



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

STAFF

GEORGE PROAKIS, *PLANNING DIRECTOR*

LORI MASSA, *SENIOR PLANNER*

ADAM DUCHESNEAU, *PLANNER*

DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

Case #: ZBA 2011-05

Date: May 18, 2011

Recommendation: Unable to Recommend

PLANNING STAFF REPORT

Site: 23 Porter Street

Applicant Name: Lalo Development, LLC

Applicant Address: 311 Highland Avenue, Somerville, MA 02143

Agent Name: Richard G. Di Girolamo

Agent Address: 424 Broadway, Somerville, MA 02145

Address of Property Appeal: 23 Porter Street

Owner of Property Under Appeal: Lalo Development, LLC

Alderman: Tom Taylor

Legal Notice: Applicant and Owner Lalo Development, LLC seeks an appeal (pursuant to SZO §3.1.9) from a decision of the Superintendent of Inspectional Services to issue a certificate of occupancy for a three-family dwelling at 23 Porter Street. RB zone.

Zoning District/Ward: RB Zone / Ward 3

Zoning Approval Sought: Administrative Appeal of ISD Decision under SZO §3.1.9

Date of Application: January 13, 2011

Dates of Public Meeting • Hearing: Zoning Board of Appeals **5/18/11**

I. GROUNDS FOR APPEAL

Lalo Development, LLC is the owner of the property at 23 Porter Street. Lalo Development, LLC alleges that the Superintendent of Inspectional Services was incorrect in issuing a Certificate of Occupancy for three dwelling units at 23 Porter Street in 2008 because they believe the that structure was actually an existing four-family dwelling unit at the time the certificate was issued.

II. BACKGROUND

1. Subject Property: The subject property is a historic, 13,630 square foot lot with a four-family residence situated on it, according to the Assessor's Office, in an RB zoning district near



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the intersection of Porter Street and Gould Avenue. The structure currently has 2,802 square feet of habitable space. The residence is 2½ stories not including the basement level. The Inspectional Services Division only recognizes the dwelling as a three-family structure as they have a Certificate of Occupancy for the property for a three-family dwelling.

2. History: The subject property was purchased by Elm Oak Realty Trust in 1985 as what they thought to be a 13,630 square foot lot with a four-family dwelling on it according to the Offer to Purchase and Purchase & Sale Agreement. Apparently, at that time, the Inspectional Services Division did not recognize the structure as a legal four-family dwelling unit. In 2006, Elm Oak Realty Trust applied to legalize the structure as a four-family dwelling unit and the application was denied by Inspectional Services on the grounds that the conversion of existing dwelling units for up to four to six units is not allowed in an RB zoning district. Elm Oak Realty Trust then appealed this decision to the Zoning Board of Appeals in early 2007 on the basis that the existing structure was a four-family dwelling prior to the adoption of Somerville Zoning Ordinance (SZO) 7.11.2.c. As part of this appeal, Elm Oak Realty Trust filed the following information as evidence that structure had already been operating for many years as a four-family dwelling:

- 1) The Offer to Purchase, Purchase & Sale Agreement, and Deed for the Property (Exhibit A);
- 2) A Tenant List for the Property in the early 1980s (Exhibit B);
- 3) Certificates of Compliance from the Department of Public Safety – Division of Fire Prevention (for the Commonwealth) in 1984 and from the Bureau of Fire Prevention (for the City of Somerville) in 1985 stating that each entity had inspected the subject property and approved it for smoke detectors for four (4) dwellings units (Exhibit C);
- 4) Permission granted by the Office of Commissioner of Electric Lines and Lights to the Boston Edison Co., to install meters in four areas at the subject property (Exhibit D); and
- 5) Real Estate Tax Bills from 1987 to 2003 showing the subject property as containing four to eight apartments (Exhibit E).

The 2007 appeal to legalize the structure as four dwelling units was met with substantial opposition from the neighborhood. As a compromise, the surrounding neighbors submitted a letter to the Zoning Board of Appeals signed by 12 neighbors to allow the landlord to convert the four illegal units into three legal dwelling units. The case was continued by the Board several times and Elm Oak Realty Trust finally decided to withdraw the administrative appeal without prejudice thereby never settling the legal question of the number of units allowed. As the site could be converted to a three-family dwelling unit under the RB district, the Applicant submitted plans to reduce the building to three units, and a Certificate of Occupancy was issued for three dwelling units for the property in April of 2008. Elm Oak Realty Trust, however, never completed the work to reduce the site to three dwelling units.

In March of 2010, Lalo Development, LLC purchased the property from Elm Oak Realty Trust and filed this Administrative Appeal from the decision of the Superintendent of Inspectional Services to issue a Certificate of Occupancy for a three-family dwelling at the subject property. Lalo Development, LLC also believes that the existing structure has been operating as a four-family dwelling prior to the adoption of SZO 7.11.2.c. The new Applicant, Lalo Development, LLC, has resubmitted the above listed pieces of information as well as voting records for the subject property as far back as 1952 (Exhibit F) and street index research based upon information collected by Preservation Planner Kristi Chase (Exhibit G), as evidence for their appeal to the decision of the Superintendent of Inspectional Services. It should also be noted that the Assessor's Office currently recognizes the subject property as having four to eight apartment units and, also according to their database, there are three properties containing four to eight apartment units and four properties containing over eight apartment units within 350 feet of the subject property. Six of those seven properties are in the same zoning district as 23 Porter Street.

III. APPEAL

1. Role of the ZBA: In an administrative appeal hearing, the ZBA hears appeals from the decision of the Superintendent of Inspectional Services. The process for such appeals is set out in MGL 40A, Section 8 and Section 3.2 of the SZO. An appeal may be taken by any person aggrieved by an order or decision of the Superintendent of Inspectional Services. The ZBA must determine whether to affirm the ISD decision or overturn it, and why.

Planning Staff believes that Lalo Development, LLC, as the property owner, has status as an aggrieved party in this circumstance and that appeal is properly before your Board.

2. Analysis of the Appeal: Planning Staff has reviewed: 1) the administrative appeal application from Lalo Development, LLC and 2) the materials submitted as evidence that the structure has been operating as a four-family dwelling unit. A discussion of those materials is as follows:

1) *The Offer to Purchase, Purchase & Sale Agreement and Deed for the Property (Exhibit A).*

The Offer to Purchase and the Purchase & Sale Agreement both state that the existing structure on the subject property is a four-family dwelling unit. However, the deed for the property that the Applicant submitted as an exhibit and the current deed submitted as part of the administrative appeal application, both do not state anything regarding the structure being a four-family dwelling unit. Additionally, all four items, including the existing deed, do not state the Inspectional Services Division's stance on the legality of the four units in the existing structure.

2) *A Tenant List for the Property in the early 1980s (Exhibit B).*

The Tenant List provided by the Applicant lists the date, amount, and the names for the security deposits paid at 23 Porter Street. The Unit #3 deposit was paid in 1982, the Unit #1 deposit was paid in 1983, and the Unit #2 and #4 deposits were paid in 1984. There are no other tenant names, years, or deposit amounts listed.

3) *Certificates of Compliance from the Department of Public Safety – Division of Fire Prevention (for the Commonwealth) in 1984 and from the Bureau of Fire Prevention (for the City of Somerville) in 1985 stating that each entity had inspected the subject property and approved it for smoke detectors for four (4) dwellings units (Exhibit C).*

Both the Commonwealth's Division of Fire Prevention in 1984 and the City's Bureau of Fire Prevention in 1985 recognized the structure as containing four dwelling units.

4) *Permission granted by the Office of Commissioner of Electric Lines and Lights to the Boston Edison Co., to install meters in four areas at the subject property (Exhibit D).*

On January 24, 1951, the Office of Commissioner of Electrical Lines and Lights issued four certificates of permission to Boston Edison Co. to install meters in four locations at 23 Porter Street. These certificates list the locations as 1st fl. front, 2nd fl. front, 1st fl. rear, and 2nd fl. rear. It does not state on the certificates that these areas are separate dwelling units or suites. Also on January 24, 1951, the Office of Commissioner issued permission to install a public meter on the premises. This certificate does not make reference to any number of dwelling units on the subject property. The Applicant also submitted a card from the Inspector of Wires in Somerville that

states that 80 outlets, five lighting meters, and four suite phones were permitted to be installed in the structure as of January 8, 1951.

- 5) *Real Estate Tax Bills from 1987 to 2003 showing the subject property as containing four to eight apartments (Exhibit E).*

The real estate tax bills that the Applicant has submitted all display a land use code of "111" which has a description in the city database as "Apartment of 4 to 8 units".

- 6) *Voting records for the subject property dating back to 1952 (Exhibit F).*

The voting records for the subject property submitted by the Applicant and compiled by the Elections Department date back to 1952. The first time that the records show there are four separate voting households in the subject property is 1954. This occurs again during 1962-64, 1969, 1978-82, 1984-93, 1995-98, 2002-05, and 2007-09. However, it should be noted that four separate, numbered, dwelling units are not indicated in the records until 1988. Before this time, the records only indicate the names of the voting residents at the address, but not the numbering of the units at the subject property.

- 7) *Street Index research based upon information collected by Preservation Planner Kristi Chase (Exhibit G).*

Preservation Planner Kristi Chase performed a street index research for the property and discovered the following as far back as 1950. The property was not occupied between 1950 and 1953. Four separate last names are not shown in the records until 1988, which is also the first time that unit numbers are listed for the property (four were listed in 1988).

3. Conclusion: It is likely, but not definite, that four units were located in the building as early as 1954, as Exhibits D, F, and G back up this information. The Inspectional Services Division has, in the past, issued a Certificate of Occupancy for a unit that can be established to have existed prior to 1960. But, as a resolution of previous issues with this property, ISD did issue a valid Certificate of Occupancy for three units. Therefore, after review of the issues raised in the appeal, the Planning Staff concludes that they are **UNABLE TO RECOMMEND** a decision as to whether or not the evidence supports a basis for overturning the decision from the Inspectional Services Division, and will seek and support the decision of the Zoning Board of Appeals on this issue.

IV. COMMENTS

Fire Prevention: Have been notified and are awaiting comments.

Ward Alderman: Alderman Taylor stated in an email to Planning Staff that he is opposed to the appeal by the Applicant and supports the decision by the Inspectional Services Division.

Historic Preservation: Have been notified and are awaiting comments.

Neighborhood: No official comments have been received from the neighborhood at this time. If comments are received before the Zoning Board of Appeals hearing, those comments will be summarized and distributed to the Board.



Existing Conditions

V. RECOMMENDATION

Planning Staff is **UNABLE TO RECOMMEND** whether the ZBA should overturn or not overturn the decision of the Superintendent of Inspectional Services for having issued a Certificate of Occupancy for a three-family dwelling at 23 Porter Street.

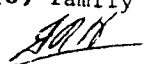
EXHIBIT A

O F F E R

I, JOHN R. HAVICAN, or my nominee, of 693 Somerville Avenue, Somerville, Middlesex County, Massachusetts, hereinafter referred to as the OFFERER, hereby offer to purchase certain real estate situated in Somerville and owned by the Estate of CHARLES LEVERONE, Robert A. Leverone, Executor, of 279 Cambridge Street, Burlington, Middlesex County, Massachusetts, hereinafter referred to as the OFFEREE, for the sum of TWO HUNDRED THIRTY FIVE THOUSAND (\$235,000.00) DOLLARS.

In consideration of this offer, recompense in the amount of ONE THOUSAND (\$1,000.00) DOLLARS is paid herewith to be applied to the purchase price if the offer is accepted on or before September 14, 1984, or to be returned to the OFFERER if the offer is not accepted.

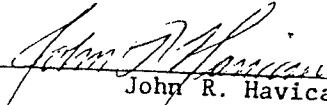
If said offer is accepted on or before September 14, 1984, the parties hereto shall enter into a Purchase and Sale Agreement for the following properties in or within ten (10) days after the acceptance of this offer upon terms and conditions mutually agreed upon and briefly outlined in this Offer:

1. 3 PORTER STREET, Somerville, Massachusetts,
2,688 square feet of land and a six (6) family
dwelling. *AS IS AFTER FIRE LOSS* 
2. 23 PORTER STREET, Somerville, Massachusetts,
13,630 square feet of land and a four (4) family
dwelling.
3. 42 CRAIGIE STREET, Lot 2, Somerville, Massachusetts,
3,655 square feet of land including a two (2)
family dwelling and garage.
4. Lot 1 CRAIGIE STREET, Somerville, Massachusetts,
8,247 square feet of land.
5. Lot 1 REAR CRAIGIE STREET, Somerville, Massachusetts,
3,435 square feet of land.
6. Lot 2 PORTER STREET, Somerville, Massachusetts,
5,480 square feet of land (copies of real estate
tax bills attached specifically identifying six (6)
parcels of real estate.)

Rate
It is further understood that the OFFEREE will grant to the OFFERER a Second Mortgage in the amount of THIRTY FIVE THOUSAND (\$35,000.00) DOLLARS with interest at the rate of 13% per annum payable in or within three (3) years, with ~~quarterly~~ ^{* MONTHLY} interest payments only, and that such Second Mortgage shall be secured by the properties included in this Agreement.

It is further understood that there currently exists, twelve (12) rental units in the dwellings included in this Agreement.

IN WITNESS WHEREOF I hereby cause this Offer to be executed this 12th day of September, 1984.


John R. Havican

The foregoing Offer is hereby accepted and the ONE THOUSAND (\$1,000.00) DOLLARS payment hereby received.

