.boston.gov/real-estate-taxes?input1=0602167000

ABATEMENTS

An abatement is a reduction in the assessed value of a property. An abatement is granted when the property is determined to be:
over-valued
improperly classified, or

disproportionately assessed.
Learn more about tax exemptions and abatements . The deadline for filing an abatement application is **Monday, February 2, 2026 at 12:00:00 AM**. Download Property Tax Abatements Application (PDF)

PERMITS

See the permits that have been approved for this address since 2009.

CONTACT US

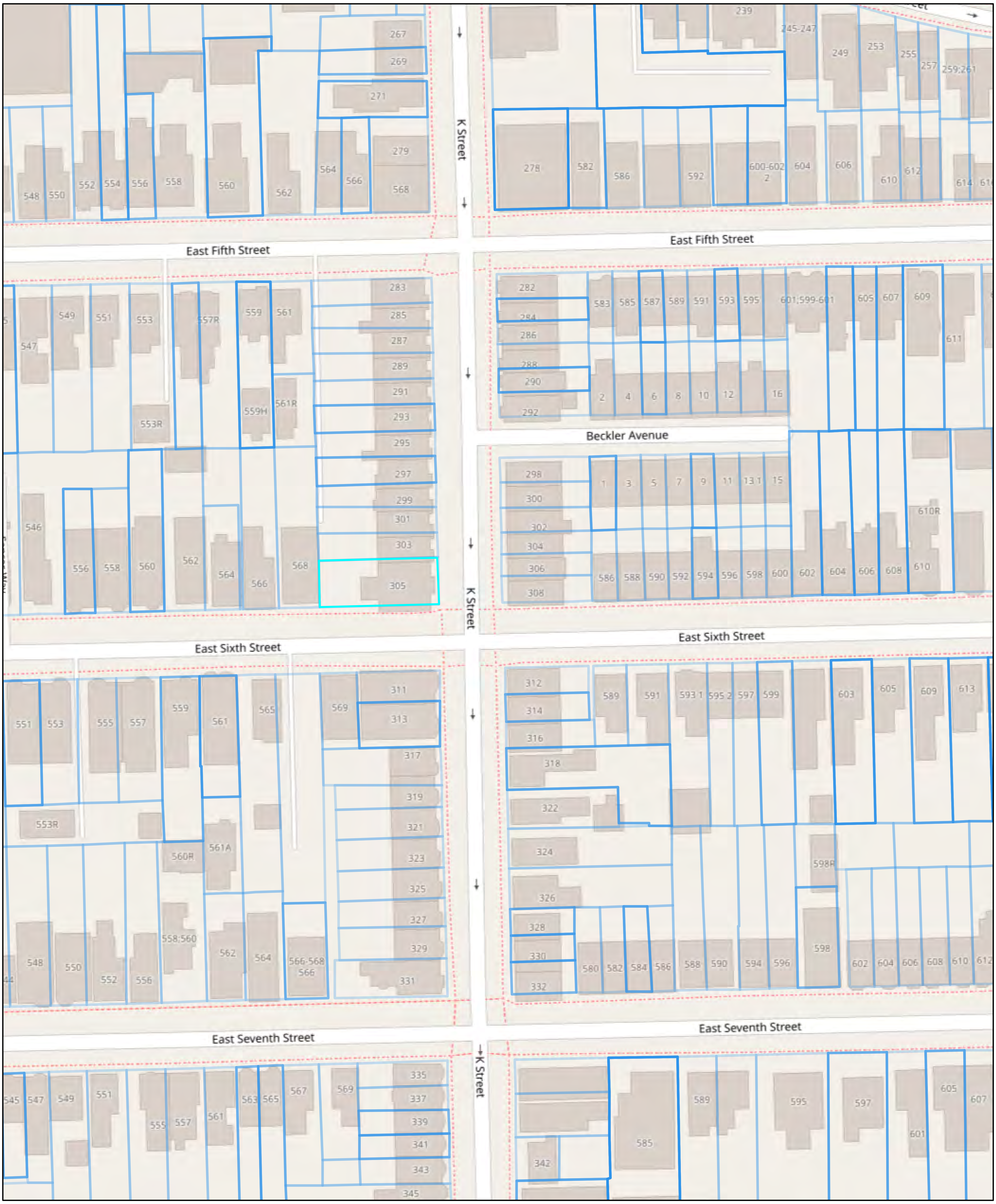
If you have questions about the **Residential Exemption or Personal Exemptions for the blind, disabled veterans, or seniors**, please contact the Taxpayer Referral and Assistance Center by calling 617-635-4287 or emailing TRACFAXSG@boston.gov.

If you have questions about **paying your bill**, please **call or email** the Collecting Division at 617-635-4131 or collecting@boston.gov.

If you have questions about **property values**, please **call or email** the Assessing Department at 617-635-4321 or assessing@boston.gov.

If you have **updates to ownership names or mailing addresses**, please **call or email** the Assessing Department's Tax Data Administration team at 617-635-3783 or TDA@boston.gov.

ArcGIS Web Map



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ASG PROPERTY ASSESSMENT PARCEL JOIN FY25 - ASG.PROPERTY ASSESSMENT PARCEL JOIN FY25

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

Map data © OpenStreetMap contributors, CC-BY-SA

ArcGIS Web Map

3/5/2025, 9:29:42 AM

ASG PROPERTY ASSESSMENT PARCEL JOIN FY24 - ASG.PROPERTY ASSESSMENT PARCEL JOIN FY24

1:564

0	0	0.01	0.02 mi
0	0.01	0.01	0.03 km

Esri, HERE, Garmin, iPC, Maxar, Microsoft, Nearmap

PHOTO GALLERY

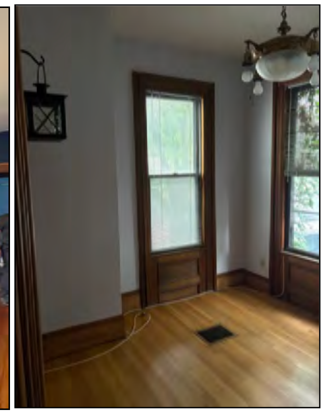
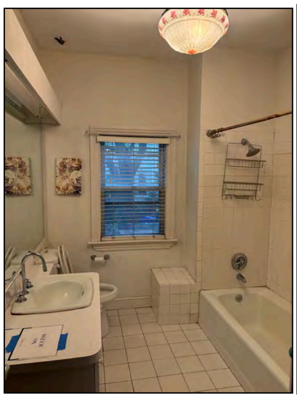
<u>305 K ST., S. BOSTON, MA</u>

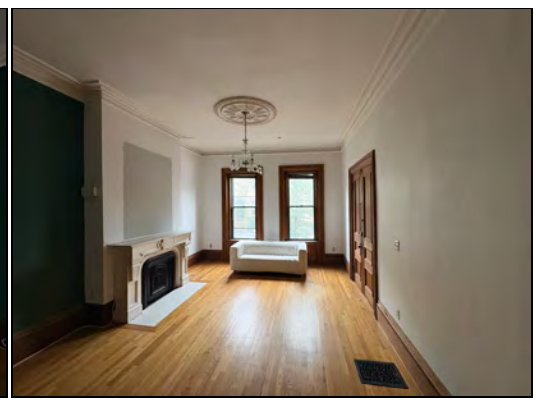
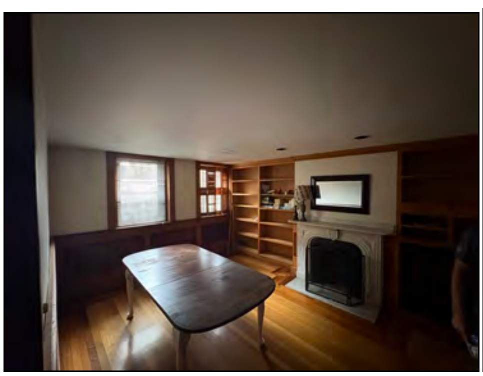
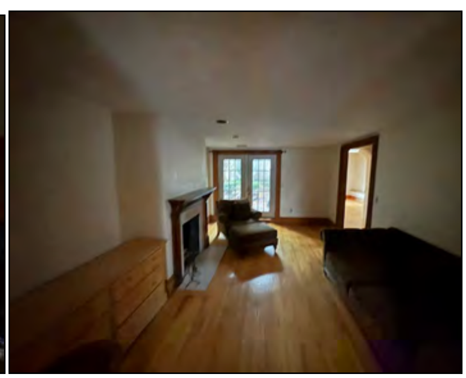
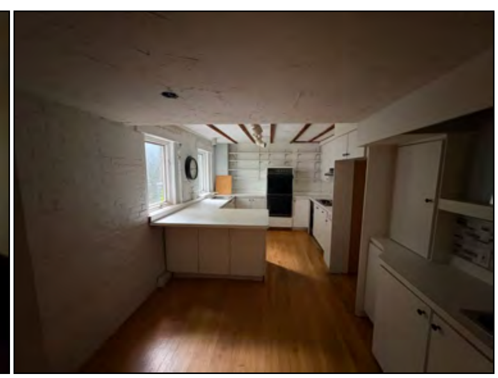


