

Suffolk County - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
72371	LIEN		69614/214	11/07/2023	0.00
Property-Street Address and/or Description					
261-265 WASHINGTON ST BRIGHTON, 736 CAMBRIDGE ST					
Grantors					
KCD GENERAL CONTRACTORS INC, MPT OF BRIGHTON-STEWARD LLC, STEWARD HEALTH CARE SYSTEMS LLC					
Grantees					
References-Book/Pg Description Recorded Year					
56898/185 DED 2016, 69614/287 LIEN 2023					
Registered Land Certificate(s)-Cert# Book/Pg					

Suffolk County Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 72371
Document Type	: LIEN
Recorded Date	: November 07, 2023
Recorded Time	: 10:02:28 AM
Recorded Book and Page	: 69614 / 214
Number of Pages(including cover sheet)	: 5
Receipt Number	: 1038214
Recording Fee	: \$105.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

Notice of Contract

Mechanic's Lien

M.G.L. Chapter 254, Section 2

Notice is hereby given that by virtue of a written contract dated August 18, 2023 between **KCD General Contractors, Inc.**, of 45 Mount Vernon Avenue, Braintree, MA 02184 and **Steward Health Care Systems LLC**, 1900 North Pearl Street, Suite 2400, Dallas, Texas, 75201, Attn: Chief Executive officer. **KCD General Contractors, Inc.**, has furnished labor or material, or both labor and material or is to furnish or has furnished labor, materials, rental equipment, appliances or both in the erection, alteration, repair or removal of a building on a lot of land owned/operated by **MPT of Brighton-Steward, LLC** ("Owner"), whose address is 1000 Urban Center Drive, Suite 501, Birmingham, AL 35242.

Property Addresses: 736 Cambridge Street/261-265 Washington Street, Brighton, MA 02135, as further described on Exhibit A attached hereto and made a part hereof

For Owner's title reference, see deed recorded with the Suffolk Registry of Deeds in Book 56898, Page 185.

As of the date of this Notice, account of said contract is as follows:

Original contract amount: \$1,324,529.71

Agreed change orders: \$0

Pending Change Orders: \$0

Disputed Claims: \$0

Amount received: \$0

Amount currently due: \$1,324,529.71

The regular mailing address of the party recording or filing this notice is as follows:


KCD General Contractors, Inc.

45 Mount Vernon Avenue

Braintree, MA 02184

EXECUTED under seal this 6th day of November, 2023.


KCD General Contractors, Inc.,

By: 
Kevin Doherty, President

Commonwealth of Massachusetts

County of Middlesex

On this 6 day of November, 2023 personally appeared before me the above-named Kevin Doherty, as President of KCD General Contractors, Inc., proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding instrument and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of KCD General Contractors, Inc.