Estate of Charles Leverone

9/14/84
Date


Executor



STANDARD FORM
PURCHASE AND SALE AGREEMENT

Member Greater Boston Real Estate Board

This 10th day of October 1984
Robert A. Leverone, Executor of the Estate of Charles Leverone

1. PARTIES
(fill in)

hereinafter called the SELLER, agrees to SELL and
John R. Havican, of 696 Somerville Avenue, Somerville, MA *rmh*
as Trustee of the Elm Oak Realty Trust.
hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the
following described premises:
See Exhibit A Attached. *rmh*

2. DESCRIPTION
(fill in and include
title reference)

3. BUILDINGS,
STRUCTURES,
IMPROVEMENTS,
FIXTURES

(fill in or delete)

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 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, electric and other lighting fixtures, mantels, outside television
antennas, fences, gates, trees, shrubs, plants, and, if built in, air conditioning equipment, ventilators, garbage
disposers, dishwashers, washing machines and driers; and
but excluding

4. TITLE DEED
(fill in)

Include here by specific
reference any restric-
tions, easements, rights
and obligations in party
walls not included in (b),
eases, municipal and
other liens, other encum-
brances, and make pro-
vision to protect
SELLER against
BUYER'S breach of
SELLER'S covenants
leases, where
necessary.

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 and marketable title thereto, free from encumbrances, except
(a) Provisions of existing building and zoning laws;
(b) Existing rights and obligations in party walls which are not the subject of written agreement;
(c) Such taxes for the then current year as are not due and payable on the date of the delivery of such
deed;
(d) Any liens for municipal betterments assessed after the date of this agreement;
(e) Subject to and with the benefits of easements, restrictions,
and rights of way of record, if any, to the extent the
same are now in force and applicable, provided the same
do not substantially interfere with the use of the
property for residential purposes.

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.

REGISTERED
TITLE

In addition to the foregoing, if the title to said premises is registered, said deed shall be in form sufficient to
entitle the BUYER to a Certificate of Title of said premises, and the SELLER shall deliver with said deed
all instruments, if any, necessary to enable the BUYER to obtain such Certificate of Title.

PURCHASE PRICE
(fill in); space is
allowed to write
out the amounts
if desired
(provide for pay-
ment by certified
or Bank's Check
acceptable to the
SELLER, if
required)

The agreed purchase price for said premises is (\$235,000.00)
TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 ----- dollars, of which
\$ 10,000.00 have been paid as a deposit if it day and
\$ 190,000.00 are to be paid at the time of delivery of the deed in cash, or by certified,
cashier's, treasurer's or bank check
\$ 35,000.00 to be paid by Promissory Note from the Buyer to the
Seller in form substantially similar to that set forth
\$ 235,000.00 TOTAL in Exhibit B attached hereto secured by a
Second Mortgage in form substantially similar to Exhibit C
attached hereto.

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whole or in part in any manner whatsoever without the prior ex-
press written consent of the Greater Boston Real Estate Board.



8 TIME FOR PERFORMANCE, DELIVERY OF DEED (fill in)

Such deed is to be delivered at 10:00 o'clock A.M. on the 23th day of November, 1984, at the Middlesex South Registry of Deeds unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement

9 POSSESSION and CONDITION of PREMISES.

(attach a list of exceptions, if any)

EXCEPTIONS:

Full possession of said premises free of all tenants and occupants, 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) not in violation of said building and zoning laws, and (c) in compliance with the provisions of any instrument referred to in clause 4 hereof. The BUYER shall be entitled to an inspection of said premises prior to the delivery of the deed in order to determine whether the condition thereof complies with the terms of this clause.

Rights of existing tenants as set forth on Exhibit D attached hereto.

The Buyer acknowledges that the premises at 3 Porter Street have been damaged by fire and is purchasing the premises in their "as is" condition.

10. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

(Change period of time if desired).

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 refunded and all other obligations of the parties hereto shall cease and this agreement shall be void and 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 thirty days. Seller to furnish Executor's Certificate of Appointment and any required Court License to Sell.

11. 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, at the BUYER'S option, any payments made under this agreement shall be forthwith refunded and all other obligations of all parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

12. 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 therefor 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:

- 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
- 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.

1. 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.

USE OF PURCHASE 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.

INSURANCE

*Insert amount (list additional types of insurance and amounts as agreed)

Until the delivery of the deed, the SELLER shall maintain insurance on said premises as follows:

- Type of Insurance
- Fire
 - Extended coverage
 -

Amount of Coverage

\$

As presently insured, which exceeds purchase price.

ASSIGNMENT OF INSURANCE (delete entire clause if insurance is not to be assigned)

Unless otherwise notified in writing by the BUYER at least seven days before the time for delivery of the deed, and unless prevented from doing so by the refusal of the insurance company(s) involved to issue a policy, the SELLER shall assign such insurance and deliver binders therefor in proper form to the BUYER at the time of performance of this agreement. In the event of refusal by the insurance company(s) to issue a policy, the SELLER shall give notice thereof to the BUYER at least two business days before the time for performance of this agreement.

DELETE

17. ADJUSTMENTS
(list operating expenses, if any, or attach schedule)
18. ADJUSTMENT OF UNASSESSED AND ABATED TAXES
19. BROKER'S FEE
(fill in fee with dollar amount or percentage; also name of Broker(s))
20. BROKER(S) WARRANTY
(fill in name)
21. DEPOSIT
(fill in, or delete reference to broker(s) if SELLER holds deposit)
22. BUYER'S DEFAULT; DAMAGES
23. SALE OF PERSONAL PROPERTY
(fill in and attach list or delete entire clause)
24. RELEASE BY HUSBAND OR WIFE
25. BROKER AS PARTY
26. LIABILITY OF TRUSTEE, SHAREHOLDER, BENEFICIARY, etc.
27. WARRANTIES AND REPRESENTATIONS
(fill in); if none, state "none"; if any listed, indicate by whom each warranty or representation was made

Collectible rents, mortgage interest, prepaid premiums on life insurance if assigned as herein provided, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, and taxes for the then current 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.

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 year, with a reapportionment as soon as the new tax rate and valuation can be ascertained; and, if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed.

A broker's fee for professional services of is due from the SELLER to

the Broker(s) herein, but if the SELLER pursuant to the terms of clause 22 hereof retains the deposits made hereunder by the BUYER, said Broker(s) shall be entitled to receive from the SELLER an amount equal to one-half the amount so retained or an amount equal to the broker's fee for professional services according to this contract, whichever is the lesser.

The Broker(s) named herein warrant(s) that he (she) is (are) duly licensed as such by the Commonwealth of Massachusetts.

All deposits made hereunder shall be held by the Broker(s) Robert A. Leverone, Executor of * as agent for the SELLER, subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement.
* the Estate of Charles Leverone

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages unless within thirty days after the time for performance of this agreement or any extension hereof, the SELLER otherwise notifies the BUYER in writing, which shall be the Seller's sole and exclusive remedy for any breach hereunder by the Buyer.

The BUYER agrees to buy from the SELLER the articles of personal property enumerated on the attached list for the price of \$ and the SELLER agrees to deliver to the BUYER upon delivery of the deed hereunder, a Warranty bill of sale therefor on payment of said price. The provisions of this clause shall constitute an agreement separate and apart from the provisions herein contained with respect to the real estate, and a breach of the terms and conditions of this clause shall have no effect on the provisions of this agreement with respect to the real estate.

The SELLER'S spouse hereby agrees to join in said deed and to release and convey all statutory and other rights and interests in said premises.

The Broker(s) named herein, in this agreement and become(s) a party hereto, in so far as any provisions of this agreement expressly apply to him (them), and to any amendments or modifications of such provisions which he (they) agree(s) in writing.

If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

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 or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER or the Broker(s):
NONE

28. CONSTRUCTION
OF AGREEMENT
"delete "triplicate"
and substitute
"quadruplicate"
if required.

This instrument, executed in triplicate* _____ 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 enures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the SELER 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.

29. ADDITIONAL
PROVISIONS

The initialed riders, if any, attached hereto, are incorporated herein by reference.

See Addendum Attached.

SELLER (or spouse)

ESTATE of Charles Leverone
Robert A. Leverone, Executor
SELLER

BUYER

John R. Havican
BUYER John R. Havican, Trustee of
Elm Oak Realty Trust

Broker(s)

EXTENSION

The time for the performance of the foregoing agreement is extended until _____ Date _____
ie _____ day of _____ 19____, time still being of the essence of this agreement as extended. In
other respects, this agreement is hereby ratified and confirmed.
This extension, executed in triplicate, _____ is intended to take effect as a sealed instrument.

SELLER (or spouse)

SELLER

BUYER

BUYER

Broker(s)

**ADDENDUM TO PURCHASE AND SALE AGREEMENT
BETWEEN ROBERT A. LEVERONE, EXECUTOR OF THE ESTATE OF CHARLES
LEVERONE, SELLER**

AND JOHN R. HAVICAN, BUYER

AS TRUSTEE OF THE ELM OAK REALTY TRUST

[Handwritten signatures]

1. **Smoke Detectors:** The Seller agrees to provide a Certificate from the Somerville Fire Department certifying that the within premises are equipped with approved smoke detectors as provided by Chapter 148, Section 26(e) and Section 26(f) of the General Laws of Massachusetts.

2. If the Buyer either makes an assignment of his rights under this Agreement or records a copy of this Agreement with the Middlesex South District Registry of Deeds, the Seller at his option may declare Seller's obligations hereunder to be null and void and may deem the Buyer to be in default of his obligations hereunder. The designation of a title nominee pursuant to Paragraph 4 of the Agreement shall not be deemed an assignment by the Buyer within the meaning of this paragraph.

3. The Buyer acknowledges that the Seller has made him aware of Chapter 111, Section 190 through 197, of the General Laws of Massachusetts which regulates the level of lead in the paint and plaster of certain residences and that the Seller has made no representations regarding the level of lead in the paint and plaster of the within premises. The Buyer herein agrees that the existence of lead-based paint or plaster on the premises will not be deemed to be a violation of the Seller's obligations under Paragraph 9 of this Agreement.

4. The Buyer represents and warrants to the Seller that the Buyer has not contacted any real estate broker in connection with this transaction and was not directed to the Seller as a result of any services or facilities of any real estate broker. The Buyer agrees to indemnify the Seller against and to hold the Seller harmless from any claim, loss, damage, cost or liability for any brokerage commission or fee which may be asserted against the Seller in connection with this transaction. The provisions of this paragraph shall survive delivery of the deed.

EXHIBIT A

1. 3 Porter Street, Somerville, Massachusetts, 2,688 square feet of land and a six (6) family dwelling. As is after Fire Loss.
2. 23 Porter Street, Somerville, Massachusetts, 13,630 square feet of land and a four (4) family dwelling.
3. 42 Craigie Street, Lot 2, Somerville, Massachusetts, 3,655 square feet of land including a two (2) family dwelling and garage.
4. Lot 1 Craigie Street, Somerville, Massachusetts, 8,247 square feet of land.
5. Lot 1 Rear Craigie Street, Somerville, Massachusetts, 3,435 square feet of land.
6. Lot 2 Porter Street, Somerville, Massachusetts, 5,480 square feet of land (copies of real estate tax bills attached specifically identifying six (6) parcels of real estate).

For title reference see Estates of Patrick Baroni, Angela M. Leverone, Charlotte Leverone and Charles Leverone, Middlesex Probate Court Docket Nos. 431410, 484835, 555281, and 84P4053E, respectively.