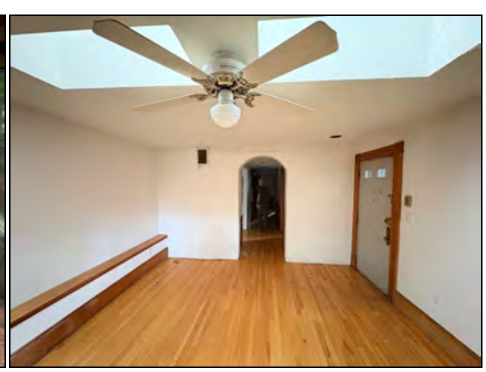
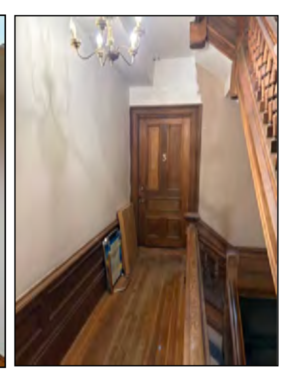


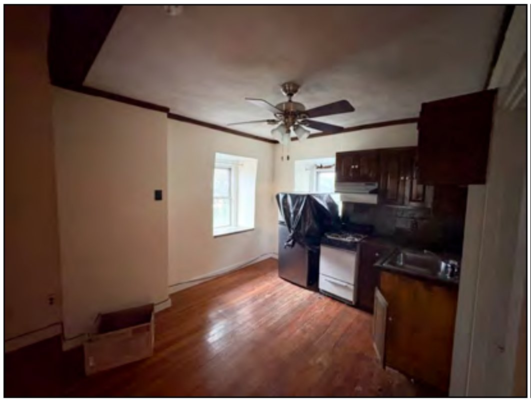


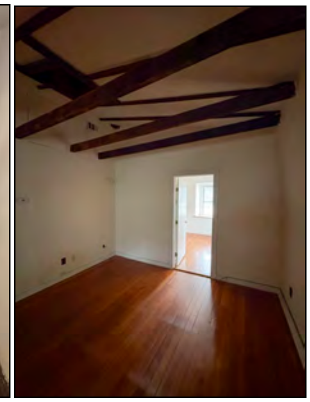
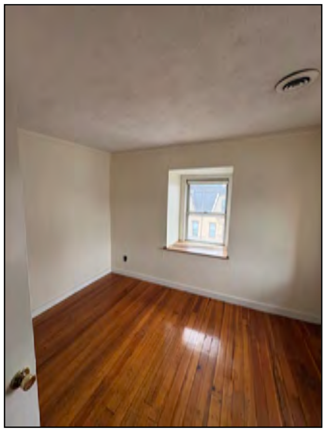




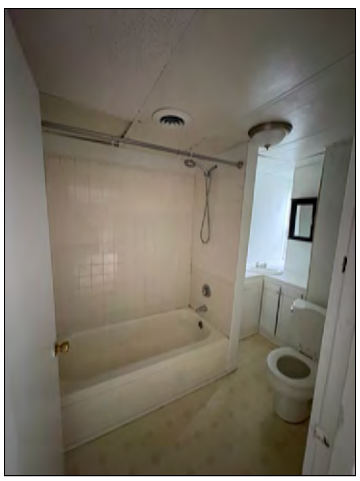
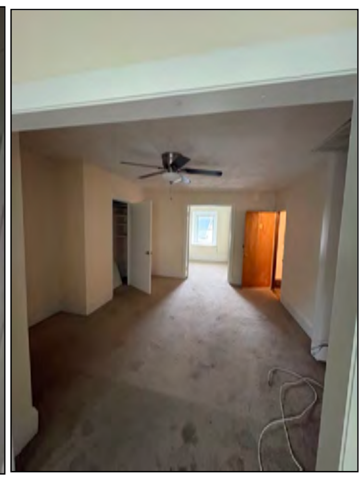




EXHIBIT A

The property known as 305 K Street, South Boston, Suffolk County, Commonwealth of Massachusetts further described as follows:

The land with the buildings thereon situated in that part of Boston known as South Boston, Suffolk County, Commonwealth of Massachusetts, being the premises numbered 305 K Street, bounded and described as follows:

Beginning at a point at the Northwesterly corner of K and East Sixth Streets; thence running

Westerly	by East Sixth Street, ninety-three and 80/100 (93.80) feet to land now or formerly of Fitzpatrick and Morse; thence turning and running
Northerly	by said land, thirty-five and 50/100 (35.50) feet to land now or formerly of Briggs; thence turning and running
Easterly	through the center of the partition wall, between the house on the granted premises and the house next adjoining the on the north, and formerly owned by the said Briggs, ninety three and 80/100 (93.80) feet to said K Street; thence turning and running
Southerly	by said K Street, thirty-five and 50/100 (35.50) feet to East Sixth Street and the point of beginning.

Together with all rights in the passageways leading from East Fifth Street to said East Sixth Street in common with others entitled thereto.

For title see Deed recorded herewith.

Deed

Book: 71085   Page: 24   2/14/2025

305 K Street, Boston, Massachusetts 02127

FIDUCIARY DEED

Harold B. Murphy, Esq., as Chapter 7 Trustee in Bankruptcy for 921-923 E. Broadway LLC, a Massachusetts limited liability company (Case No. 24-11119-JEB) pending in the United States Bankruptcy Court District of Massachusetts, with an address of c/o Murphy & King, PC, 28 State Street, Suite 3101, Boston, Massachusetts 02109, by the power conferred therein, and every other power,

for consideration paid of Two Million Nine Hundred Twenty-Five Thousand and No/100 Dollars ($2,925,000.00),

grant to Adamson Holdings, LLC, a Massachusetts limited liability company, with an address of 46 Crabtree Road, Quincy, Massachusetts 02171,

The property known as 305 K Street, South Boston, Suffolk County, Commonwealth of Massachusetts further described as follows:

The land with the buildings thereon situated in that part of Boston known as South Boston, Suffolk County, Commonwealth of Massachusetts, being the premises numbered 305 K Street, bounded and described as follows:

Beginning at a point at the Northwesterly corner of K and East Sixth Streets; thence running

Westerly	by East Sixth Street, ninety-three and 80/100 (93.80) feet to land now or formerly of Fitzpatrick and Morse; thence turning and running
Northerly	by said land, thirty-five and 50/100 (35.50) feet to land now or formerly of Briggs; thence turning and running
Easterly	through the center of the partition wall, between the house on the granted premises and the house next adjoining the on the north, and formerly owned by the said Briggs, ninety three and 80/100 (93.80) feet to said K Street; thence turning and running
Southerly	by said K Street, thirty-five and 50/100 (35.50) feet to East Sixth Street and the point of beginning.

Together with all rights in the passageways leading from East Fifth Street to said East Sixth Street in common with others entitled thereto.

Being the same premises conveyed to 921-923 E. Broadway LLC by Deed recorded with the Suffolk County Registry of Deeds in Book 66829, Page 173.

The above-described premises is not homestead property of the Grantor.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE TO FOLLOW]

Witness my hand and seal this 31st day of January, 2025.

Harold B. Murphy, Esq.
as Ch. 7 Trustee of the Bankruptcy Estate of
921-923 E Broadway LLC, and not
individually

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk

On this 31st day of January, 2025, before me, the undersigned notary public, personally appeared Harold B. Murphy, Esq., as Chapter 7 Trustee in Bankruptcy for 921-923 E. Broadway LLC, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☒ personal knowledge of the undersigned, ☐ oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose as Chapter 7 Trustee in Bankruptcy for 921-923 E. Broadway LLC.

SARAH K. TRICOT
MY COMMISSION EXPIRES JANUARY 2, 2026
NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

Notary Public Sarah K. Tricot
My commission expires: 1/2/2026

State Form 290

COMMONWEALTH OF MASSACHUSETTS
City of Boston
OFFICE OF THE COLLECTOR-TREASURER
Certificate of Municipal Liens

NO: 87495

Date: 12/05/2024
Ward, Parcel: 06-02167-000
UNIT:

ON REAL ESTATE LOCATED AT: **305 K ST**

2025 Assessed To: **921-923 E BROADWAY LLC**

Assessment 2024	Area:	Land:	Building:	Total:	Tax:
	3,300 SF	650,000	1,041,300	1,691,300	18,608.62

Taxes and Apportioned Assessments	Year 2025	Year 2024	Year 2023	Total
1st Quarter Balance				
2nd Quarter Balance	21.41			
3rd Quarter Balance				
4th Quarter Balance				
Code Enforcement				
Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:	0.18			
Total Owed:	21.59			21.59

Tax Title Years 2022 - 2024 59,338.06

Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk	none					
Street						
Sewer	UB					
Inspectional Services						

TOTAL none

TOTAL DUE ON THIS CERTIFICATE: 59,359.65

Water Charges: Contact Water & Sewer Commission
It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 12/05/2024. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.