Notary Public: Joshua M. Fox
My Commission Expires: December 5, 2025

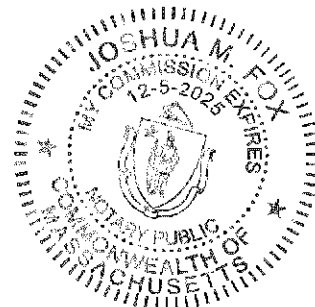


EXHIBIT A**LEGAL DESCRIPTION**

PARCEL I (253 Washington Street), Book 10091, Page 239; Confirmatory Book 15050, Page 314
 A certain parcel of land with all buildings, facilities, and improvements now and hereafter thereon, situate in Boston (Brighton District) Suffolk County, Massachusetts, the same being shown as "Parcel 1" on a plan entitled "Subdivision Plan of Land in Boston, Mass. Brighton District - Suffolk County", scale 1 inch = 40 feet, dated August 20, 1982, drawn by Miller & Nylander Co., recorded in the Suffolk County Registry of Deeds at the end of Book 10075, bounded and described as follows: WESTERLY by Washington Street, 273.88 feet; NORTHWESTERLY by Parcel 2 shown on said plan, 100.00 feet; WESTERLY by Parcel 2 shown on said plan, 53.66 feet; NORTHWESTERLY by Parcel 2 shown on said plan, 90.00 feet; NORTHERLY by Parcel 2 shown on said plan, 16.94 feet; NORTHWESTERLY by Parcel 2 shown on said plan, 64.40 feet; NORTHEASTERLY by Parcel 2 shown on said plan, 101.19 feet; NORTHWESTERLY by Parcel 2 shown on said plan, 84.22 feet; NORTHEASTERLY by Parcel 2 shown on said plan, 58.20 feet; and SOUTHEASTERLY by land now or formerly of St. Elizabeth's Hospital Foundation, Inc., by two lines respectively measuring, 240.79 feet and 99.47 feet. Containing 73,505 square feet of land, more or less, or 1.687 acres, more or less, according to said plan. Parcel I is also shown as the "Parcel 1" containing 73,505+/- square feet on plan at Book 16789, End (plan shows two Parcel 1s).

PARCEL II (261 Washington Street), Book 3503, Page 545; Book 3552, Page 61; Book 3561, Page 165; Book 3561, Page 167; Book 4022, Page 521; Book 5596, Page 38; Book 6496, Page 90
 The land on Washington Street in Boston (Brighton District) Commonwealth of Massachusetts and being shown as Parcel 2, containing 415,382+/- square feet, on Plan entitled "Mortgage Plan of Land, St. Elizabeth's Hospital North Complex Project, Brighton District Boston, Mass.," dated June 14, 1988 prepared by BSC Group and recorded at Book 14983, Page 1.
 Specifically excepting therefrom Parcel 3 as shown on Plan at Book 14983, Page 1 and which parcel was conveyed to St. Elizabeth's Realty Corp. by Deed dated September 21, 1990 and recorded at Book 16521, Page 283.
 Together with appurtenant rights and easements set forth in Deed to Saint Elizabeth's Realty Corp. dated September 27, 1990 and recorded at Book 16521, Page 283.
 Parcel 2 is also shown as the "Parcel 2" containing 415,382+/- square feet on plan at Book 16789 End (plan shows two Parcel 2s).

[There is no PARCEL III]

PARCEL IV (Nevin Street)

That certain parcel of land at the end of Nevin Street in said Boston (Brighton), being shown as Parcel B on a plan entitled "Plan of Land in Boston (Suffolk County)," dated January 24, 2014, revised December 23, 2015, by Precision Land Surveying, Inc., recorded with the Suffolk Registry of Deeds at Plan 2015, Page 537.

Together with the benefit of the non-exclusive drainage easement appurtenant to Parcel 2 above (the "Easement") running from Parcel 2 to Washington Street and shown as the "Proposed 20' Utility and Drainage Easement" on the plan at Book 16789 End, and bounded and described as follows: Beginning at the Southeast corner of the northwesterly line of Parcel 2 as shown on said Plan; thence S 39° 30' 44" W across said Parcel 1 one hundred seventy eight and 45/100 (178.45) feet to a point on the northerly side of Washington Street, said point lying on the arc of a curve concave northeasterly, from which said point a radial line bears N32° 15' 25" E; thence running Northerly along said sideline and said arc twenty and

14/100 (20.14) feet; thence running N 39° 30' 44" E across said Parcel 1 one hundred eighty and 84/100 (180.84) feet to the said northwesterly line of Parcel 2; thence running S50° 29' 16" E along said northwesterly line twenty and 00/100 (20.00) feet to the point of beginning.
Containing 3,560 square feet or 0.082 acres, more or less.

Together with the benefit of appurtenant rights and easement set forth in deed to St. Elizabeth's Hospital Foundation, Inc., Trustee dated October 14, 1982 and recorded at Book 10091, Page 239, as confirmed by Confirmatory Deed dated September 26, 1988 and recorded at Book 15050, Page 314.