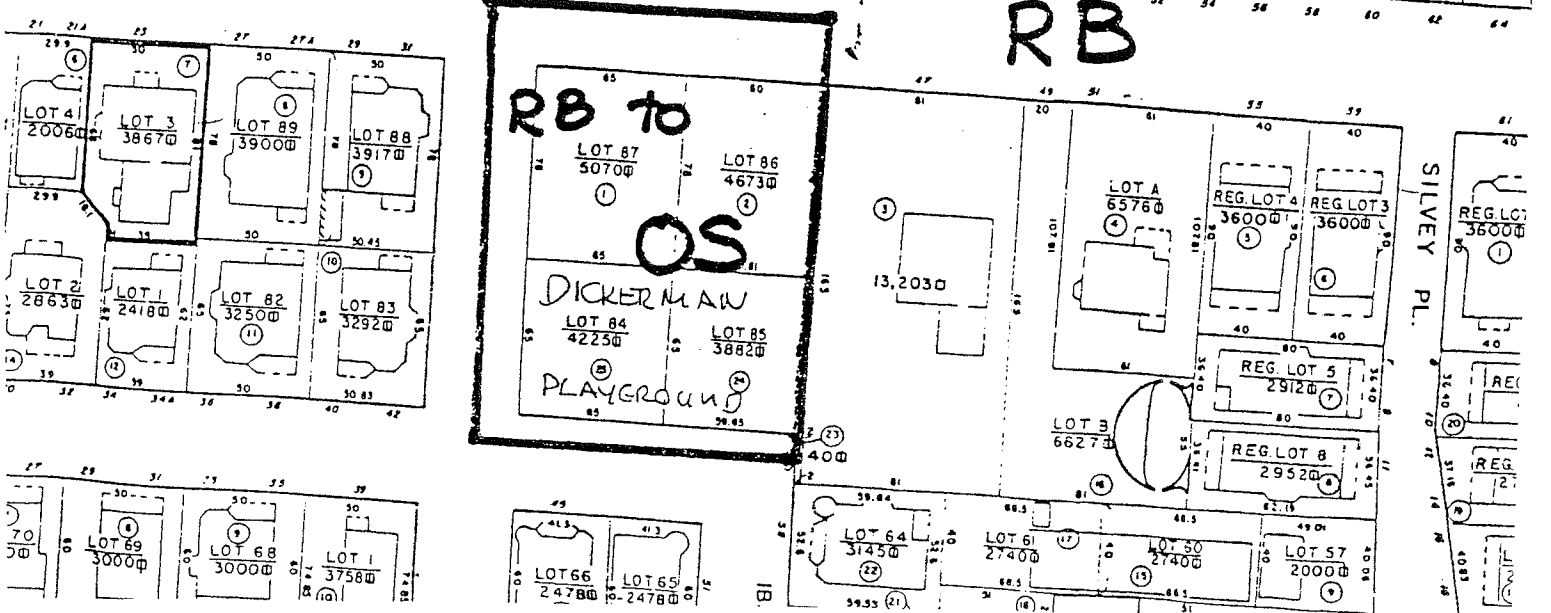
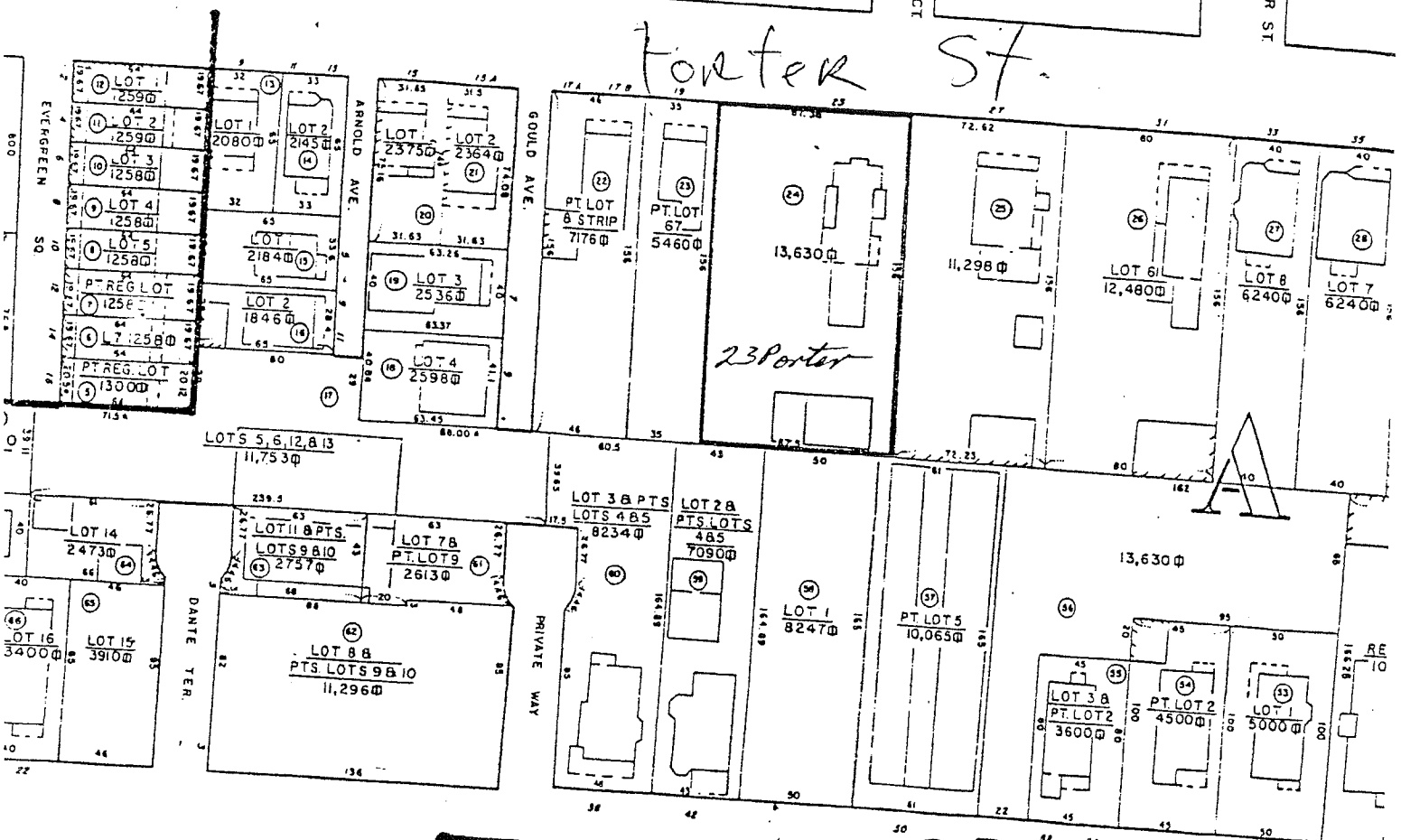
SON
RM

PARKER PL.

WILLIAMS CT

CARVER ST

Porter St.



DEED

I, Robert A. Leverone, Executor under the will of Charles Leverone, see Middlesex Probate #84P4053E, by power conferred in the stated Will and every other power, for \$235,000.00 paid, grant to Joan F. Havican and Michael J. Havican, Trustees of Elm Oak Realty Trust, said Trust being dated October 1, 1982, and recorded at Middlesex South District Deeds in Book 14823 Page 93, the following parcels of land located in Somerville, Middlesex County, Massachusetts:

PARCEL ONE

A certain parcel of land with the buildings thereon, situated in said Somerville, being Lot No. 2 on a plan entitled "Plan of Building Lots in Somerville, Mass., owned by A. C. Spring," dated February 25, 1895, by George A. Kimball, Civil Engineer, and recorded with Middlesex South District Deeds at the End of Book 2370, to which reference may be had for a more complete description.

Containing 3,655 square feet of land more or less according to said plan or however otherwise said premises may be bounded, measured or described.

PARCEL TWO

A certain parcel of land situated in said Somerville, and being Lot No. 1 on a plan entitled "Plan of Building Lots in Somerville, Mass., owned by A. C. Spring," dated February 25, 1895, by George A. Kimball, Civil Engineer, and recorded with Middlesex South District Deeds at the End of Book 2370, to which reference may be had for a more complete description.

Containing 8,247 square feet of land more or less according to said plan or however otherwise said premises may be bounded, measured or described.

PARCEL THREE

Another parcel of land in said Somerville, being parts of Lot 4 and Lot 5 on a plan entitled "Plan of Building Lots in Somerville, Mass., owned by A. C. Spring," dated February 25, 1895, by George A. Kimball, Civil Engineer, and recorded with Middlesex South District Deeds at the End of Book 2370, and being bounded and described as follows:

NORTHWESTERLY by land of owners unknown, 43 feet;
NORTHEASTERLY by Lot 1 on said plan, 79.89 feet;
SOUTHEASTERLY by Lot 2 on said plan, 43 feet; and
SOUTHWESTERLY by the remaining portions of Lots 4 and 5, 79.89 feet.

Containing about 3,435 square feet of land according to said plan or however otherwise said premises may be bounded, measured or described.

For title see deed of Cambridge Federal Savings and Loan Association to Patrick Baroni recorded said Deeds Book 11266 Page 244 and Estate of Charles Leverone, see Middlesex Probate 84P4053E.

Said premises are conveyed subject to restrictions of record, if any now existing, but not intending hereby to impose any.

PARCEL FOUR

The land in Somerville with the buildings thereon, being lot number 1 and a part of lot number 2 as shown on a Plan of Land in Somerville, Mass., dated April 23, 1923, L. G. Ayer, Engineer, recorded with Middlesex South District Deeds at the End of Book 4616, bounded and described as follows:

NORTHWESTERLY by Porter Street, fifty (50) feet;
NORTHEASTERLY by Evergreen Square, one hundred fifty-six and 80/100 (156.80) feet;
SOUTHEASTERLY by land now or formerly of Gardini, thirty-five (35) feet;
SOUTHWESTERLY by land now or formerly of Locatelli, seventy-six and 80/100 (76.80) feet;
SOUTHEASTERLY again by land now or formerly of Locatelli, fifty-four (54) feet;
SOUTHWESTERLY again by lots numbers 4 and 5 as shown on said plan, twenty-seven (27) feet;
SOUTHWESTERLY more Westerly by lot number 4 as shown on said plan, eighteen and 30/100 (18.30) feet;
NORTHWESTERLY again by land now or formerly of Casali et al, twenty-six and 77/100 (26.77) feet;
SOUTHWESTERLY again by land now or formerly of Casali et al and lot number 3 as shown on said plan and land now or formerly of Massachi, forty (40) feet.

Containing 8,158.6 square feet of land according to said plan or however otherwise said premises may be bounded, measured or described.

For title see deed of Edward O'Malley to Patsy Baroni recorded said Deeds Book 7099 Page 85 and Estate of Charles Leverone, see Middlesex Probate 84P4053E.

PARCEL FIVE

A certain parcel of land with the buildings thereon, situated in said Somerville, and bounded and described as follows:

SOUTHEASTERLY by land of Spring, eighty-seven and 50/100 (87.50) feet, more or less;
NORTHEASTERLY by land of John W. Scollay, one hundred fifty-six (156) feet;
NORTHWESTERLY by Porter Street, eighty-seven and 38/100 (87.38) feet, more or less; and
SOUTHWESTERLY by land of Wilkins, one hundred fifty-six (156) feet.

Containing about 13,630 square feet of land more or less.

For title see deed of Anthony Barone to Patsy Barone recorded said Deeds Book 7509 Page 81 and Estate of Charles Leverone, see Middlesex Probate 84P4053E.

Subject to and with the benefit of easements of record if any there be.

WITNESS my hand and seal this 28th day of February, 1985.

Robert A. Leverone, Executor
Robert A. Leverone, Executor

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

February 28, 1985

Then personally appeared the above-named Robert A. Leverone, Executor as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me

Alan H. Kelly
Notary Public

My commission expires: 11-28-91

EXHIBIT B

TENANT LIST

Real Estate Location:

3 Porter Street, Somerville, MA

<u>Name of Tenant</u>	<u>Apartment</u>	<u>Rent</u>	<u>Security Deposit Paid & Date</u>
Louis Spiesman	# 2	\$275.00	None
Jane Gray	# 3	390.00	\$390.00 - April 1984
Robin Waxman	# 5	304.00	\$304.00 - December 1983

✓ 23 Porter Street, Somerville, MA

Martha Duncan	# 1	304.00	\$276.00 - May 1983
Joie A. Barnes	# 3	304.00	\$230.00 - September 1982
William Lowell	# 2	400.00	\$400.00 - October 1984
France Lorrain	# 4	400.00	\$400.00 - October 1984

42 Craigie Street, Somerville, MA

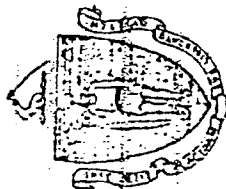
Jean Leverone	#	185.00	None
Gilberte Kelley	#	409.00	None

All of the above tenants are Tenants At Will; no leases exist.

Two handwritten signatures are present. The top signature is in dark ink and appears to be 'JAH'. The bottom signature is in lighter ink and appears to be 'RAC'.

EXHIBIT C

Form F.P. 7



The Commonwealth of Massachusetts
DEPARTMENT OF PUBLIC SAFETY—DIVISION OF FIRE PREVENTION
 1010 COMMONWEALTH AVENUE, BOSTON

SOMERVILLE 3-2-77 1977
 (City or Town) (Date)

APPLICATION FOR CERTIFICATE OF COMPLIANCE

CHAPTER 148, SECTION 26E, M.G.L. CERT. # 84-062

NOTE: SUBMIT APPLICATION TO LOCAL FIRE DEPARTMENT HEADQUARTERS

Application is hereby made to install approved smoke detectors as required by Massachusetts General Law, Chapter 148, Section 26F.

Location of Property 23 Porter St SOMERVILLE, MA 01905
Charles Levesque PHONE # 683-8757

Number of Dwelling Units 4 Signature of Applicant Charles Levesque
 Inspection/Testing Completed on Sept 7, 1984 By: Inspector

Fee: \$5.00 (148 Sec. 10A) Fire Chief Charles L. Donovan
 SOMERVILLE FIRE DEPT

(Fire Department's Copy)



FIRE DEPARTMENT
Headquarters
288 BROADWAY
SOMERVILLE, MA 02145

BUREAU OF FIRE PREVENTION
Public Safety Building
255 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

623-1700

NOT DONE
9/6/85

APPLICATION FOR CERTIFICATE OF COMPLIANCE

CHAPTER 148, SECTION 28 E, F, M.G.L.

5/24/8519
date of application

CERT. # 85-26F-234

Location of Property: 23 PORTER STREET
Owner of Property: Charles Leverone Phone # 272-5305
Number of Dwelling Units: (4) Signature of applicant Charles Leverone Jdt
Commercial property attached _____

Fee: \$10.-

Installed by: Bulls + Sons (Bullington) 01/4/8

Inspected by: James C. [Signature]

EXHIBIT D

CITY OF SOMERVILLE

OFFICE OF COMMISSIONER OF ELECTRIC LINES AND LIGHTS
FIRE ALARM BUILDING, 263 MEDFORD STREET

0. 9321 Date Jan 24, 1951

Permission is hereby granted the Boston Edison Co. to install METER
23 Porter St., 1st fl. front

the Premises of Patrick Baroni
supply not exceeding 7/60 1-40w fluo.

COMMISSIONER OF ELECTRIC LINES AND LIGHTS

THE ABOVE PERMISSION is subject to the ordinances of the City of Somerville and the condition that it may be revoked by the Commissioner of Electric Lines and Lights when he shall consider it for the best interests of the City of Somerville so to do.

CITY OF SOMERVILLE

OFFICE OF COMMISSIONER OF ELECTRIC LINES AND LIGHTS
FIRE ALARM BUILDING, 263 MEDFORD STREET

9322 Date Jan 24, 1951

Permission is hereby granted the Boston Edison Co. to install METER
23 Porter St., 2nd fl. front

the Premises of Patrick Baroni
supply not exceeding 8/60 1-40w fluo

COMMISSIONER OF ELECTRIC LINES AND LIGHTS

THE ABOVE PERMISSION is subject to the ordinances of the City of Somerville and the condition that it may be revoked by the Commissioner of Electric Lines and Lights when he shall consider it for the best interests of the City of Somerville so to do.

CITY OF SOMERVILLE

OFFICE OF COMMISSIONER OF ELECTRIC LINES AND LIGHTS
FIRE ALARM BUILDING, 263 MEDFORD STREET

No. 9323 Date Jan 24, 1951

Permission is hereby granted the Boston Edison Co. to install METER
at 25 Porter St. 1st fl. rear
in the Premises of Patrick Baroni
to supply not exceeding 5/60 1-40w fluo

COMMISSIONER OF ELECTRIC LINES AND LIGHTS

THE ABOVE PERMISSION is subject to the ordinances of the City of Somerville and the condition that it may be revoked by the Commissioner of Electric Lines and Lights when he shall consider it for the best interests of the City of Somerville so to do.