Alea M Barker

Asst. Collector-Treasurer

Fee for this certificate, 100.00

Applicant's Name: PIERCE ATWOOD

This form approved by the Commissioner of Department of Revenue

UB

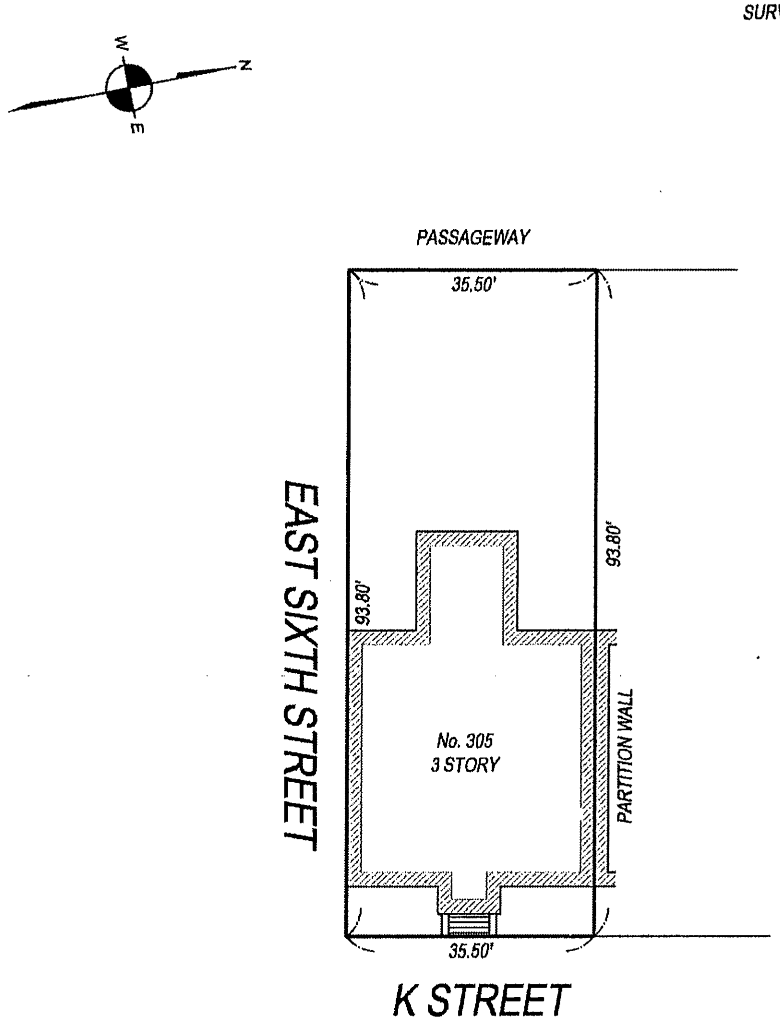
MORTGAGE INSPECTION PLAN

25-02050

LOCATION:305 K STREET
CITY, STATE:BOSTON, MA
APPLICANT: ADAMSON HOLDINGS, LLC.
CERTIFIED TO:
DATE: 01-08-2025

BOSTON SURVEY, INC.
P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1313; F (617) 242-1616
WWW.BOSTONSURVEYINC.COM

LOT CONFIGURATION BASED ON ASSESSORS MAP. INSTRUMENT SURVEY IS RECOMMENDED.



SCALE: 1" = 20'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as
ZONE: X
COMMUNITY PANEL No. 25025C0083J
EFFECTIVE DATE: 3/16/2016

REFERENCES

DEED REF: 66829/173
PLAN REF: ASSESSORS

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.

COMMONWEALTH OF MASSACHUSETTS
GEORGE C. COLLINS
No. 41784
PROFESSIONAL LAND SURVEYOR

George C. Collins, PLS

Zoning Solutions, Inc.
836 Washington Street, P.O. Box 850270, Braintree, MA 02185
781-848-0040 ~ FAX 781-380-4136

ZONING CERTIFICATE

Date: January 7, 2025

This certificate was compiled from public records obtained and reviewed by Zoning Solutions, Inc. regarding the zoning requirements and limitations for this property.

Subject Property:

305 K Street, South Boston, MA

Zoning District:

Multi-family Residential (MFR) Sub-district of the South Boston Neighborhood District and within the Restricted Parking Overlay District

(See map 4F, Article 68)

Permitted Uses:

Single-Family, Two-Family and Three-family detached dwelling is permitted
Multi-family dwelling is permitted
Accessory office is permitted

The legal use and occupancy of the property is a six-family dwelling with an accessory office. The existing use is permitted.

(See Table A of Article 68 for additional permitted uses)

Assessor records indicate the property is a 4-6 family dwelling. This is a permitted use.

Dimensional/ Open Space Requirements: See Table C of Article 68 for dimensional requirements

Other relevant records attached:

1. **Use Table;**
2. **Dimensional table;**
3. **Parking Table**
4. **Zoning map and map index**
5. **Assessor map**

This Zoning Certificate is a legal zoning opinion making representations as to the zoning district and permitted uses therein for the property according to the provisions of the City of Boston public records as amended through January 7, 2025. Zoning Solutions, Inc. has relied upon the authenticity and accuracy of the representations and documentation provided to Zoning Solutions, Inc. by representatives at Boston City Hall in making this certification.

If this certificate raises zoning issues not clearly explained by the enclosed documentation, please contact the undersigned immediately.

Zoning Solutions, Inc.
By:

David B. Lane, Attorney at Law

Enclosures

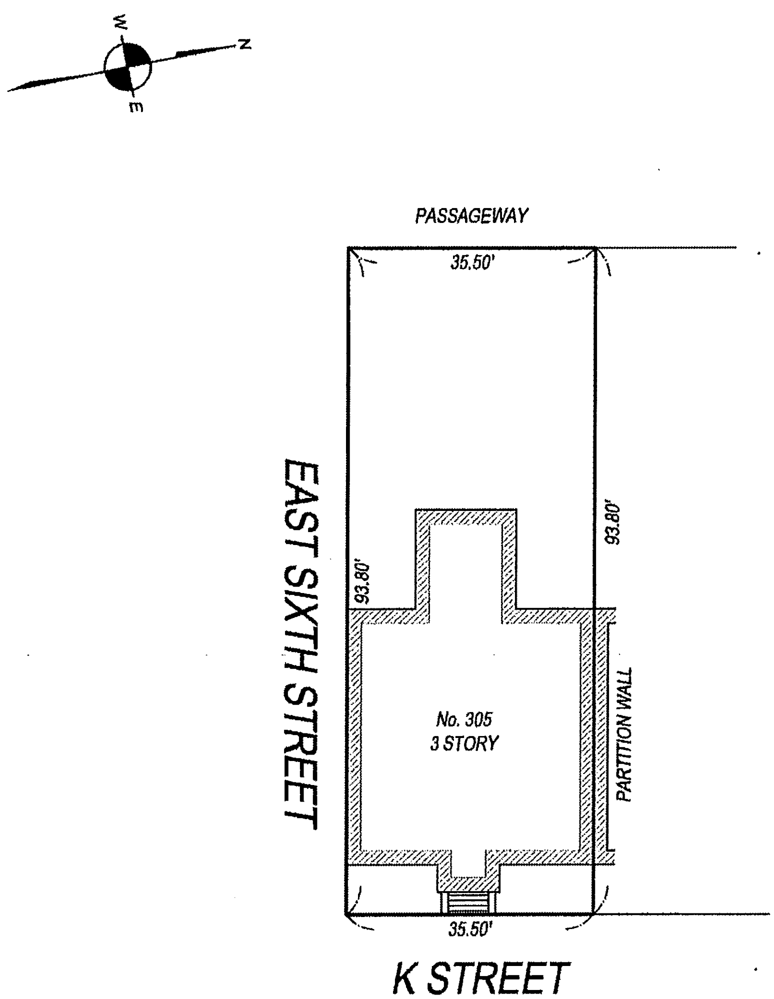
MORTGAGE INSPECTION PLAN

25-02050

LOCATION:305 K STREET
CITY, STATE:BOSTON, MA
APPLICANT: ADAMSON HOLDINGS, LLC.
CERTIFIED TO:
DATE: 01-08-2025

BOSTON SURVEY, INC.
P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1313; F (617) 242-1616
WWW.BOSTONSURVEYINC.COM

LOT CONFIGURATION BASED ON ASSESSORS MAP. INSTRUMENT SURVEY IS RECOMMENDED.



SCALE: 1" = 20'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as
ZONE: X
COMMUNITY PANEL No. 25025C0083J
EFFECTIVE DATE: 3/16/2016

REFERENCES

DEED REF: 66829/173
PLAN REF: ASSESSORS

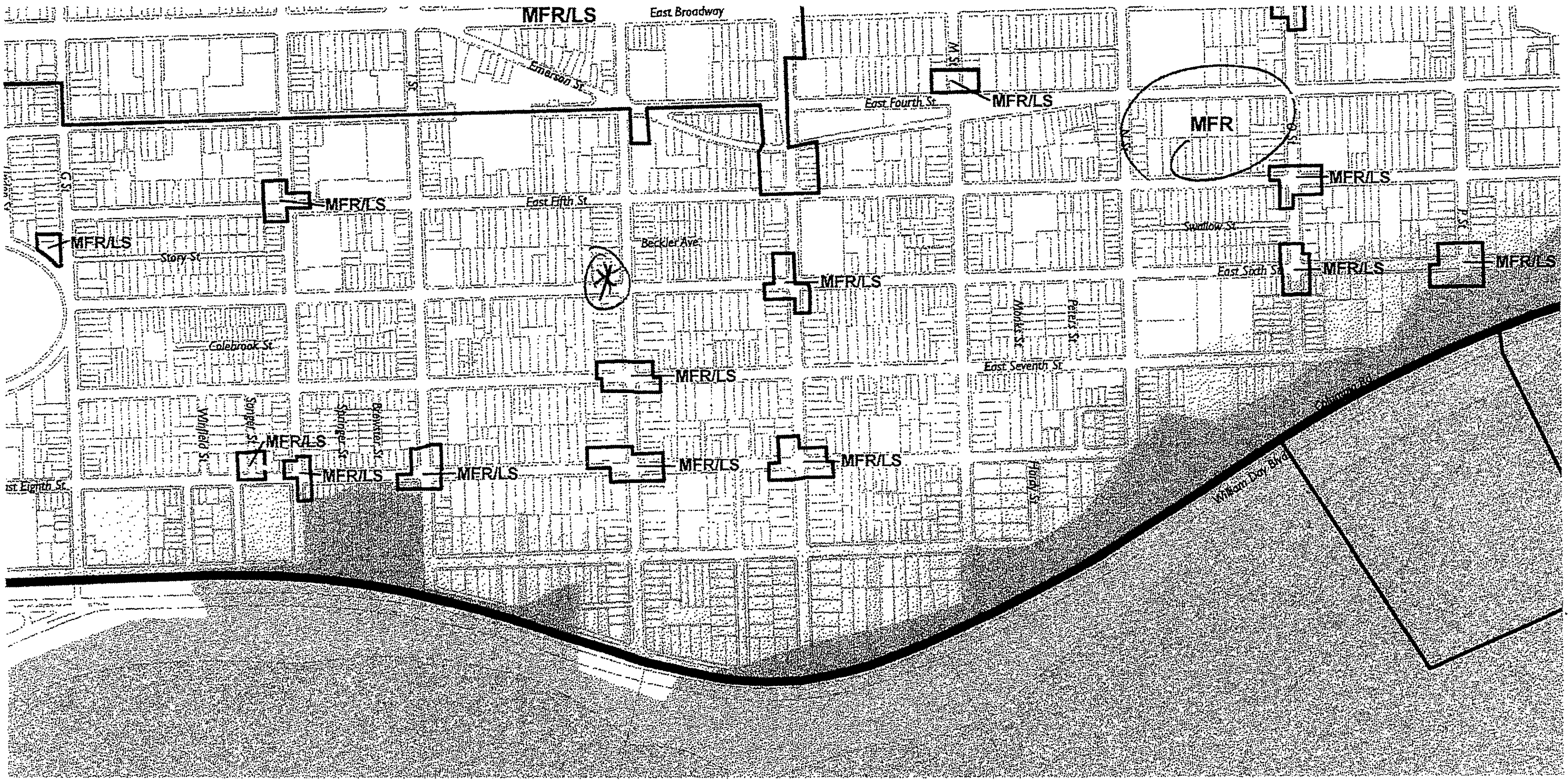
NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

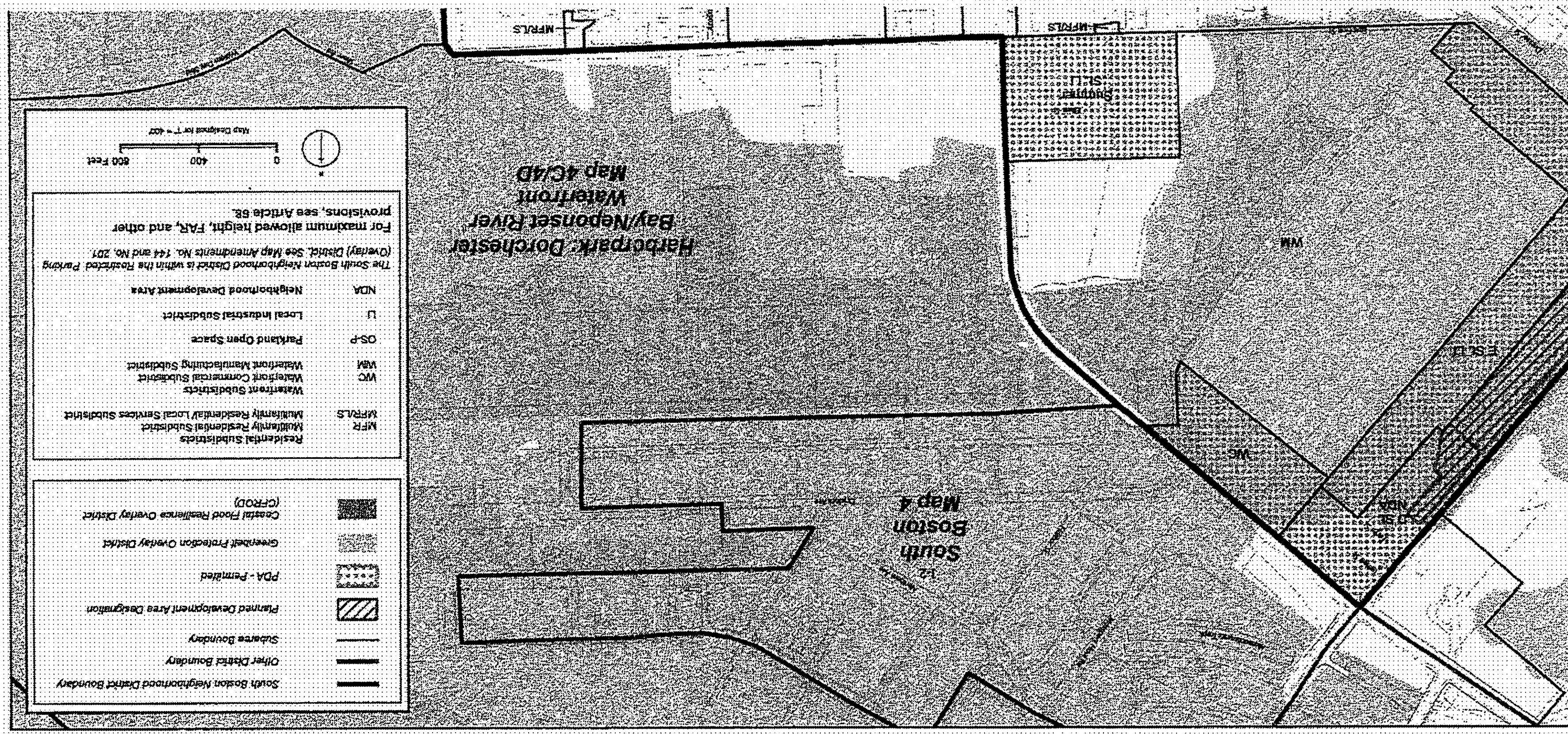
This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.

COMMONWEALTH OF MASSACHUSETTS
GEORGE C. COLLINS
No. 41784
PROFESSIONAL LAND SURVEYOR

George C. Collins, PLS



MFR/LS
East Broadway
Emerson St.
East Fourth St.
M St.
MFR
East Fifth St.
Beckler Ave.
Story St.
G St.
Swallow St.
P St.
East Sixth St.
Colebrook St.
Monks St.
Peters St.
East Seventh St.
Winfield St.
Sanger St.
Springer St.
Brewster St.
Hardy St.
William Day Blvd



4F South Boston Neighborhood District

BD

Certified Street Numbers

305

K Street

Street Numbering Inspector

4/20/67

APPLICANT MUST USE INK OR TYPEWRITER IN FILLING IN THIS APPLICATION.

BUILDING DEPT. CITY OF BOSTON

CITY OF BOSTON

APR 20 9 22 AM 1967

APPLICATION TO THE BUILDING COMMISSIONER FOR PERMIT FOR ALTERATIONS OR REPAIRS.

Description of Present Building

Location, 305 K St. District, S. B. Ward 6

Name of owner is? EDWARD J. DUFFY Address, 14 BEALE ST. DORCH.