CITY OF SOMERVILLE

OFFICE OF COMMISSIONER OF ELECTRIC LINES AND LIGHTS
FIRE ALARM BUILDING, 263 MEDFORD STREET

No. 9324 Date Jan 24, 1951

Permission is hereby granted the Boston Edison Co. to install METER
at 25 Porter St. 2nd fl. rear
in the Premises of Patrick Baroni
to supply not exceeding 7/60 1-40w fluo

COMMISSIONER OF ELECTRIC LINES AND LIGHTS

THE ABOVE PERMISSION is subject to the ordinances of the City of Somerville and the condition that it may be revoked by the Commissioner of Electric Lines and Lights when he shall consider it for the best interests of the City of Somerville so to do.

CITY OF SOMERVILLE

OFFICE OF COMMISSIONER OF ELECTRIC LINES AND LIGHTS
FIRE ALARM BUILDING, 263 MEDFORD STREETNo. 9320 Date Jan 24, 1951

Permission is hereby granted the **Boston Edison Co.** to install METER
at 23 Porter St. - Public meter
in the Premises of Patrick Baroni
to supply not exceeding 1-1/6 HP Oil Burner; 1-1/6 HP Pump

COMMISSIONER OF ELECTRIC LINES AND LIGHTS

THE ABOVE PERMISSION is subject to the ordinances of the City of Somerville and the condition that it may be revoked by the Commissioner of Electric Lines and Lights when he shall consider it for the best interests of the City of Somerville so to do.

P. 2-26-47-2500

No. *8037*

Received *1.50*

To the Inspector of Wires, Somerville, Mass.

We shall commence *1-18-50* 194

No. *23 Porter St.* Floor

Owner or Occupant *Patrick Baroni* JAN 8-1951

Used for *Dwelling* JAN 10 1950

Ready for inspection * *will call* JAN 24 1950

Lights		Fixtures		Motors		Other Work
No.	Watts	No.	Light	No.	H. P.	
		<i>25</i>	<i>50w</i>			<i>80 outlets</i> <i>Inst. 5 lighting meters</i> <i>Wire slip door opener</i> <i>Wire time clock</i> <i>Inst 4 suite phones</i>

Signed *A. W. Ashen Jr.*

Address *27 Marshall St.* Lic. No. *HA-75*

NO. STREET CITY

* Unless Card is Dated Inspection will be made in 10 Days

EXHIBIT E

SCHOOL 4.92 0.00 8.75 8.75
 GENERAL 8.39 0.00 14.90 14.90
 TOTAL 13.31 0.00 23.65 23.65

REAL ESTATE VALUATION AND COMMITMENT SHEET

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
		DESCRIPTION	CLASS	VALUE	DESCRIPTION	AMOUNT
ALMA E DIGGS ALBERT G DIGGS 18 PORTER ST SOMERVILLE MA 02143	50 FT 2,800 M 036-C L 030 BK PG DD 00/00/00	LAND BLDG	1 1	29,900 64,600		
PROPERTY LOCATION 18 PORTER ST	TOTAL VALUE 94,500	RESIDENTIAL EXEMPTION		TOTAL TAX VALUATION 94,500	TOTAL TAX 1,257.80	TOT. TAX & ASSESSMENT 1,257.80
	EQV. CODE 104	ACCOUNT NUMBER 04-194093	PAGE & LINE 1155/01		1ST PAYMENT 540.47	2ND PAYMENT 717.33
ENRICO GARIBOTTO & MARIA GARIBOTTO 19 PORTER ST SOMERVILLE MA 02143	50 FT 5,460 M 038-A L 023 BK PG DD 00/00/00	LAND BLDG	1 1	35,900 67,600		
PROPERTY LOCATION 19 PORTER ST	TOTAL VALUE 103,500	RESIDENTIAL EXEMPTION		TOTAL TAX VALUATION 103,500	TOTAL TAX 1,377.59	TOT. TAX & ASSESSMENT 1,377.59
	EQV. CODE 104	ACCOUNT NUMBER 07-267051	PAGE & LINE 1155/02		1ST PAYMENT 137.77	2ND PAYMENT 1,239.82
JOHN A GARIBOTTO 22 PORTER ST SOMERVILLE MA 02143	50 FT 12,480 M 036-C L 029 BK PG DD 00/00/00	LAND BLDG	1 1	51,700 105,900	LIEN WT 116.43	
PROPERTY LOCATION 22 PORTER ST	TOTAL VALUE 157,600	RESIDENTIAL EXEMPTION		TOTAL TAX VALUATION 157,600	TOTAL TAX 2,097.66	TOT. TAX & ASSESSMENT 2,214.09
	EQV. CODE 104	ACCOUNT NUMBER 07-267040	PAGE & LINE 1155/03		1ST PAYMENT 794.81	2ND PAYMENT 1,419.28
ANN LEVERONE EST ANGELA LEVERONE C/O ROBERT A LEVERONE CPA 279 CAMBRIDGE ST BURLINGTON MA 01803-2530	50 FT 13,630 M 038-A L 024 BK PG DD 00/00/00	LAND BLDG	1 1	54,300 113,400		
PROPERTY LOCATION 23 PORTER ST	TOTAL VALUE 167,700	RESIDENTIAL EXEMPTION		TOTAL TAX VALUATION 167,700	TOTAL TAX 2,232.09	TOT. TAX & ASSESSMENT 2,232.09
	EQV. CODE 111	ACCOUNT NUMBER 12-380045	PAGE & LINE 1155/04		1ST PAYMENT 794.81	2ND PAYMENT 1,437.28
ANDREW CAPUANO & RITA G CAPUANO 1 WILLIAMS CT SOMERVILLE MA 02143	50 FT 2,535 M 036-C L 024 BK PG DD 00/00/00	LAND BLDG	1 1	29,300 56,100		
PROPERTY LOCATION 26 PORTER ST	TOTAL VALUE 85,400	RESIDENTIAL EXEMPTION		TOTAL TAX VALUATION 85,400	TOTAL TAX 1,136.67	TOT. TAX & ASSESSMENT 1,136.67
	EQV. CODE 101	ACCOUNT NUMBER 03-102010	PAGE & LINE 1155/05		1ST PAYMENT 0.00	2ND PAYMENT 1,136.67
LUIGI MARINELLO & ROSE MARIE MARINELLO 27 PORTER ST SOMERVILLE MA 02143	50 FT 11,298 M 038-A L 025 BK PG DD 00/00/00	LAND BLDG	1 1	49,100 106,000		
PROPERTY LOCATION 27 PORTER ST	TOTAL VALUE 155,100	RESIDENTIAL EXEMPTION		TOTAL TAX VALUATION 155,100	TOTAL TAX 2,064.38	TOT. TAX & ASSESSMENT 2,064.38
	EQV. CODE 101	ACCOUNT NUMBER 13-499170	PAGE & LINE 1155/06		1ST PAYMENT 794.81	2ND PAYMENT 1,269.57
MANFRA, DARIO MANFRA, ANNE M 31 PORTER STREET SOMERVILLE MA 02143	50 FT 12,480 M 038-A L 026 BK PG DD 00/00/00	LAND BLDG	1 1	51,700 116,000		
PROPERTY LOCATION 31 PORTER ST	TOTAL VALUE 167,700	RESIDENTIAL EXEMPTION		TOTAL TAX VALUATION 167,700	TOTAL TAX 2,232.09	TOT. TAX & ASSESSMENT 2,232.09
	EQV. CODE 105	ACCOUNT NUMBER 13-433150	PAGE & LINE 1155/07		1ST PAYMENT 317.92	2ND PAYMENT 1,914.17
FELIX R IOVANNI & NANCY G IOVANNI 33 PORTER ST SOMERVILLE MA 02143	50 FT 6,240 M 038-A L 027 BK PG DD 00/00/00	LAND BLDG	1 1	37,700 87,600		
PROPERTY LOCATION 33 PORTER ST	TOTAL VALUE 125,300	RESIDENTIAL EXEMPTION		TOTAL TAX VALUATION 125,300	TOTAL TAX 1,667.74	TOT. TAX & ASSESSMENT 1,667.74
	EQV. CODE 104	ACCOUNT NUMBER 09-330120	PAGE & LINE 1155/08		1ST PAYMENT 731.23	2ND PAYMENT 936.51
ROBERT GALLANT LAURA GALLANT & MARY CELLI 35 PORTER ST SOMERVILLE MA 02143-2316	50 FT 6,240 M 038-A L 028 BK PG DD 00/00/00	LAND BLDG	1 1	37,700 79,000		
PROPERTY LOCATION 35 PORTER ST	TOTAL VALUE 116,700	RESIDENTIAL EXEMPTION		TOTAL TAX VALUATION 116,700	TOTAL TAX 1,553.28	TOT. TAX & ASSESSMENT 1,553.28
	EQV. CODE 104	ACCOUNT NUMBER 07-264040	PAGE & LINE 1155/09		1ST PAYMENT 519.28	2ND PAYMENT 1,034.00
PAGE TOTALS	TOTAL VALUE 1,173,500	RESIDENTIAL EXEMPTION		TOTAL TAX VALUATION 1,173,500	TOTAL TAX 15,619.30	TOT. TAX & ASSESSMENT 15,735.73

1988 HAVICAN, MICHA	2,285.75	0.00	0.00	
1989 TRUST, ELM OAK	1,912.72	0.00	0.00	
1990 TRUST, ELM OAK	1,996.33	0.00	0.00	
1991 TRUST, ELM OAK	2,309.89	0.00	0.00	
1992 TRUST, ELM OAK	2,321.42	0.00	0.00	
1993 TRUST, ELM OAK	2,566.20	0.00	0.00	
1994 TRUST, ELM OAK	2,623.45	0.00	0.00	T
1995 TRUST, ELM OAK	2,930.90	0.00	0.00	T
1996 TRUST, ELM OAK	2,974.44	0.00	0.00	
1997 TRUST ELM OAK	3,054.66	0.00	0.00	
1998 TRUST ELM OAK	3,152.62	0.00	0.00	
1999 TRUST ELM OAK	3,644.77	0.00	0.00	
2000 TRUST ELM OAK	4,049.90	0.00	0.00	
2001 TRUST ELM OAK	5,018.08	0.00	0.00	
2002 HAVICAN MICHAEL	5,999.76	0.00	0.00	T
2003 HAVICAN MICHAEL	5,998.24	0.00	0.00	T
2004 HAVICAN MICHAEL	5,603.99	0.00	0.00	T
2005 HAVICAN MICHAEL	6,257.58	0.00	0.00	
2006 HAVICAN MICHAEL	0.00	3,237.15	3,296.81	16033/ 489 T
			16033/ 489	

TOTAL DUE

3,237.15

3,296.81

RESS ENTER KEY...

12380045

R.E. COMMITMENT INQUIRY - FISCAL 1988
ACCOUNT # 12380045

ST.CODE 909 LOC. 00023
OWNER HAVICAN, MICHAEL & JOAN TRUSTE CO-OWNER ELM OAK REALTY TRUST
ADDR. 693 SOMERVILLE AVE CITY/ST/ZIP SOMERVILLE MA
BANK CD 0000 MAP 038-A LOT 024 NO W/S ACCT RES. EXEMPT USECD 111
LAND VALUE 54,300 BLDG VALUE 113,400 RES EXMPTN TOTAL TXBL 167,700
EXMT LAND VALUE 0 EXMT BLDG VALUE 0 TOTAL EXEMPT
AREA(SQFT) 13,630 COMBINED PARCELS:
REAL ESTATE TAX 2,285.75 OTHER ASSESSMENTS 0.00 TOTAL T&A 2285.75
PRELIMINARY TAX 0.00 INTEREST FLAG Y LAST INTEREST POSTED 08 26 88
1ST PYMT AMT/DATE 1,142.88 12 24 87 STAT FEE AMT/DATE 0.00 00 00 00
2ND PYMT AMT/DATE 1,142.87 08 26 88 ABATEMENT AMT/DATE 0.00 00 00 00
3RD PYMT AMT/DATE 0.00 00 00 00 TAX TITLE AMT/DATE 0.00 00 00 00
4TH PYMT AMT/DATE 0.00 00 00 00 REFUND AMT/DATE 0.00 00 00 00
INTEREST PAID 26.96 CHGS/FEE AMT/DATE 5.00 08 17 88
ACCOUNT BALANCE 0.00 11/28/05 ADJSTMENTS AMT/DATE 0.10 05 24 04
BILL DATE PRIN DUE ASMT DUE FEE DUE INT DUE PER DIEM DAYS DUE DATE
1ST 12/11/87 0.00 0.00 0.00 0.0000 0 1/11 /88
2ND 4/09/88 0.00 0.00 0.00 0.0000 0 5/09 /88

F1=PRINT LIST, F2=DETAILS, F3=ALT.LOOKUP, F4/F5=PREV/NEXT ACCT, F6=W/S LOOKUP
F7=INTEREST CALC, F8=PRINT BILL, F10=CASH RECEIPTS, F11=ACCT. SUM, F12=EXIT

R.E. COMMITMENT INQUIRY - FISCAL 2006
ACCOUNT # 12380045

ST.CODE 909 LOC. 00023

PORTER ST

OWNER HAVICAN MICHAEL & JOAN TRUSTEE

CO-OWNER ELM OAK REALTY TRUST

UNIT

TYPE

ADDR. 22 BEARHILL RD

CITY/ST/ZIP STONEHAM

MA 02180

BANK CD

MAP 038-A

LOT 024

W/S ACCT 239008001

RES. EXEMPT N USECD 111

LAND VALUE

0

BLDG VALUE

0

RES EXMPTN

0 TOTAL TXBL

EXMT LAND VALUE

0

EXMT BLDG VALUE

0

TOTAL EXEMPT

AREA(SQFT)

13,630

COMBINED PARCELS:

REAL ESTATE TAX

0.00

OTHER ASSESSMENTS

0.00 TOTAL T&A

0.00

PRELIMINARY TAX

3,207.01

INTEREST FLAG Y

LAST INTEREST POSTED 09 19 05

1ST PYMT AMT/DATE

0.00

00 00 00

STAT FEE AMT/DATE

0.00 00 00 00

2ND PYMT AMT/DATE

0.00

00 00 00

ABATEMENT AMT/DATE

0.00 00 00 00

3RD PYMT AMT/DATE

0.00

00 00 00

TAX TITLE AMT/DATE

0.00 00 00 00

4TH PYMT AMT/DATE

0.00

00 00 00

REFUND AMT/DATE

0.00 00 00 00

INTEREST PAID

0.00

CHGS/FEE AMT/DATE

0.00 00 00 00

ACCOUNT BALANCE

3,296.81

11/28/05

ADJSTMENTS AMT/DATE

0.00 00 00 00

BILL DATE PRIN DUE

ASMT DUE FEE DUE

INT DUE

PER DIEM

DAYS

DUE DATE

1ST 6/28/05

1,603.51

73.19

0.6150

70

8/01/05

2ND 9/23/05

1,603.50

16.61

0.6150

27

11/01/05

3RD 0/00/00

0.00

0.00

0.00

0.0000

0

0/00/00

4TH 0/00/00

0.00

0.00

0.00

0.0000

0

0/00/00

F1=PRINT LIST, F2=DETAILS, F3=ALT.LOOKUP, F4/F5=PREV/NEXT ACCT, F6=W/S LOOKUP
F7=INTEREST CALC, F8=PRINT BILL, F10=CASH RECEIPTS, F11=ACCT. SUM, F12=EXIT

TRANSACTION INQUIRY

FY:1988-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
1ST PMT(P&I)	12/24/87	0.00	1142.88	1142.88-	
R.E. TAX	2/02/88	2285.75	0.00	1142.87	
2ND PMT(P&I)	6/08/88	0.00	1142.87	0.00	
R.E. INT.	7/06/88	26.44	0.00	26.44	
R.E. INT.	7/11/88	0.52	0.00	26.96	
PENALTY CHG.	8/17/88	5.00	0.00	31.96	2ND HALF
2ND PMT(P&I)	8/26/88	0.00	26.86	5.10	
CF PAYMENT	8/26/88	0.00	5.00	0.10	
ADJUSTMENT	8/29/88	0.00	0.10	0.00	

F3 NEXT

F12 - EXIT

Last Transaction Displayed

PAYMENT COPY

TRANSACTIONS INQUIRY

1989-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
PRELIM TAX	10/04/88	1142.87	0.00	1142.87	
R.E. INT.	11/15/88	220.44	0.00	1363.31	1ST HALF
R.E. INT.	11/16/88	0.44	0.00	1363.75	1ST HALF
R.E. INT.	11/17/88	0.44	0.00	1364.19	1ST HALF
R.E. INT.	11/18/88	0.44	0.00	1364.63	1ST HALF
R.E. TAX	6/01/89	769.85	0.00	2134.48	
R.E. INT.	7/17/89	70.88	0.00	2205.36	2ND HALF
PENALTY CHG.	10/04/89	5.00	0.00	2210.36	
1ST PMT(P&I)	2/28/90	0.00	1364.63	845.73	
2ND PMT(P&I)	2/28/90	0.00	839.99	5.74	
CF PAYMENT	2/28/90	0.00	5.00	0.74	
ADJUSTMENT	2/28/90	0.00	0.74	0.00	

F3 NEXT

F12 - EXIT

Last Transaction Displayed

PAYMENT COPY

TRANSACTION: IQUIRY

-Y:1990-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. TAX	10/23/89	2238.02	0.00	2238.02	
R.E. INT.	12/05/89	139.67	0.00	2377.69	1ST HALF
R.E. INT.	5/02/90	51.75	0.00	2429.44	2ND HALF
PENALTY CHG.	6/12/90	5.00	0.00	2434.44	
1ST PMT(P&I)	8/14/90	0.00	1379.53	1054.91	
2ND PMT(P&I)	8/14/90	0.00	1050.77	4.14	
CF PAYMENT	8/14/90	0.00	5.00	0.86-	
PURGE ADJ.	10/28/92	0.86	0.00	0.00	

F3 NEXT

F12 - EXIT

Last Transaction Displayed

TRANSACTIONS INQUIRY

Y:1991-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. TAX	10/29/90	2309.89	0.00	2309.89	
1ST PMT(P&I)	12/06/90	0.00	1154.95	1154.94	
2ND PMT(P&I)	4/30/91	0.00	1154.94	0.00	

F3 NEXT

F12 - EXIT
Last Transaction Displayed



COMMONWEALTH OF MASSACHUSETTS
CITY OF SOMERVILLE
93 HIGHLAND AVE., SOMERVILLE, MA 02143
www.ci.somerville.ma.us

REAL ESTATE TAX BILL
FISCAL YEAR 1992 2ND HALF
ASSESSED OWNER AS OF 01/01/91
Treasurer/Collector
WILLIAM FOWLER

PROPERTY DESCRIPTION AND LOCATION
SQ. FT. 13,630 BANK CODE: 0870
LOCATION: 00023 PORTER ST
PARCEL: 038-A-024 PCC: 111

TRUST, ELM OAK REALTY
HAVICAN, MICHAEL & JOAN TRSTE
689A SOMERVILLE AVE
SOMERVILLE MA 02143

TAX RATE	PER \$1000
RESIDENTIAL	10.75
OPEN SPACE	0.00
COMMERCIAL	20.29
INDUSTRIAL	20.29

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Interest at the rate of 14% per annum will accrue on overdue payments from the first day the payment is overdue until payment is made.

RESIDENTIAL VALUE 1	197,400
TOTAL FULL VALUE:	197,400
RESIDENTIAL EXEMPT:	0
TOTAL TAXABLE VALUE:	197,400
WATER LIEN AMOUNT	239.95
SEWER LIEN AMOUNT	198.59
TOTAL ASSESSMENTS	438.54

FISCAL YEAR 1992 TAX	2,321.42
TOTAL TAX & ASSESSMENT	2,759.96
PRELIMINARY TAX	0.00
1ST HALF DUE 1/13/92	0.00
2ND HALF DUE 5/01/92	0.00
TOTAL TAX & ASSESSMENT	2,759.96
INTEREST TO BILL DATE	0.00
PAYMENTS MADE	2,759.96
TOTAL AMOUNT DUE	0.00
DUE BY 5/01/92	

ABATEMENT APPLICATIONS MUST BE RECEIVED BY THE ASSESSORS NO LATER THAN 5/01/92

For more information: If you have questions on your valuation or assessment or on abatements or exemptions, you should contact the Board of Assessors at 617-625-6600 ext. 3100. If you have questions on payments, you should contact the Collector's Office at 617-625-6600 ext. 3500. www.ci.somerville.ma.us

OFFICE HOURS: M - W 8:30 a.m. - 4:30 p.m.; THURS 8:30 a.m. - 7:30 p.m.; FRI 8:30 a.m. - 12:30 p.m.

REAL ESTATE TAX BILL
FISCAL YEAR 1992 2ND HALF
ASSESSED OWNER AS OF 01/01/91

Treasurer/Collector
WILLIAM FOWLER

CITY OF SOMERVILLE
93 HIGHLAND AVE., SOMERVILLE, MA 02143

PROPERTY DESCRIPTION AND LOCATION
SQ. FT. 13,630 BANK CODE: 0870
LOCATION: 00023 PORTER ST
PARCEL: 038-A-024 PCC: 111

Like Checks payable to: City of Somerville
THIS BILL IS DUE: 5/01/92

TRUST, ELM OAK REALTY
HAVICAN, MICHAEL & JOAN TRSTE
689A SOMERVILLE AVE
SOMERVILLE MA 02143

TOTAL REAL ESTATE TAX	2,321.42
ASSESSMENTS	438.54
INTEREST TO BILL DATE	0.00
PAYMENTS MADE	2,759.96

AMOUNT DUE \$ 0.00

SCHOLARSHIP \$

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TAXPAYER COPY

PAYMENT COPY

TRANSACTIONS INQUIRY

Y:1992-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. TAX	12/03/91	2759.96	0.00	2759.96	
1ST PMT(P&I)	12/31/91	0.00	1599.25	1160.71	
2ND PMT(P&I)	4/30/92	0.00	1160.71	0.00	

F3 NEXT

F12 - EXIT

Last Transaction Displayed

COMMONWEALTH OF MASSACHUSETTS
CITY OF SOMERVILLE
93 HIGHLAND AVE., SOMERVILLE, MA 02143
www.ci.somerville.ma.us

REAL ESTATE TAX BILL
FISCAL YEAR 1993 2ND HALF
ASSESSED OWNER AS OF 01/01/92
Treasurer/Collector
WILLIAM FOWLER

TRUST, ELM OAK REALTY
HAVICAN, MICHAEL & JOAN TRSTE
689A SOMERVILLE AVE
SOMERVILLE MA 02143

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RESIDENTIAL VALUE	1	197,400
TOTAL FULL VALUE:		197,400
RESIDENTIAL EXEMPT:		0
TOTAL TAXABLE VALUE:		197,400
WATER LIEN AMOUNT		266.81
SEWER LIEN AMOUNT		303.43
TOTAL ASSESSMENTS		570.24

SQ. FT. 13,630 BANK CODE: 0870
LOCATION: 00023 PORTER ST
PARCEL: 038-A-024 PCC: 111

TAX RATE	PER \$1000
RESIDENTIAL	10.75
OPEN SPACE	0.00
COMMERCIAL	20.29
INDUSTRIAL	20.29

Interest at the rate of 14% per annum will accrue on overdue payments from the first day the payment is overdue until payment is made.

FISCAL YEAR 1993 TAX	2,566.20
TOTAL TAX & ASSESSMENT	3,136.44
PRELIMINARY TAX	0.00
1ST HALF DUE 11/23/92	0.00
2ND HALF DUE 5/03/93	0.00
TOTAL TAX & ASSESSMENT DEMAND	3,136.44
INTEREST TO BILL DATE	5.00
	0.00
PAYMENTS MADE	5.00
TOTAL AMOUNT DUE	0.00
DUE BY 5/03/93	

STATEMENT APPLICATIONS MUST BE RECEIVED BY THE ASSESSORS NO LATER THAN 5/03/93

For more information, please contact the Collector's Office at 617-625-6600 ext. 3500. www.ci.somerville.ma.us

OFFICE HOURS: M - W 8:30 a.m. - 4:30 p.m.; THURS 8:30 a.m. - 7:30 p.m.; FRI 8:30 a.m. - 12:30 p.m.

EAL ESTATE TAX BILL 93 HIGH
ISCAL YEAR 1993 2ND HALF
SSESSED OWNER AS OF 01/01/92
Treasurer/Collector
WILLIAM FOWLER

(e) Checks payable to: **City of Somerville**
 THIS BILL IS DUE: 5/03/93

TRUST, ELM OAK REALTY
HAVICAN, MICHAEL & JOAN TRSTE
689A SOMERVILLE AVE
SOMERVILLE MA 02143

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OF SOMERVILLE AVE., SOMERVILLE, MA 02143	BILL DATE 11/28/05	ACCOUNT NUMBER 12380045
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PROPERTY DESCRIPTION AND LOCATION

SQ. FT. 13,630 BANK CODE: 0870
 LOCATION: 00023 PORTER ST
 PARCEL: 038-A-024 PCC: 111

TOTAL REAL ESTATE TAX ASSESSMENTS	2,566.20
DEMAND	570.24
INTEREST TO BILL DATE	5.00
PAYMENTS MADE	0.00

AMOUNT DUE \$	0.00
SCHOLARSHIP \$	
AMOUNT ENCLOSED \$	

TAXPAYER COPY

PAYMENT COPY

TRANSACTION INQUIRY

Y:1993-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. TAX	10/15/92	3136.44	0.00	3136.44	
R.E. INT.	3/19/93	314.97	0.00	3451.41	1ST HALF
R.E. INT.	6/14/93	139.30	0.00	3590.71	2ND HALF
PENALTY CHG.	6/14/93	5.00	0.00	3595.71	
R.E. TAX	12/31/93	3595.71-	0.00	0.00	TAX TITLE

F3 NEXT

F12 - EXIT
Last Transaction Displayed

TRANSACTIONS INQUIRY

/ : 1994-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. TAX	10/27/93	3762.79	0.00	3762.79	
R.E. INT.	3/31/94	286.91	0.00	4049.70	1ST HALF
R.E. INT.	6/07/94	81.11	0.00	4130.81	2ND HALF
PENALTY CHG.	7/11/94	5.00	0.00	4135.81	
R.E. TAX	9/09/94	4135.81-	0.00	0.00	TAX TITLE2

F3 NEXT

F12 - EXIT

Last Transaction Displayed

PAYMENT COPY.