Name of architect or engineer is? Lic. No.

Material of building is? BRICK Style of roof? FLAT Construction of roof? T & G

Size of building, feet front? 22'; feet rear? 22'; feet deep? 36'; No. of stories? 3

Size of L, feet long?; feet wide?; feet high?; No. of stories?; roof?

No. of feet in height from sidewalk to highest point of roof? 40' Material of foundation? STONE

Thickness of external walls? 12" Party walls? 12" Physical value of building?

What was the building last used for? 6 FAM.

Front stairs? YES Back stairs? YES Fire escape? Con. balconies? Any other?

Is building equipped with automatic sprinkler system? NO

Type of construction? IV Group occupancy? H-2 Number of Employees?

Building to be occupied for 6 FAM. after alteration

IF EXTENDED ON ANY SIDE.

Description of Extension

Size of extension, No. of feet long?; No. of feet wide?; No. of feet high above sidewalk?

No. of stories high?; style of roof?; material of roofing?

Of what material will the extension be built? Foundation?

If of brick, what will be the thickness of external walls? inches; and party walls inches

How will the extension be occupied? How connected with main building?

Distance from lot lines:—Front?; right side?; left side?; rear?

Area of lot covered after extension % Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.

LEGALIZE THE OCCUPANCY OF
THIS AS 6 FAM.

NO WORK INVOLVED.

~~CHANGE OF ... 35.00~~
~~USE OF ... 42.00~~
additional fee required ...

WORK BEING DONE TO ... ... OF COMPLAINT.

PERMIT MUST BE OBTAINED BEFORE BEGINNING

No. 533

APR 2 1967

PAID
APR 20 '67
CITY OF BOSTON
BUILDING DEPT.

APPLICATION FOR
Permit for Alterations or Repairs

Location

No. 305 K Street

Ward 6

H-1
ZONE

CONDITIONS

Permit granted

APR 20 1967 196

Permit filled out by

Plan number File number

Fee Paid

EXAMINATION OF PLANS

APPROVED APR 20 1967

Approved 196

Thomas L. Flynn

Supervisor of Plans.

DEPUTY BUILDING COMMISSIONER

EXAMINATION OF PLANS

CITY OF BOSTON
BUILDING DEPT.

2 0 1967

EXAMINED

James T. Reid

FIRE PROT. ENGR.

Sprinklers not required.

4

COPIES OF THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION IN EACH STORY OF THE BUILDING

CITY OF BOSTON
INSPECTIONAL SERVICES DEPARTMENT
FIFTH FLOOR
1010 MASSACHUSETTS AVE.
BOSTON, MA 02118

012391

CERTIFICATE OF USE AND OCCUPANCY

IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 802, ACTS OF 1972, AS AMENDED, TO WIT, SECTION 119.0, A CERTIFICATE OF USE AND OCCUPANCY IS ISSUED FOR THE BUILDING LOCATED AT:

305 K Street

DISTRICT South Boston WARD 6 OF SUFFOLK COUNTY, THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFIES THAT THE USE GROUP, THE FIRE GRADING, THE MAXIMUM LOAD AND THE OCCUPANCY LOAD COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE BY ISSUE OF PERMIT 2815 ON 8/28/90 BY THE INSPECTIONAL SERVICES COMMISSIONER OF THE CITY OF BOSTON, THE ALLOWED USE AND OCCUPANCY IS:

Six Family and Accessory Office #33.

CERTIFICATE NUMBER: 24750 ISSUED: 10/30/90
ALL PRIOR CERTIFICATES OF USE AND OCCUPANCY FOR THIS STRUCTURE ARE NULL AND VOID.

REGULATIONS APPLICABLE IN RESIDENTIAL SUBDISTRICTS

Section 68-6. - Establishment of Residential Subdistricts.

This Section 68-6 establishes Residential Subdistricts within the South Boston Neighborhood District. The purpose of the Residential Subdistricts is to maintain, enhance, and promote the character of the residential neighborhoods in terms of density, housing type, and design; to provide for medium-density single, two, and three family and multifamily housing appropriate to the existing built environment; and to encourage appropriate development which enhances the Residential Subdistricts while preventing overdevelopment.

The following Residential Subdistricts are established:

1. **Multifamily Residential ("MFR") Subdistricts.** The Multifamily Residential ("MFR") Subdistricts are established to encourage medium-density multifamily areas with a variety of Allowed housing types, including one-, two- and three-family Dwellings, Row Houses, Town Houses, and Multifamily Dwellings.
2. **Multifamily Residential/Local Services ("MFR/LS") Subdistricts.** The Multifamily Residential ("MFR/LS") Subdistricts are established to encourage medium-density multifamily areas with a variety of allowed housing types, including one-, two- and three-family Dwellings, Row Houses, Town Houses, and Multifamily Dwellings, as well as ground floor local retail and commercial uses.

Section 68-7. - Use Regulations Applicable in Residential Subdistricts.

1. Within the Residential Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table A of this Article as "A" (Allowed) or as "C" (Conditional). Any use identified as Conditional in Table A is subject to the provisions of Article 6. Any use identified as "F" (Forbidden) in Table A for the proposed location of such use is Forbidden in such location.
2. **Basement Units:** Notwithstanding any contrary provision of this Article or Code, Dwelling Units in a Basement are Forbidden in the South Boston Neighborhood District.
3. **Additional Dwelling Unit.** Within the South Boston Neighborhood District, an Additional Dwelling Unit, as defined in Section 2-1, shall be subject to the Use Regulations set forth in Table A of this Article; however said Additional Dwelling Unit shall be an Allowed Use where it may otherwise be Conditional or Forbidden provided that it is the addition of no more than one (1) dwelling unit to the existing structure; and shall be exempt from all requirements of this Code provided that the Additional Dwelling Unit does not involve any bump out, extension or construction to the existing envelope of the structure which results in the addition of Gross Floor Area and that the residential structure to which the conversion is occurring is owner-occupied and registered in accordance with Ch. 9-1.3 of the City of Boston Rental Registry Ordinance at the time of conversion.

(Text Amd. No. 416, § 63a., 7-2-2015; Text Amd. No. 440, § 16A., 5-8-2019; Text Amd. No. 461, § 3, 6-22-2023.)

Section 68-8. - Dimensional Regulations Applicable in Residential Subdistricts.

1. **Lot Area, Lot Width, Lot Frontage, Usable Open Space, Yard, Building Height and FAR Requirements.** The minimum Lot Area, Lot Width, Lot Frontage, Usable Open Space per Dwelling Unit, Front Yard, Side Yard, and Rear Yard required for any Lot in a Residential Subdistrict, and the maximum Allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table D of this Article.
2. **Lot Frontage.** Within the Multifamily Residential Subdistricts, every Lot shall have a minimum frontage on a Street not less than the minimum Lot Width specified in Table D of this Article for such Lot.
3. **Location of Main Entrance.** Within the Residential Subdistricts, the main entrance of a Dwelling shall face the Front Lot Line; provided that within the MFR/LS Subdistricts, any entrance to a Dwelling located above a ground floor nonresidential use may face the side or rear Lot Line.
4. **Residential Use Extensions in Rear Yard.** Notwithstanding any provision of the Article or Code, any Proposed Project that otherwise meets the applicable use and dimensional requirements of this Article shall be conditional if such Proposed Project involves the extension of a Residential Use into a rear yard, where such extension increases the gross floor area of such Residential Use by one thousand (1,000) or more square feet.

(Text Amd. No. 442, § 1, 10-15-2019)

Residential Uses

See Table Footnotes: (6), (14)

	Multifamily Residential (MFR)	Multifamily Residential/ Local Services (MFR/LS)
Congregate living complex	C	C
Elderly housing	A	A
Group residence, limited	A	A
Lodging house	F	F
Mobile home	F	F
Mobile home park	F	F
Multi-family dwelling	A	A
One family detached dwelling	A	A
One family semi-attached dwelling	A	A
Orphanage	F	F
Rowhouse	A	A
Temporary dwelling structure	F	F
Three family detached dwelling	A	A
Townhouse	A	A
Transitional housing or homeless shelter	F	F
Two family detached dwelling	A	A
Two family semi-attached dwelling	A	A

Accessory and Ancillary Uses

In each subdistrict of the South Boston Neighborhood District, an accessory use ordinarily incident to a lawful main use is Allowed, subject to the provisions of Section 8-2.5 (Accessory Uses) and Section 23-9.a (Location of Accessory Parking), unless such use is: (i) specifically Forbidden as a main use for such subdistrict in this Table A; and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

	Multifamily Residential (MFR)	Multifamily Residential/ Local Services (MFR/LS)
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	F	F
Accessory art use	C	C
Accessory automatic teller machine	F	C (1)
Accessory bus servicing or storage	F	F
Accessory cafeteria	F	F
Accessory cultural uses	F	C
Accessory dormitory	F	F
Accessory drive-through restaurant	F	F
Accessory drive-through retail	F	F
Accessory family child care home	A	A
Accessory home occupation	A	A
Accessory indoor maintenance and operation of a payphone	F	F
Accessory industrial use	F	F
Accessory keeping of animals other than laboratory animals	F	F
Accessory keeping of laboratory animals	F	F
Accessory machine shop	F	F
Accessory manufacture of products	F	F
Accessory offices	F	C (1)
Accessory outdoor café	F	C
Accessory parking	A	A
Accessory personnel quarters	F	C
Accessory printing	F	C (1)

Accessory professional office in a dwelling	C	A
Accessory railroad storage yard	F	F
Accessory repair garage	F	F
Accessory retail	F	A (1)
Accessory recycling	F	C
Accessory services for apartment and hotel residents	F	A
Accessory services incidental to educational uses other than a college or university use	F	F
Accessory service uses	F	C
Accessory storage of flammable liquids and gases Small (10)	C	C
Large (10)	F	F
Accessory storage or transfer of toxic waste	F	F
Accessory swimming pool or tennis court (11)	C	C
Accessory trade use	F	F
Accessory truck servicing or storage	F	F
Accessory wholesale business	F	F
Ancillary use (12)	C	C

Text Amd. No. 464, §§ 3n., 3o., 11-8-2023; Text Amd. No. 471, § 14c., 4-3-2024.)

Footnotes to Table A

1. Where designated "A" or "C," provided that such use is located on the ground floor, or in a basement with a separate entrance, otherwise forbidden.
2.

Accessory professional office in a dwelling	C	A
Accessory railroad storage yard	F	F
Accessory repair garage	F	F
Accessory retail	F	A (1)
Accessory recycling	F	C
Accessory services for apartment and hotel residents	F	A
Accessory services incidental to educational uses other than a college or university use	F	F
Accessory service uses	F	C
Accessory storage of flammable liquids and gases Small (10)	C	C
Large (10)	F	F
Accessory storage or transfer of toxic waste	F	F
Accessory swimming pool or tennis court (11)	C	C
Accessory trade use	F	F
Accessory truck servicing or storage	F	F
Accessory wholesale business	F	F
Ancillary use (12)	C	C

Text Amd. No. 464, §§ 3n., 3o., 11-8-2023; Text Amd. No. 471, § 14c., 4-3-2024.)

Footnotes to Table A

1. Where designated "A" or "C," provided that such use is located on the ground floor, or in a basement with a separate entrance, otherwise forbidden.

2.

Notes regarding Institutional Uses. The Institutional categories "Colleges or University Use", "Hospital Use", and "Nursing or Convalescent Home Use", are defined in Article 2A to include subuses (office, parking, etc.) that also appear as main uses in this Table A. If part of an Institutional Use, pursuant to the provisions of this Article and Article 2A, any such subuse shall be regulated as is the pertinent Institutional Use. To determine whether the substitution of a single such subuse for another constitutes a Proposed Institutional Project, and to determine whether a subuse is a High Impact Subuse, see the definition of the pertinent Institutional Use in Article 2A.

3. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.
4. Provided that, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.
5. Provided that any such use shall comply with all the guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
6. Where designated "A" or "C," provided that Dwelling Units are Forbidden in Basements.
7. Small: total gross floor area not exceeding one thousand (1,000) square feet per restaurant; Large: total gross floor area exceeding one thousand (1,000) square feet per restaurant.
8. Where a Retail, Service, or Trade Use is designated "A," it shall be conditional if merchandise is sold or displayed out-of-doors or if such establishment is open to the public after midnight or before 6:00 a.m.
9. Provided that all dust and dirt incident to storage or handling is effectively confined to the Lot, and provided also that any material stored outdoors to a height greater than four (4) feet above Grade level is surrounded by a wall or tight fence not less than seven (7) feet high.
10. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
11. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
12. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which is it ancillary.
13. Cannabis Establishment, provided that any cannabis establishment shall be sited at least one-half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only.
14. For Additional Dwelling Units, see Section 68-7. (Text Amd. No. 421, § 2, 11-18-16; Text Amd. No. 432, § 3, 4-13-2018; Text Amd. No. 440, § 16B., 5-8-2019)

TABLE D - South Boston Neighborhood District Residential Subdistricts Dimensional Regulations

Multifamily Residential Subdistrict

	Lot Area Minimum (Sq. Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum (Feet)	Usable Open Space Minimum Sq. Ft. Per Dwelling Unit	Front Yard Min. Depth (Feet)	Side Yard Min. Depth (Feet)	Rear Yard Min. Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)

MFR	2,000	1,000	20	20	2.0	40	200	5 [1]	3	20	25
MFR/LS	5,000	1,000	20	20	1.5	35	200	5 [1]	3	20	25

Footnotes to Table D

1. The Front Yard Setback shall be determined through Small or Large Project Review if applicable, but shall be a minimum of 5 feet along First Street to provide additional pedestrian right of way, or the modal front yard depth as calculated by the method provided in Section 18-2 of this Code, whichever is greater.
2. Where a lot is less than 1,000 square feet in area, the maximum number of dwelling units shall be one (1).

(Text Amd. No. 423, § 2(a), 11-18-16; Text Amd. No. 442, § 3, 10-15-2019)

TABLE G - South Boston Neighborhood District Off-Street Parking Requirements

See Table Footnote: (1)

	Space(s) Per 1,000 Square Feet of Gross Floor Area
Banking and Postal Uses	1.0
Community Uses	1.0
Educational Uses	
Elementary or Secondary School	0.7
Kindergarten	0.7
Other Educational Uses	1.0
Health Care Uses	1.0
Industrial Uses	0.5
Office Uses	2.0
Public Service Uses	
Police Station	1.0
Fire Station	1.0
All other Public Service Uses	0
Research and Development Uses	0.5
Retail Uses	2.0
Service and Trade Uses	2.0
Storage Uses, Major	0.5

Transportation Uses	0.25
Vehicular Uses	0.5
Wholesale Uses	0.25

(Text Amd. No. 464, § 4a., 11-8-2023.)

Footnotes to Table G

1. The provisions of this Table F do not apply to Proposed Projects that are subject to Large Project Review. See Section 67-32 (Off-Street Parking and Loading Requirements).

TABLE G - Continued

South Boston Neighborhood District Off-Street Parking Requirements [1]

	If there are seats: (spaces per seat) [2]	If there are no seats (spaces per 1,000 square feet of public floor area in structures)
Cultural Uses	0.2	2.0
Entertainment Uses	0.3	4.0
Funerary Uses		
Funeral home	0.1	3.0
Mortuary chapel	0.1	3.0
All other funerary uses	none	none
Places of Worship	0.1	3.0
Restaurant Uses		
Restaurant	0.3	4.0
Other Restaurant Uses	0.15	0.5
Open Space Uses		
Stadium	0.2	N/A
Other Open Space Uses	0.2	2.0

Footnotes to Table G

1. The provisions of this Table F do not apply to Proposed Projects that are subject to Large Project Review. See Section 67-32 (Off-Street Parking and Loading Requirements).

2. Where benches are used, each two (2) linear feet of bench shall constitute one (1) seat.

TABLE G - Continued

South Boston Neighborhood District Off-Street Parking Requirements Residential and Related Uses [1]

	Spaces per Dwelling Unit [2]
Dormitory/Fraternity Uses	0.5
Hotel and Conference Center Uses	0.7
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	0.5
Group Care, Limited	0.5
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25
Other Residential Uses [3]	1.5 [4]

Footnotes to Table G

1. The provisions of this Table G do not apply to Proposed Projects that are subject to, or elect to comply with, Large Project Review. See Section 68-33 (Off-Street Parking and Loading Requirements).
2. Where a use is not divided into Dwelling Units:
   (a) if sleeping rooms have accommodations for not more than two (2) persons, each group of two (2) sleeping rooms shall constitute a Dwelling Unit;
   (b) if sleeping rooms have accommodations for more than two (2) people, each group of four (4) beds shall constitute a Dwelling Unit.
3. For Dwelling Units qualifying as Affordable Housing, the off-street parking requirement shall be 0.7 spaces per unit.
4. Except that for a studio or one (1) bedroom dwelling unit, the ratio shall be 1.0.

(Text Amd. No. 423, § 2(b), 11-18-16)

TITLE INSURANCE AFFIDAVIT

To:	EVERETT CO-OPERATIVE BANK; (the "Lender"); FIRST AMERICAN TITLE INSURANCE COMPANY; PIERCE ATWOOD LLP
Buyer:	ADAMSON HOLDINGS, LLC
Seller:	Harold B. Murphy, as Chapter 7 Trustee for the Bankruptcy Estate of 921-923 E Broadway LLC, Case No. 24-11119-JEB
Loan Amount:	$1,781,250.00
Sale Amount:	$2,925,000.00
Property:	305 K Street, Boston, Massachusetts
Date:	February 14, 2025

The undersigned understands that the above-referenced title insurance company has been requested to insure/endorse title to the Property in connection the above-referenced loan secured by mortgages on the Property in the amounts stated.