TRANSACTIONS 'QUIRY

/1995-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. TAX	12/13/94	3945.83	0.00	3945.83	
1ST PMT(P&I)	12/20/94	0.00	1014.93	2930.90	
1ST PMT(P&I)	1/06/95	0.00	1465.45	1465.45	
2ND PMT(P&I)	5/01/95	0.00	1465.45	0.00	

F3 NEXT

F12 - EXIT

Last Transaction Displayed

TRANSACTIONS INQUIRY

Y:1996-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. TAX	11/22/95	4140.72	0.00	4140.72	
1ST PMT(P&I)	1/03/96	0.00	2653.50	1487.22	
2ND PMT(P&I)	4/30/96	0.00	1487.22	0.00	

F3 NEXT

F12 - EXIT
Last Transaction Displayed

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TRANSACTIONS INQUIRY

FY:1997-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. TAX	11/22/96	3814.11	0.00	3814.11	
1ST PMT(P&I)	12/30/96	0.00	2286.78	1527.33	
2ND PMT(P&I)	4/30/97	0.00	1527.33	0.00	

F3 NEXT

F12 - EXIT
Last Transaction Displayed

TRANSACTIONS INQUIRY

1998-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. TAX	12/12/97	4303.58	0.00	4303.58	
R.E. INT.	3/26/98	98.64	0.00	4402.22	1ST HALF
R.E. INT.	4/27/98	33.47	0.00	4435.69	1ST HALF
1ST PMT(P&I)	4/27/98	0.00	2859.38	1576.31	
2ND PMT(P&I)	4/27/98	0.00	1542.84	33.47	
R.E. INT.	6/12/98	0.60	0.00	34.07	2ND HALF
PENALTY CHG.	6/12/98	5.00	0.00	39.07	
R.E. INT.	9/22/98	1.30	0.00	40.37	2ND HALF
2ND PMT(P&I)	9/22/98	0.00	35.36	5.01	
CF PAYMENT	9/22/98	0.00	5.00	0.01	
PURGE ADJ.	7/14/01	0.01-	0.00	0.00	

F3 NEXT

F12 - EXIT

Last Transaction Displayed



COMMONWEALTH OF MASSACHUSETTS
CITY OF SOMERVILLE
93 HIGHLAND AVE., SOMERVILLE, MA 02143
www.ci.somerville.ma.us

REAL ESTATE TAX BILL
FISCAL YEAR 1999 2ND HALF
ASSESSED OWNER AS OF 01/01/98
Treasurer/Collector
WILLIAM FOWLER

TRUST ELM OAK REALTY
HAVICAN MICHAEL & JOAN TRSTE
689A SOMERVILLE AVE
SOMERVILLE MA 02143

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RESIDENTIAL VALUE 1	260,900
TOTAL FULL VALUE:	260,900
RESIDENTIAL EXEMPT:	0
TOTAL TAXABLE VALUE:	260,900
WATER LIEN AMOUNT	345.21
SEWER LIEN AMOUNT	493.33
TOTAL ASSESSMENTS	838.54

SQ. FT. 13,630 BANK CODE: 0005
LOCATION: 00023 PORTER ST
PARCEL: 038-A-024 PCC: 111

TAX RATE	PER \$1000
RESIDENTIAL	10.75
OPEN SPACE	0.00
COMMERCIAL	20.29
INDUSTRIAL	20.29

Interest at the rate of 14% per annum will accrue on overdue payments from the first day the payment is overdue until payment is made.

FISCAL YEAR 1999 TAX	3,644.77
TOTAL TAX & ASSESSMENT	4,483.31
PRELIMINARY TAX	0.00
1ST HALF DUE 2/09/99	0.00
2ND HALF DUE 6/03/99	0.00
TOTAL TAX & ASSESSMENT	4,483.31
INTEREST TO BILL DATE	1,419.59
PAYMENTS MADE	5,902.90
TOTAL AMOUNT DUE	0.00
DUE BY 6/03/99	

ABATEMENT APPLICATIONS MUST BE RECEIVED BY THE ASSESSORS NO LATER THAN 6/03/99

For more information: If you have questions on your valuation or assessment or on abatements or exemptions, you should contact the Board of Assessors at 617-625-6600 ext. 3100. If you have questions on payments, you should contact the Collector's Office at 617-625-6600 ext. 3500. www.ci.somerville.ma.us

OFFICE HOURS: M - W 8:30 a.m. - 4:30 p.m.; THURS 8:30 a.m. - 7:30 p.m.; FRI 8:30 a.m. - 12:30 p.m.

REAL ESTATE TAX BILL
FISCAL YEAR 1999 2ND HALF
ASSESSED OWNER AS OF 01/01/98
Treasurer/Collector
WILLIAM FOWLER

CITY OF SOMERVILLE
93 HIGHLAND AVE., SOMERVILLE, MA 02143

BILL DATE	ACCOUNT NUMBER
11/28/05	12380045

SQ. FT. 13,630 BANK CODE: 0005
LOCATION: 00023 PORTER ST
PARCEL: 038-A-024 PCC: 111

Checks payable to: City of Somerville
THIS BILL IS DUE: 6/03/99

TRUST ELM OAK REALTY
HAVICAN MICHAEL & JOAN TRSTE
689A SOMERVILLE AVE
SOMERVILLE MA 02143

017123800450000000000000000000008199921

TOTAL REAL ESTATE TAX	3,644.77
ASSESSMENTS	838.54
INTEREST TO BILL DATE	1,419.59
PAYMENTS MADE	5,902.90

AMOUNT DUE \$	0.00
SCHOLARSHIP \$	
AMOUNT ENCLOSED \$	

TAX PAYER COPY

PAYMENT COPY

TRANSACTIONS INQUIRY

I:1999-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. TAX	12/23/98	4483.31	0.00	4483.31	
R.E. INT.	4/26/99	109.69	0.00	4593.00	1ST HALF
R.E. INT.	5/30/01	780.76	0.00	5373.76	1ST BILL
R.E. INT.	5/30/01	529.14	0.00	5902.90	2ND BILL
ASMT.PMT	5/30/01	0.00	838.54	5064.36	
1ST PMT(P&I)	5/30/01	0.00	2712.84	2351.52	
2ND PMT(P&I)	5/30/01	0.00	2351.52	0.00	

F3 NEXT

F12 - EXIT

Last Transaction Displayed

TRANSACTIONS IQUIRY

I:2000-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. TAX	12/22/99	4643.40	0.00	4643.40	
R.E. INT.	3/27/00	86.37	0.00	4729.77	1ST HALF
R.E. INT.	6/12/00	77.33	0.00	4807.10	1ST HALF
PENALTY CHG.	6/12/00	5.00	0.00	4812.10	
R.E. INT.	6/12/00	59.80	0.00	4871.90	2ND HALF
R.E. INT.	5/30/01	353.51	0.00	5225.41	1ST BILL
R.E. INT.	5/30/01	273.40	0.00	5498.81	2ND BILL
ASMT.PMT	5/30/01	0.00	593.50	4905.31	
1ST PMT(P&I)	5/30/01	0.00	2542.16	2363.15	
2ND PMT(P&I)	5/30/01	0.00	2358.15	5.00	
CF PAYMENT	5/30/01	0.00	5.00	0.00	

F3 NEXT

F12 - EXIT

Last Transaction Displayed

TRANSACTION INQUIRY

Y:2001-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
PRELIM TAX	6/30/00	2075.57	0.00	2075.57	
R.E. INT.	9/28/00	19.11	0.00	2094.68	1ST QTR
R.E. INT.	10/04/00	2.39	0.00	2097.07	1ST QTR
R.E. TAX	12/19/00	4054.84	0.00	6151.91	
R.E. INT.	12/19/00	30.25	0.00	6182.16	1ST QTR
R.E. INT.	12/19/00	13.14	0.00	6195.30	2ND QTR
R.E. INT.	3/26/01	38.62	0.00	6233.92	1ST QTR
R.E. INT.	3/26/01	38.62	0.00	6272.54	2ND QTR
R.E. INT.	3/26/01	52.52	0.00	6325.06	3RD QTR
R.E. INT.	5/30/01	25.88	0.00	6350.94	1ST BILL
R.E. INT.	5/30/01	25.88	0.00	6376.82	2ND BILL
R.E. INT.	5/30/01	64.42	0.00	6441.24	3RD BILL
R.E. INT.	5/30/01	15.24	0.00	6456.48	4TH BILL
ASMT.PMT	5/30/01	0.00	922.34	5534.14	

F3 NEXT

F12 - EXIT

More Transactions

TRANSACTIONS INQUIRY

Y:2001-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
1ST PMT(P&I)	5/30/01	0.00	116.25	5417.89	
2ND PMT(P&I)	5/30/01	0.00	77.64	5340.25	
3RD PMT(P&I)	5/30/01	0.00	116.94	5223.31	
4TH PMT(P&I)	5/30/01	0.00	15.24	5208.07	
R.E. INT.	11/15/01	67.28	0.00	5275.35	1ST QTR
PENALTY CHG.	11/15/01	5.00	0.00	5280.35	
R.E. INT.	11/15/01	67.28	0.00	5347.63	2ND QTR
R.E. INT.	11/15/01	107.69	0.00	5455.32	3RD QTR
R.E. INT.	11/15/01	95.37	0.00	5550.69	4TH QTR
R.E. INT.	12/18/01	13.14	0.00	5563.83	1ST QTR
R.E. INT.	12/18/01	13.14	0.00	5576.97	2ND QTR
R.E. INT.	12/18/01	21.03	0.00	5598.00	3RD QTR
R.E. INT.	12/18/01	18.62	0.00	5616.62	4TH QTR
R.E. INT.	4/26/02	51.35	0.00	5667.97	1ST QTR

F3 NEXT

F12 - EXIT

More Transactions

TRANSACTIONS INQUIRY

:2001-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. INT.	4/26/02	51.35	0.00	5719.32	2ND QTR
R.E. INT.	4/26/02	82.20	0.00	5801.52	3RD QTR
R.E. INT.	4/26/02	72.79	0.00	5874.31	4TH QTR
R.E. INT.	5/10/02	5.57	0.00	5879.88	1ST QTR
R.E. INT.	5/10/02	5.57	0.00	5885.45	2ND QTR
R.E. INT.	5/10/02	8.92	0.00	5894.37	3RD QTR
R.E. INT.	5/10/02	7.90	0.00	5902.27	4TH QTR
R.E. INT.	6/07/02	11.15	0.00	5913.42	1ST QTR
R.E. INT.	6/07/02	11.15	0.00	5924.57	2ND QTR
R.E. INT.	6/07/02	17.84	0.00	5942.41	3RD QTR
R.E. INT.	6/07/02	15.80	0.00	5958.21	4TH QTR
R.E. INT.	7/26/02	19.51	0.00	5977.72	1ST BILL
R.E. INT.	7/26/02	19.51	0.00	5997.23	2ND BILL
R.E. INT.	7/26/02	31.22	0.00	6028.45	3RD BILL

F3 NEXT

F12 - EXIT

More Transactions

TRANSACTION INQUIRY

Y:2001-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. INT.	7/26/02	27.65	0.00	6056.10	4TH BILL
ASMT. PMT	7/26/02	0.00	189.99	5866.11	
1ST PMT (P&I)	7/26/02	0.00	1205.79	4660.32	
2ND PMT (P&I)	7/26/02	0.00	1205.78	3454.54	
3RD PMT (P&I)	7/26/02	0.00	1740.16	1714.38	
4TH PMT (P&I)	7/26/02	0.00	1661.79	52.59	
CF PAYMENT	7/26/02	0.00	5.00	47.59	
R.E. INT.	12/13/02	2.56	0.00	50.15	4TH QTR
R.E. INT.	5/29/03	3.06	0.00	53.21	4TH QTR
R.E. INT.	6/06/03	0.15	0.00	53.36	4TH QTR
R.E. INT.	8/15/03	1.28	0.00	54.64	4TH QTR
R.E. INT.	10/24/03	1.28	0.00	55.92	4TH QTR
R.E. INT.	11/21/03	0.51	0.00	56.43	4TH QTR
R.E. INT.	12/19/03	0.51	0.00	56.94	4TH QTR

F3 NEXT

F12 - EXIT

More Transactions

TRANSACTIONS INQUIRY

FY:2001-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. INT.	12/26/03	0.13	0.00	57.07	4TH QTR
R.E. INT.	1/27/04	0.59	0.00	57.66	4TH BILL
ADJUSTMENT	1/27/04	0.00	289.00-	346.66	PUB
ADJUSTMENT	1/27/04	0.00	85.00-	431.66	SEARCH
R.E. INT.	1/30/04	0.49	0.00	432.15	4TH QTR
R.E. INT.	2/27/04	4.53	0.00	436.68	4TH QTR
PRIN TO TT	2/27/04	421.59-	0.00	15.09	TAX TITLE
INT TO TT	2/27/04	15.09-	0.00	0.00	TAX TITLE

F3 NEXT

F12 - EXIT

Last Transaction Displayed

PAYMENT COPY

TRANSACTIONS INQUIRY

FY:2002-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
PRELIM TAX	6/19/01	2571.77			
R.E. INT.	9/25/01	26.63	0.00	2571.77	
R.E. INT.	11/05/01	20.22	0.00	2598.40	1ST QTR
R.E. INT.	11/05/01	1.97	0.00	2618.62	1ST BILL
1ST PMT(P&I)	11/05/01	0.00	0.00	2620.59	2ND BILL
2ND PMT(P&I)	11/05/01	0.00	998.03	1622.56	
R.E. TAX	12/31/01	0.00	1.97	1620.59	
R.E. INT.	12/31/01	4045.17	0.00	5665.76	
R.E. INT.	12/31/01	7.19	0.00	5672.95	1ST QTR
R.E. INT.	3/27/02	27.62	0.00	5700.57	2ND QTR
R.E. INT.	3/27/02	11.04	0.00	5711.61	1ST QTR
R.E. INT.	3/27/02	42.42	0.00	5754.03	2ND QTR
R.E. INT.	3/27/02	36.66	0.00	5790.69	3RD QTR
R.E. INT.	5/23/02	6.55	0.00	5797.24	1ST QTR
PENALTY CHG.	5/23/02	5.00	0.00	5802.24	

F3 NEXT

F12 - EXIT

More Transactions

TRANSACTIONS INQUIRY

FY:2002-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. INT.	5/23/02	25.15	0.00	5827.39	2ND QTR
R.E. INT.	5/23/02	45.60	0.00	5872.99	3RD QTR
R.E. INT.	5/23/02	13.81	0.00	5886.80	4TH QTR
R.E. INT.	6/13/02	2.70	0.00	5889.50	1ST QTR
R.E. INT.	6/13/02	10.36	0.00	5899.86	2ND QTR
R.E. INT.	6/13/02	18.78	0.00	5918.64	3RD QTR
R.E. INT.	6/13/02	13.81	0.00	5932.45	4TH QTR
R.E. INT.	12/13/02	23.50	0.00	5955.95	1ST QTR
R.E. INT.	12/13/02	90.26	0.00	6046.21	2ND QTR
R.E. INT.	12/13/02	163.64	0.00	6209.85	3RD QTR
R.E. INT.	12/13/02	120.30	0.00	6330.15	4TH QTR
R.E. INT.	5/29/03	21.44	0.00	6351.59	1ST QTR
R.E. INT.	5/29/03	82.36	0.00	6433.95	2ND QTR
R.E. INT.	5/29/03	149.33	0.00	6583.28	3RD QTR

F3 NEXT

F12 - EXIT

More Transactions

TRANSACTIONS INQUIRY

FY:2002-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. INT.	5/29/03	109.79	0.00	6693.07	4TH QTR
R.E. INT.	8/15/03	10.02	0.00	6703.09	1ST QTR
R.E. INT.	8/15/03	38.47	0.00	6741.56	2ND QTR
R.E. INT.	8/15/03	69.75	0.00	6811.31	3RD QTR
R.E. INT.	8/15/03	51.28	0.00	6862.59	4TH QTR
R.E. INT.	10/24/03	8.99	0.00	6871.58	1ST QTR
R.E. INT.	10/24/03	34.52	0.00	6906.10	2ND QTR
R.E. INT.	10/24/03	62.59	0.00	6968.69	3RD QTR
R.E. INT.	10/24/03	46.02	0.00	7014.71	4TH QTR
R.E. INT.	11/21/03	3.60	0.00	7018.31	1ST QTR
R.E. INT.	11/21/03	13.81	0.00	7032.12	2ND QTR
R.E. INT.	11/21/03	25.04	0.00	7057.16	3RD QTR
R.E. INT.	11/21/03	18.41	0.00	7075.57	4TH QTR
R.E. INT.	12/19/03	3.60	0.00	7079.17	1ST QTR

F3 NEXT

F12 - EXIT

More Transactions

TRANSACTIONS INQUIRY

FY:2002-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. INT.	12/19/03	13.81	0.00	7092.98	2ND QTR
R.E. INT.	12/19/03	25.04	0.00	7118.02	3RD QTR
R.E. INT.	12/19/03	18.41	0.00	7136.43	4TH QTR
R.E. INT.	12/26/03	0.90	0.00	7137.33	1ST QTR
R.E. INT.	12/26/03	3.45	0.00	7140.78	2ND QTR
R.E. INT.	12/26/03	6.26	0.00	7147.04	3RD QTR
R.E. INT.	12/26/03	4.60	0.00	7151.64	4TH QTR
R.E. INT.	1/30/04	4.49	0.00	7156.13	1ST QTR
R.E. INT.	1/30/04	17.26	0.00	7173.39	2ND QTR
R.E. INT.	1/30/04	31.30	0.00	7204.69	3RD QTR
R.E. INT.	1/30/04	23.01	0.00	7227.70	4TH QTR
R.E. INT.	2/27/04	3.60	0.00	7231.30	1ST QTR
PRIN TO TT	2/27/04	5048.58-	0.00	2182.72	TAX TITLE2
INT TO TT	2/27/04	1617.80-	0.00	564.92	TAX TITLE2

F3 NEXT

F12 - EXIT

More Transactions

TRANSACTIONS INQUIRY

FY:2002-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
DEMAND TO TT	2/27/04	5.00-	0.00	559.92	TAX TITLE2
ASMT TO TT	2/27/04	617.18-	0.00	57.26-	TAX TITLE2
R.E. INT.	2/27/04	13.81	0.00	43.45-	2ND QTR
R.E. INT.	2/27/04	25.04	0.00	18.41-	3RD QTR
R.E. INT.	2/27/04	18.41	0.00	0.00	4TH QTR

F3 NEXT

F12 - EXIT

Last Transaction Displayed

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TRANSACTIONS INQUIRY

FY:2003-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
PRELIM TAX	6/24/02	3074.88	0.00	3074.88	
R.E. INT.	9/23/02	31.25	0.00	3106.13	
R.E. TAX	12/19/02	2923.36	0.00	6029.49	1ST QTR
R.E. INT.	12/19/02	51.30	0.00	6080.79	1ST QTR
R.E. INT.	12/19/02	26.54	0.00	6107.33	2ND QTR
R.E. INT.	3/18/03	52.48	0.00	6159.81	1ST QTR
R.E. INT.	3/18/03	52.48	0.00	6212.29	2ND QTR
R.E. INT.	3/18/03	24.11	0.00	6236.40	3RD QTR
R.E. INT.	5/27/03	41.28	0.00	6277.68	1ST QTR
PENALTY CHG.	5/27/03	5.00	0.00	6282.68	
R.E. INT.	5/27/03	41.28	0.00	6323.96	2ND QTR
R.E. INT.	5/27/03	39.24	0.00	6363.20	3RD QTR
R.E. INT.	5/27/03	14.58	0.00	6377.78	4TH QTR
R.E. INT.	6/11/03	8.85	0.00	6386.63	1ST QTR

F3 NEXT

F12 - EXIT

More Transactions

TRANSACTIONS INQUIRY

FY:2003-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. INT.	6/11/03	8.85	0.00	6395.48	2ND QTR
R.E. INT.	6/11/03	8.41	0.00	6403.89	3RD QTR
R.E. INT.	6/11/03	8.41	0.00	6412.30	4TH QTR
R.E. INT.	7/15/03	20.05	0.00	6432.35	1ST QTR
R.E. INT.	7/15/03	20.05	0.00	6452.40	2ND QTR
R.E. INT.	7/15/03	19.06	0.00	6471.46	3RD QTR
R.E. INT.	7/15/03	19.06	0.00	6490.52	4TH QTR
R.E. INT.	8/15/03	18.28	0.00	6508.80	1ST QTR
R.E. INT.	8/15/03	18.28	0.00	6527.08	2ND QTR
R.E. INT.	8/15/03	17.38	0.00	6544.46	3RD QTR
R.E. INT.	8/15/03	17.38	0.00	6561.84	4TH QTR
R.E. INT.	10/24/03	41.28	0.00	6603.12	1ST QTR
R.E. INT.	10/24/03	41.28	0.00	6644.40	2ND QTR
R.E. INT.	10/24/03	39.24	0.00	6683.64	3RD QTR

F3 NEXT

F12 - EXIT

More Transactions

TRANSACTIONS INQUIRY

FY:2003-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. INT.	10/24/03	39.24	0.00	6722.88	4TH QTR
R.E. INT.	11/21/03	16.51	0.00	6739.39	1ST QTR
R.E. INT.	11/21/03	16.51	0.00	6755.90	2ND QTR
R.E. INT.	11/21/03	15.70	0.00	6771.60	3RD QTR
R.E. INT.	11/21/03	15.70	0.00	6787.30	4TH QTR
R.E. INT.	12/19/03	16.51	0.00	6803.81	1ST QTR
R.E. INT.	12/19/03	16.51	0.00	6820.32	2ND QTR
R.E. INT.	12/19/03	15.70	0.00	6836.02	3RD QTR
R.E. INT.	12/19/03	15.70	0.00	6851.72	4TH QTR
R.E. INT.	12/26/03	4.13	0.00	6855.85	1ST QTR
R.E. INT.	12/26/03	4.13	0.00	6859.98	2ND QTR
R.E. INT.	12/26/03	3.92	0.00	6863.90	3RD QTR
R.E. INT.	12/26/03	3.92	0.00	6867.82	4TH QTR
R.E. INT.	1/30/04	20.64	0.00	6888.46	1ST QTR

F3 NEXT

F12 - EXIT

More Transactions

TRANSACTIONS INQUIRY

FY:2003-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
R.E. INT.	1/30/04	20.64	0.00	6909.10	2ND QTR
R.E. INT.	1/30/04	19.62	0.00	6928.72	3RD QTR
R.E. INT.	1/30/04	19.62	0.00	6948.34	4TH QTR
PRIN TO TT	2/27/04	5998.24-	0.00	950.10	TAX TITLE2
INT TO TT	2/27/04	1009.52-	0.00	59.42-	TAX TITLE2
DEMAND TO TT	2/27/04	5.00-	0.00	64.42-	TAX TITLE2
R.E. INT.	2/27/04	16.51	0.00	47.91-	1ST QTR
R.E. INT.	2/27/04	16.51	0.00	31.40-	2ND QTR
R.E. INT.	2/27/04	15.70	0.00	15.70-	3RD QTR
R.E. INT.	2/27/04	15.70	0.00	0.00	4TH QTR

F3 NEXT

F12 - EXIT

Last Transaction Displayed



COMMONWEALTH OF MASSACHUSETTS
CITY OF SOMERVILLE
93 HIGHLAND AVE., SOMERVILLE, MA 02143
www.ci.somerville.ma.us

REAL ESTATE TAX BILL
FISCAL YEAR 2004 4TH QUARTER
ASSESSED OWNER AS OF 01/01/03

Treasurer/Collector
WILLIAM FOWLER

BILL DATE	ACCOUNT NUMBER
11/28/05	12380045 0C

PROPERTY DESCRIPTION AND LOCATION
SQ. FT. 13,630
LOCATION: 00023 PORTER ST
PARCEL: 038-A-024 PCC: 111

HAVICAN MICHAEL & JOAN TRUSTEE
ELM OAK REALTY TRUST
22 BEARHILL RD
STONEHAM MA 02180

TAX RATE	PER \$1000
RESIDENTIAL	10.75
OPEN SPACE	0.00
COMMERCIAL	20.29
INDUSTRIAL	20.29

101712380045000000000000000000008200441

Interest at the rate of 14% per annum will accrue on overdue payments from the first day the payment is overdue until payment is made.

RESIDENTIAL VALUE 1 501,700
TOTAL FULL VALUE: 501,700
RESIDENTIAL EXEMPT: 0
TOTAL TAXABLE VALUE: 501,700

TOTAL ASSESSMENTS 0.00

FISCAL YEAR 2004 TAX 5,603.99
TOTAL TAX & ASSESSMENT 5,603.99
PRELIMINARY TAX 4,764.86
1ST QTR DUE 8/04/03 0.00
2ND QTR DUE 11/03/03 0.00
3RD QTR DUE 2/02/04 0.00
4TH QTR DUE 5/03/04 0.00
TOTAL TAX & ASSESSMENT 5,603.99
INTEREST TO BILL DATE 201.85
ADJUSTMENTS 0.39-
PAYMENTS MADE 5,806.23
TOTAL AMOUNT DUE 0.00
PAST DUE DATE

ABATEMENT APPLICATIONS MUST BE RECEIVED BY THE ASSESSORS NO LATER THAN 5/03/04

Inquiry Information: If you have questions on your valuation or assessment or on abatements or exemptions, you should contact the Board of Assessors at 617-625-6600 ext. 3100. If you have questions on payments, you should contact the Collector's Office at 617-625-6600 ext. 3500. www.ci.somerville.ma.us

OFFICE HOURS: M - W 8:30 a.m. - 4:30 p.m.; THURS 8:30 a.m. - 7:30 p.m.; FRI 8:30 a.m. - 12:30 p.m.

REAL ESTATE TAX BILL
FISCAL YEAR 2004 4TH QUARTER
ASSESSED OWNER AS OF 01/01/03

Treasurer/Collector
WILLIAM FOWLER

CITY OF SOMERVILLE
93 HIGHLAND AVE., SOMERVILLE, MA 02143

BILL DATE	ACCOUNT NUMBER
11/28/05	12380045 0C

PROPERTY DESCRIPTION AND LOCATION
SQ. FT. 13,630
LOCATION: 00023 PORTER ST
PARCEL: 038-A-024 PCC: 111

Make Checks payable to: City of Somerville

THIS BILL IS DUE: PAST DUE DATE

HAVICAN MICHAEL & JOAN TRUSTEE
ELM OAK REALTY TRUST
22 BEARHILL RD
STONEHAM MA 02180

PRELIMINARY TAX 4,764.86
4TH QUARTER TAX 839.13
INTEREST TO BILL DATE 201.85
ADJUSTMENTS 0.39-
PAYMENTS MADE 5,806.23

AMOUNT DUE \$ 0.00

SCHOLARSHIP \$

AMOUNT ENCLOSED \$

101712380045000000000000000000008200441

TAXPAYER COPY

PAYMENT COPY

TRANSACTIONS INQUIRY

FY:2004-12380045

	DATE	CHARGE	PAYMENT	BALANCE	CHK/ABATE #
PRELIM TAX	6/23/03	3074.10	0.00	3074.10	
R.E. INT.	9/22/03	28.89	0.00	3102.99	1ST QTR
3RD PRELIM	12/18/03	1690.76	0.00	4793.75	3RD PRELIM
R.E. INT.	12/18/03	51.30	0.00	4845.05	1ST QTR
R.E. INT.	12/18/03	26.53	0.00	4871.58	2ND QTR
R.E. INT.	2/24/04	40.09	0.00	4911.67	1ST BILL
R.E. INT.	2/24/04	40.09	0.00	4951.76	2ND BILL
R.E. INT.	2/24/04	14.27	0.00	4966.03	3RD BILL
1ST PRIN PYMT	2/24/04	0.00	1537.05	3428.98	1776
2ND PRIN PYMT	2/24/04	0.00	1537.05	1891.93	1776
3RD PRIN PYMT	2/24/04	0.00	1650.55	241.38	1776
1ST INT PYMT	2/24/04	0.00	120.28	121.10	1776
2ND INT PYMT	2/24/04	0.00	66.62	54.48	1776
3RD INT PYMT	2/24/04	0.00	14.27	40.21	1776

F3 NEXT

F12 - EXIT

More Transactions

EXHIBIT F

**LAW OFFICES of
RICHARD G. Di GIROLAMO**

**Attorneys at Law
424 Broadway
Somerville, MA 02145**

**Richard G. Di Girolamo
Anne M. Vigorito, Of Counsel**

**Tel: (617) 666-8200
Fax (617) 776-5435**

Michael LaRosa, Legal Assistant

Via email gproakis@somervillema.gov

February 18, 2011

City of Somerville
Somerville City Hall
Office of Strategic Planning & Community Development
93 Highland Avenue
Somerville, MA 02143

Attn.: George Proakis, Planning Director

Re: 23 Porter Street, Somerville, Massachusetts

Dear George:

Enclosed herewith please find a compellation of the Voting Records for 23 Porter Street, Somerville, Massachusetts from 1952 to the present date.