The undersigned hereby certify that:

1. There is no person to whom a debt is due for labor or materials furnished in the erection, alteration, repair or removal of a building or structure on the Property by virtue of an agreement with or with the consent of the undersigned, or of a person having authority from or rightfully acting for the undersigned in performing or furnishing such labor or materials, for work actually performed during the past 90 days, including the date hereof.

2. At the date hereof there are no tenants or other parties who are in possession or who have the right to be in possession of the Property other than those listed on the attached Rent Roll.

3. Neither the Property nor any use thereof is in violation of any restrictive covenants, if any, affecting the Property.

4. All bills for municipal light plant service charges, which could become liens on the Property have been paid.

5. No security interest which secures payment or performance of any obligation has been given by the undersigned, or to the knowledge of the undersigned, in any personal property or fixtures placed upon or installed in the Property.

6. That in consideration of First American Title Insurance Company issuing its policy/policies effective as of the date of closing without making exception therein of matters which may arise between the date of Lender's counsel's title exam and the date documents creating the interest being insured have been filed for record and which matters may constitute an encumbrance on or affect the title, to promptly defend, remove, bond or otherwise dispose of any encumbrance, lien or objectionable matter which may arise or be filed, as the case may be, against the Property as a result of any act or omission of the undersigned during the period of time between the date of the title commitment(s) issued by First

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
Expires: 09/30/2023

SECTION I - LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS	2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.)
Everett Co-Operative Bank 419 Broadway Everett, MA 02149 Branch: ECB - Main Branch Requested By: Jackie Lawrence	305 K ST BOSTON, MA 02127 Borrower: Adamson, Paul

3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED
26444	2334-1	

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number
BOSTON, CITY OF	SUFFOLK	MA	250286

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A")	2. NFIP Map Panel Effective/Revised Date	3. Is there a Letter of Map Change (LOMC)?
25025C 0083J	03/16/16	[X] NO [ ] YES (if yes, and LOMC date/no. is available, enter date and case no. below).
4. Flood Zone X	5. No NFIP Map	Date / Case No.

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)

1. [X] Federal Flood Insurance is available (community participates in the NFIP). [X] Regular Program [ ] Emergency Program of NFIP
2. [ ] Federal Flood Insurance is not available (community does not participate in the NFIP).
3. [ ] Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.
   CBRA/OPA Designation Date: ________

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? [ ] YES [X] NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

E. COMMENTS (Optional)

THIS FLOOD DETERMINATION IS PROVIDED TO THE LENDER PURSUANT TO THE FLOOD DISASTER PROTECTION ACT. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender):	DATE OF DETERMINATION
CoreLogic Flood Services 1825A Kramer Lane Austin, TX 78758 1-800-447-1772	12/03/24 at 01:21 PM CST FloodCert #: 2412047732 *** LIFE-OF-LOAN *** *** SPECIAL PROPERTY ***

FLOOD CERTIFICATION CoreLogic SEAL

NOTICE TO BORROWER *NOT IN* SPECIAL FLOOD HAZARD AREA

Borrower: **Adamson, Paul**

Loan #: **2334-1**

Property Location: **305 K ST**
BOSTON, MA 02127

This Notice Date is as of: **12/03/24**

National Flood Insurance Program (NFIP) Community: **BOSTON, CITY OF**

Attached is the completed Standard Flood Hazard Determination Form that indicates that the improved real estate or mobile home securing your loan is not located in an area designated by the Director of the Federal Emergency Management Agency ("FEMA") as a Special Flood Hazard Area ("SFHA"). As a result of this determination, you will not be required to obtain mandatory flood insurance in connection with the making of your loan.

However, your home may be near an SFHA. As such you, or your lender, may want to consider the advisability of obtaining flood insurance at reduced rates. You should check with your insurance agent or company as to the coverage types and amounts available to you and make your own determination as to whether you desire any such coverage.

If, however, at any time during the term of your loan the improved real estate or mobile home securing your loan is, due to re-mapping by FEMA or otherwise, located in an area that has been identified by the Director of FEMA as an area having special flood hazards and in which flood insurance is available under the National Flood Insurance Program, you will be so notified and advised that you must obtain an appropriate amount of flood insurance coverage. If, within 45 days after we send you such notification, you fail to purchase flood insurance in an amount not less than the amount we advise you is necessary, we shall purchase such flood insurance on your behalf at your expense, as we are authorized to do in accordance with the provisions of the Flood Disaster Protection Act of 1973, as amended.

I/We, the undersigned borrower(s)/applicant(s), hereby understand and agree to all the above.

2/14/2025

Borrower/Applicant Date

2/14/2025

Borrower/Applicant Date

Borrower/Applicant Date

Borrower/Applicant Date

Borrower/Applicant Date

Borrower/Applicant Date

LEAD PAINT CERTIFICATION AND INDEMNIFICATION AGREEMENT

This LEAD PAINT CERTIFICATION AND INDEMNIFICATION AGREEMENT (this "**Agreement**") is made as of February 14, 2025, by **ADAMSON HOLDINGS, LLC,** a Massachusetts limited liability company with an address of 46 Crabtree Road, Quincy, Massachusetts 02171 (the "**Borrower**") in favor of **EVERETT CO-OPERATIVE BANK**, a Massachusetts Co-operative Bank, with an address of 419 Broadway, Everett, Massachusetts 02149 (the "**Lender**").

As used in this Agreement, the following terms shall have the following meanings. All capitalized terms used herein and not otherwise defined herein shall have the meanings ascribed to them in the Loan Agreement.

Loan Agreement: That certain Construction Loan Agreement dated of even date herewith by and among the Borrower, the Guarantors named therein and the Lender.

Loan Documents: The Note, the Loan Agreement, the Mortgage, this Agreement and all other documents, instruments, and agreements executed and delivered by the Borrower or any guarantor of the Note in connection therewith.

Mortgaged Property: **305 K STREET, SOUTH BOSTON, MASSACHUSETTS**

Note: That certain Commercial Real Estate Promissory Note of even date herewith made payable by the Borrower to the order, and for the benefit, of the Lender in the original principal amount of **ONE MILLION SEVEN HUNDRED EIGHTY ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS ($1,781,250.00).**

<u>Preliminary Statement</u>

WHEREAS, the Lender is making a commercial loan in the original principal amount of $1,781,250.00, to the Borrower (the "**Loan**"), which is evidenced by the Note and is secured by, among other things, the mortgage from the Borrower covering the Mortgaged Property;

WHEREAS, in order to induce the Lender to make the Loan to the Borrower, the Borrower has agreed to certify to the Lender as to the lead paint status of the Mortgaged Property and to indemnify the Lender as set forth herein.

NOW THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Borrower hereby certifies to the Lender as follows:

1. To the best of the Borrower's knowledge, the Mortgaged Property is free of lead paint and/or complies with all state and federal laws and regulations regarding lead paint compliance in residential properties.

2. The Borrower will have the Mortgaged Property checked for lead paint and provide the Lender with reports for approval by the Lender.

3. To the extent that the Borrower has been unable to determine compliance of the Mortgaged Property with all applicable state and federal laws and regulations regarding lead paint, the Borrower hereby certifies that the Borrower has met with each of the tenants and confirmed that there are no children under the age of 6 living at the Mortgaged Property.

4. The Borrower hereby agrees that if the Borrower determines or learns that there are children under the age of 6 living at the Mortgaged Property, the Borrower shall immediately take all necessary steps to de-lead the applicable unit(s) and/or ensure compliance by the applicable units with all applicable state and federal laws and regulations regarding lead paint.

5. The Borrower hereby agrees that as residential units are vacated, the Borrower shall test for lead paint and if lead paint is found, the Borrower shall immediately take all necessary steps to de-lead the applicable unit(s) and/or ensure compliance by the applicable units with all applicable state and federal laws and regulations regarding lead paint.

The Borrower hereby agrees to indemnify and hold the Lender harmless from all liability, loss, cost, damage and expense, including reasonable attorney's fees and costs of litigation, arising from any failure by the Borrower to immediately take all necessary steps to de-lead the applicable unit(s) and/or ensure compliance by the Mortgaged Property with all applicable state and federal laws and regulations regarding lead paint. The Borrower agrees that their obligations hereunder shall be continuous and shall survive the repayment of all debts to the Lender including repayment of the Loan.

Breach of or default by the Borrower of any provision hereof shall constitute a default under the Note and the Mortgage and Lender shall have all rights and remedies set forth in the Note, the Mortgage, each of the other Loan Documents and under applicable law.

Except as otherwise provided herein, the liability and obligations of the Borrower hereunder shall survive payment of the Loan and/or any foreclosure, deed in lieu of foreclosure, termination, discharge, or partial release of the Mortgage or any of the other Loan Document.