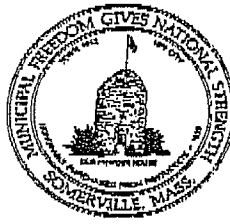
As you can see, as far back as 1954 there was evidence of four (4) units at 23 Porter Street as evidenced by four (4) different last names. In 1954, roommate situations were probably not as popular as they were in the latter years.

I must thus conclude, therefore, that the records evidence family units or individuals residing at 23 Porter Street, Somerville, Massachusetts. I am also enclosing the City of Somerville Voter Screen filed with the Commonwealth of Massachusetts, showing four (4) units at 23 Porter Street, Somerville, Massachusetts.

May we confer upon your receipt hereof.

Very truly yours,


Richard G. Di Girolamo
RGD/fc
Enclosure



City of Somerville
Joseph A. Curtatone
Mayor

Election Department
Nicholas P. Salerno, Chairman

Fax Number (617) 625-5643
Telephone Number (617) 625-6600 ext. 4200

Fax Transmittal Sheet

Company: _____

Attention: RICHARD DI GIROLAMO

Fax to: 617 - 776 - 5435

Date: 2-17-11 Time: 4:50 PM

Number of pages including Fax Transmittal Sheet: 2

Comments:

RICH,

THE ATTACHED SHOWS ALL 4 UNITS
ON ONE OFFICIAL PAGE.

HOPE IT HELPS.

LET ME KNOW IF YOU NEED MORE.

NICK

File Applications Window Help

RES/VOT CENSUS PET NOM POLLS MAINT REPORTS EXTRACTS %CHG... EXIT

Combined Census/Voter Inquiry Screen

Last Name: _____ First Name: _____ Middle Name: _____ Title: _____
 No: 23 Sfx: _____ Street Name: PORTER ST Unit: _____ City: SOMERVILLE Res Zip: _____
 Resident Id: _____ Head of Hshld Id (Census Id): _____

Show Deleted?
☐ No
☐ Yes
☐ Both

Par	Sta	Name	Head Indicates PSC	Address	Gen	DOB	Ward	Census	PC	Mall	Reg	Del	Occupation
ty	tus				der		(Print)	Year		to	Mode		
D		BURGEOIS, RONALD J		23 PORTER ST 3	M	10/01/1963	03/3	2010	0	N	M	D	GRAPHIC DES
U		BURNS, LAURA		23 PORTER ST 3	F	08/08/1989	03/3	1996	0	Y		D	RESEARCH
U		GUINEY, LEAH K		23 PORTER ST 4	F	06/08/1988	03/3	2002	0	Y	M	D	
		HALVORSON, BONNIE GAIL		23 PORTER ST 3	F	09/24/1965	03/3	2010	0	Y		D	LANGUAGE SPI
D		HIGGINS, MONICA A		23 PORTER ST 4	F	07/01/1962	03/3	2005	0	N	M	D	EVENT PLANNE
		HORRIGAN, MARY C		23 PORTER ST 2	F	09/22/1951	03/3	2010	0	Y			AT HOME
		HORRIGAN, PADDY D		23 PORTER ST 2	M	05/15/1952	03/3	2000	0	N		D	PAINTER
D		HORRIGAN, PATRICK D		23 PORTER ST 2	M	05/15/1952	03/3	2010	0	N	R	D	PAINTER
		HORRIGAN, PATRICK D		23 PORTER ST 2	M	05/22/1985	03/3	2010	0	N			STUDENT
D		IRONWOOD, ROY G		23 PORTER ST	M	01/12/1942	03/3	1998	0	Y		D	PROFESSIONAL
D		MCALLISTER, HELEN KATE		23 PORTER ST	F	06/09/1944	03/3	1998	0	Y		D	UNEMPLOYED
U		STARZYK, LISA M		23 PORTER ST 4	F	03/24/1970	03/3	2006	0	Y	M	D	SALES
U		WAUGH, LAURA M		23 PORTER ST 1	F	01/13/1966	03/3	2007	0	Y	R	D	UNKNOWN
U		WINSLOW, SUSAN BLAKE		23 PORTER ST 1	F	01/10/1946	03/3	2001	0	Y	M	D	

Add Change Del Inquire

Search Clear Exit

Add Del Chg Census

Inquire Reg Chg Del Create Sign

Ready

SOMERVILLE, Server = VRIS1_VRDB, DB = Prod

FEB 14, 2011

Start VOTER REGISTRATION...

6115

VOTING RECORDS
23 PORTER STREET, SOMERVILLE, MA

1952	Keith, Barbara, Paul
1954	Baconi, Patsy Cassidy, William, Francis Knox, Bradford, Gertrude Donegan, Mary
1955	Baroni, Patsy
1956	Baroni, Patsy Griffin, William, Catherine
1957	Baroni, Patsy Dye, Harold, Mildred Carmasino, Kay
1958	Baroni, Patsy O'Brien, Joseph, Claire Silva, William, Barbara
1959	Baroni, Patsy O'Brien, Joseph, Claire
1960	Baroni, Patsy Gustafero, John
1961	Baroni, Patsy Jones, Walter Morrissey, Kenneth, Mary
1962	Baroni, Patsy Keenan, Robert, Irene Letizia, Mary, Renato Morrissey, Kenneth, Mary
1963	Baroni, Patsy Crosby, Paul, Nancy Letizia, Renato, Mary Morrissey Kenneth, Mary

1964	Baroni, Patsy Crosby, Paul, Nancy Letizia, Renato, Mary Morrissey Kenneth, Mary
1965	Baroni, Patsy Baldwin, Frederick, Mary Morrissey, Kenneth, Mary
1966	Baroni, Patsy Stone, Thomas Zdrosewski, Paul, Ann
1967	Baroni, Patsy
1968	Baroni, Patsy Sampson, Holdbrook and Sampson J.F.
1969	Baroni, Patsy Sampson, Holdbrook Sampson, J.F. Sampson, Robert
1970	Sampson, J.F. Sampson, Holdbrook Sampson, Robert
1971	Sampson, J.F. Sampson, Holdbrook Sampson, Robert
1972	Gray, Nelson, Genevieve Payson, Paul
1974	Gray, Genevieve Hammond, Charles Winkler, Susn
1975	Gray, Genevieve Hammond, Charles Winkler, Kathleen
1976	Payson, Paul Winkler, Kathleen
1977	Payson, Paul

1978	Whitehead, Teroll Guerra, Olga Katz, Jaqueline Payson, Paula Wilkes, Cynthia Zeiger, Stuart
1979	Guerra, Olga Katz, Jaqueline Payson, Paul Wilkes, Cynthia Zeiger, Stuart
1980	Jayne, Ruth Katz, Jaqueline Lourain, Pierre Olsen, Theresa Wilkes, Cynthia Zeiger, Stuart
1981	Jayne, Ruth Katz, Jaqueline Lourain, Pierre Olsen, Theresa Wilkes, Cynthia
1982	Jayne, Ruth Katz, Jaqueline Lourain, Pierre Wilkes, Cynthia
1982	Jayne, Ruth Lourain, Pierre Wilkes, Cynthia
1984	Barnes, Joie Doyle, Greg Duncan, Martha Jayne, Ruth Wilkes, Cynthia
1985	Barnes, Joie Duncan, Martha Jayne, Ruth Wilkes, Cynthia

1986		Barnes, Joie Baotze, Richard Jayne, Ruth Wilkes, Cynthia
1987		Barnes, Joie Bautze, Richard Jayne, Ruth Wilkes, Cynthia
1988		Barnes, Joie Wilkes, Cynthia
	4.	Stephenson, Kaye Wright, Eskild
	2.	Johnson, Teresa Pelton
	1.	McAndrew, Patricia
1989		Barnes, Joie
	1.	Dunn, Lauren
	2.	Johnson, Teresa, Pelton
	1.	McAndrew, Patricia
	1.	Ovitt, Robert Payne, John
	4.	Tchernotzkas, Malka Wilkes, Cynthia Wright, Eskild Barnes, Joie
1990	1.	Dunn, Lauren
	2.	Johnson, Teresa Pelton
	1.	McAndrew, Patricia Mueller, Karen
	4.	Tchernotzkas, Malka Wilkes, Cynthia Wright, Eskild
1991	2.	Johnson, Teresa Pelton
	4.	Larson, Christopher
	1.	McAndrew, Patricia Mueller, Karen Yuen, Heidi
1992		Cassidy, Susan
	2.	Johnson, Teresa Pelton
	4.	Larson, Christopher Mueller, Karen

Yuen, Heidi

1993	2.	Cassidy, Susan
	4.	Larson, Christopher
		Mueller, Karen
	4.	Yuen, Heidi
1994	2.	Horrigan, Mary, Paddy
	4.	Larson, Christopher
	4.	Yuen, Heidi
1995	3.	Burns, Laura
	2.	Horrigan, Mary, Paddy
	4.	Larson, Christopher
	4.	Yuen, Heidi
1996	3.	Burns, Laura
	1.	Horrigan, Mary, Paddy
		Ironwood, Roy
		McAllister, Helen
1997	2.	Horrigan, Mary, Paddy
		Ironwood, Roy
		McAllister, Helen
	1.	Winslow, Susan
1998	2.	Horrigan, Mary, Paddy
		Ironwood, Roy
		McAllister, Helen
	1.	Winslow, Susan
1999	2.	Horrigan, Mary, Paddy
	1.	Winslow, Susan
2000	2.	Horrigan, Mary, Paddy
	1.	Winslow, Susan
2001	4.	Guiney, Leah
	2.	Horrigan, Mary, Paddy
	1.	Winslow, Susan
2002	1.	Goss, Zachary
	4.	Guiney, Leah
	3.	Halvorson, Bonnie
	2.	Horrigan, Mary, Paddy
	1.	McKenna, Shana

2003	1.	Goss, Zachary
	4.	Guiney, Leah
	3.	Halvorson, Bonnie
	2.	Horrigan, Mary, Patrick, Patrick
	1.	McKenna, Shana
2004	1.	Goss, Zachary
	4.	Guiney, Leah
	3.	Halvorson, Bonnie
	4.	Higgins, Monica
	2.	Horrigan, Mary, Patrick, Patrick
	1.	McKenna, Shana
2005	4.	Guiney, Leah
	3.	Halvorson, Bonnie
	4.	Higgins, Monica
	2.	Horrigan, Mary, Patrick, Patrick
2006	4.	Guiney, Leah
	3.	Halvorson, Bonnie
	2.	Horrigan, Mary, Patrick, Patrick
2007	3.	Halvorson, Bonnie
	2.	Horrigan, Mary, Patrick, Patrick
	4.	Starzyk, Lisa
	1.	Waugh, Laura
2008	3.	Halvorson, Bonnie
	2.	Horrison, Mary, Patrick, Patrick
	4.	Starzyk, Lisa
	1.	Waugh, Laura
2009	3.	Halvorson, Bonnie
	2.	Horrigan, Mary, Patrick, Patrick
	4.	Starzyk, Lisa
	1.	Waugh, Lara
2010	2.	Horrigan, Mary, Patrick
	4.	Starzyk, Lisa
	1.	Waugh, Laura

EXHIBIT G

Adam Duchesneau

From: Kristi Chase
Sent: Thursday, February 10, 2011 10:33 AM
To: Adam Duchesneau; George Proakis
Subject: 23 Porter Street

Quick research has revealed the following:

A building permit was issued in 1949 to remodel the house into a 2-family. The property sat vacant until 1953 when Patsy Baroni and Gertrude Knox moved in. Baroni was a store manager, and seems to be the owner through at least 1965. During most of this time, the house is occupied by Baroni and a couple in another unit who appear to change almost yearly. The 1965 Street Index shows Baroni and 2 couples in residence. The 1970 Street Index contains 3 members of the Sampson family and no others. In 1975, a retired woman, a man with no occupation and a woman (writer) of similar age share the building but not last names.

By 1980, there 6 people of similar ages and different last names. In 1985 the number is down to 4, some of whom were there in 1980. The 1988 Street Index is the first to give unit numbers with 7 people in 4 units. Their occupations listed are: students, therapist, editor, lab technician, market analyst, engineer as well as others.

Kristi

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Historic Preservation Commission
Office of Strategic Planning and Community Development
93 Highland Avenue, Somerville, MA 02143
(t) 617-625-6600 x2525, (f) 617-625-0722

Property Research Sheet

[illegible]

Property Research Sheet

[illegible]

Property Research Sheet

Year	Address	Book/Page	Owner/Resident	Age/DOB	Wife	Occupation	Previous residence
1980	23		Jorie Barnes	1956		Therapist	
	23#1		Lauren H. Dunn	1965		Secretary	
	#2		Teresa Pelton Johnson	1953		Editor	
	#1	61	Patricia E. McAndrew	1963		Lab Tech	
		62	Karen L. Mueller	1963		Marketing	
	#4		Malika Tchernitzkas	1960		Student	
			Cynthia Wilkes	1950		Student	
			Ekilda K. Wright	1963		Student	
1980			Ruth M. Payne	1950		Market Anal	
			Jaqueline H. Katz	1951		Printer	
		61	Pierre Lorrain	1950		Engineer	
			Theresa Olsen	1951		Librarian	
			Cynthia J. Wilkes	1950		Student	
			Stuart W. Zeiger	1950		Gen. Mgr.	
1985			Jorie Barnes	1956		Therapist	
		41	Martha E. Duncan	1956		Teacher	
			Ruth M. Payne	1950		Market Anal	
			Cynthia J. Wilkes	1950		Student	
1987			Jorie Barnes	1956		Therapist	
		X	Richard E. Bantze	1949		Self-Employed	
		4	Ruth M. Payne	1950		Market Anal	
			Cynthia J. Wilkes	1950		Student	
1988			Jorie Barnes	1956		Therapist	
			Cynthia J. Wilkes	1950		Student	
	#4		Kaye Stephenson	1963		—	
	#12		Ekilda K. Wright	1963		Student	
	#1		Teresa Pelton Johnson	1953		Editor	
			Patricia E. McAndrew	1963		Lab Tech	
			John Payne	1963		Kitchen Ass't	

1/23

5/2

5/2

3/3