The invalidity of any provision of this Agreement shall in no way affect the validity of any other provision. This Agreement is binding upon and shall inure to the benefit of the parties hereto and their heirs, successors, personal representatives, and assigns.

This Agreement shall be interpreted in accordance with and governed by the law of the Commonwealth of Massachusetts. The Borrower submits to personal jurisdiction in the Commonwealth of Massachusetts and waives any and all personal rights to object to such jurisdiction. The Borrower agrees service of process may be made and personal jurisdiction obtained by serving the Borrower at the address stated on the first page hereof.

This Agreement may not be changed, waived, or terminated except in a writing signed by the party against whom enforcement of the change, waiver, or termination is sought. To the extent permitted by law, if the Lender retains an attorney to collect any sums due under this Agreement, enforce any of the provisions hereof, or otherwise protect the Lender's interests, the Borrower agrees to pay the Lender, on demand, all costs and expenses in connection therewith including all court costs and reasonable attorney's fees whether or not suit is brought or prosecuted to completion.

The obligations of each Borrower hereunder shall be joint and several with every other Borrower, (if more than one) and all references to the Borrower herein shall be deemed to refer to each of them, either of them, and all of them.

[This Page Ends Here – Signature Page to Follow]

EXECUTED under seal as of the date first above written.

BORROWER:

ADAMSON HOLDINGS, LLC

Witness to all:

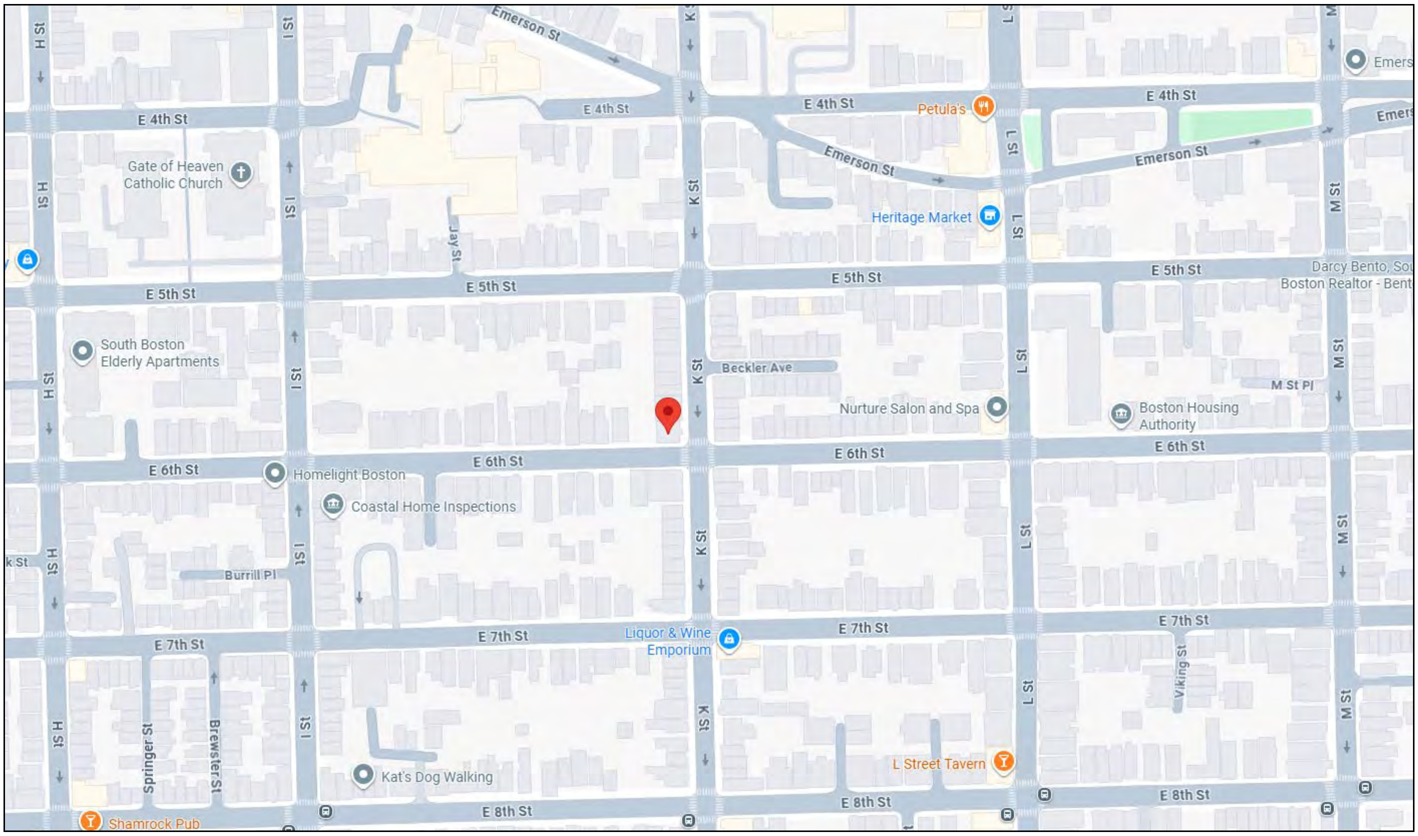
By: ______________________
Paul Adamson, Manager

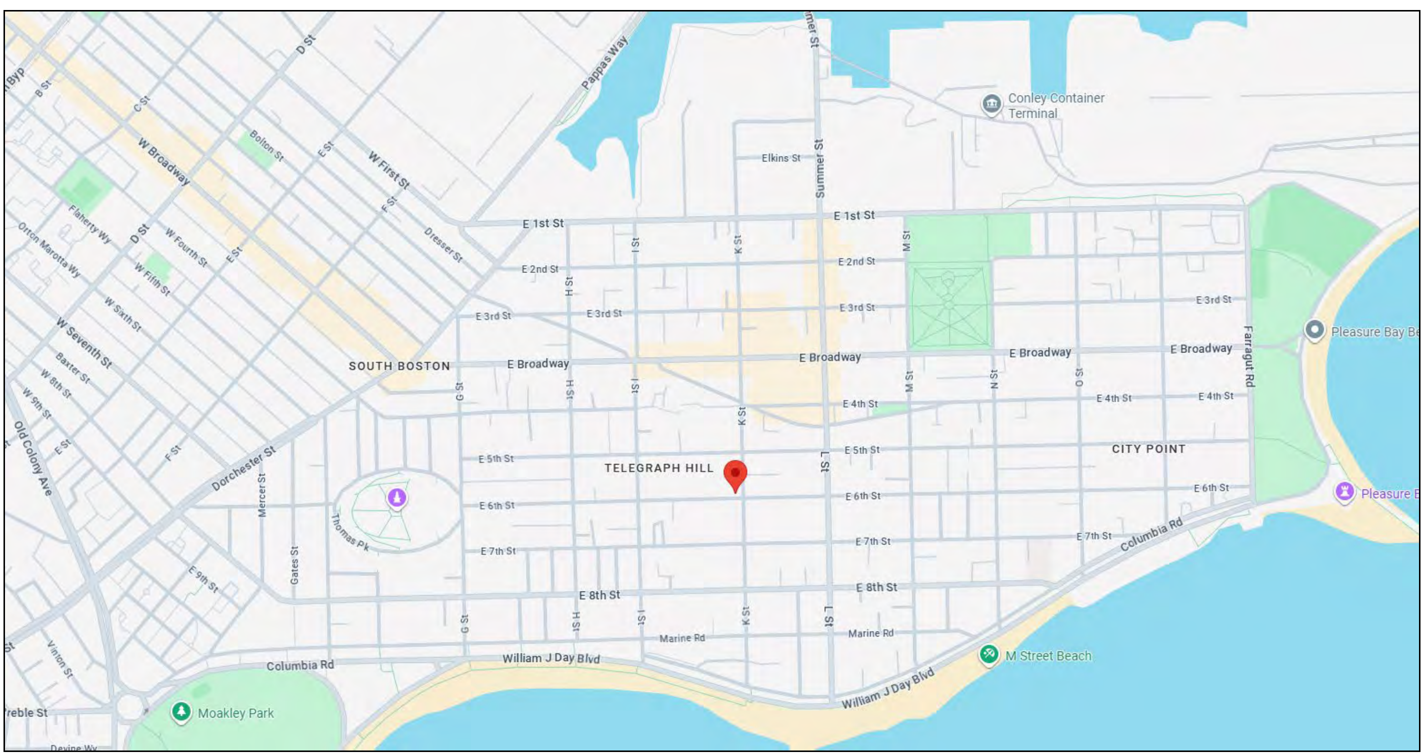
By: ______________________
Tanya Adamson, Manager

DAVID CHEW
Notary Public, Commonwealth of Massachusetts
My Commission Expires October 4, 2030

MAP

305 K ST., S. BOSTON, 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
JJManning.com
auctions@JJManning.com

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