NewVue Liabilities to Assets
470 Main Street
Fitchburg, MA 01420

July 31, 2018

Janelle Chan
Undersecretary
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: NewVue Assets to Liabilities Application

Dear Undersecretary Chan:

On behalf of NewVue Communities, the Cities of Fitchburg, Gardner and Leominster and the Towns of Athol and Clinton, I am pleased to submit this application to the Department of Housing and Community Development for the new Liabilities to Asset Pilot Program. This innovative use of a Chapter 121A Corporation is a tremendous opportunity to stabilize neighborhoods, remove blight, and promote homeownership in North Central Massachusetts.

NewVue Liabilities to Assets is a new corporation that we formed by creating a partnership among the municipalities of Athol, Clinton, Fitchburg, Gardner, Leominster and NewVue Communities. This new nonprofit will be solely dedicated to carrying out this pilot program. It also represents a new regional approach to creating housing that can potentially be replicated elsewhere.

NewVue Liabilities to Assets plans to use this unique opportunity to rebuild neighborhoods in the five municipalities. Over the next three to five years, we will convert 35-45 abandoned properties into high quality homes for working families in neighborhoods with a high concentration of vacant and deteriorated properties. These longstanding problem properties hurt our cities and towns. They create unsafe conditions and often draw illegal activities. We look forward to working with you and the Department of Housing and Community Development to turn these neighborhoods back into a vital part of our region.

Once you have had a chance to review the application, please let me know if you have any questions or concerns.

Very Truly Yours,

Marc Dohan

Enclosure

Cc: Jennifer Constable
NewVue Liabilities to Assets Board

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A. List of Blighted Properties by city or town

B. Map locating each potential property with the Target Area or Areas (identified to show clusters of a minimum of 5 properties within ½ mile).

C. Property Checklist for each individual property targeted for potential redevelopment with following information: Present Owner or owners name, how long the property is believed vacant, and proof of property's eligibility for 121A program.

Each Property Checklist has the following attachments
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NEWVUE LIABILITIES to ASSETS 121A PROGRAM

Fitchburg, Leominster, Athol, Gardner, and Clinton

NewVue Liabilities to Assets, Inc. submits to the Department of Housing and Community Development (DCHD) this application on August 1, 2018, for authorization and approval of a project and approval for the project to be undertaken by the Applicant, NewVue Liabilities to Assets, Inc. (NewVue LTA). The Applicant is an urban redevelopment, Chapter 180 Organization. NewVue LTA will be administered in pursuant to Chapter 121A of the Massachusetts General Laws, as amended, and the provisions of 760 CMR 25 (collectively. "Chapter 121A) (as described in Section 1 and 2 hereof).

NewVue LTA Project Application

(1) Applicant and Structure

A. Name and Address of Applicant:

NewVue Liabilities to Assets, Inc. (NewVue LTA)
470 Main Street
Fitchburg MA 01420
(978) 342-9561

Contact Person: Marc Dohan,
Clerk of NewVue LTA and Executive Director of NewVue Communities

B. Description of 121A Entity:

The proposed 121A entity for which DHCD consent is sought, NewVue LTA, is a newly formed nonprofit organization. NewVue LTA has been organized under Chapter 180 of the Massachusetts General Laws by NewVue Communities a nonprofit community development corporation to facilitate the redevelopment of deteriorated properties contributing to blight conditions in five participating communities. NewVue LTA will support the purchase and rehabilitation of primarily one and two family properties that have been vacant for at least three years and have a negative impact on their surrounding neighborhood.

NewVue LTA will administer the Project and acquire and redevelop the properties. The participating communities include: Fitchburg, Leominster, Athol, Gardner and Clinton. Each participating community will have representation on the Board of Directors, appointed by their city or town. NewVue Communities will appoint an equal number of directors. Each municipal director will be approved by the other directors in office.

Please see Attachment 1 for copies of the NewVue LTA By-laws and Articles of Organizations, Board of Directors and bank reference. NewVue LTA will have no staff members. NewVue Communities will provide staff support through a Development Services Agreement with NewVue LTA.

(2) Location and Owners of Project.

A. Description of Project Area: The NewVue LTA Project has identified 91 eligible properties (the "Properties") for redevelopment located in the five participating municipalities: Fitchburg, Leominster, Athol, Gardner, and Clinton. It is expected that only 35 to 45 of the Properties will be selected for redevelopment, approximately 5 to 10 properties per year over a three to five year period.

B. Location: Each of the five participating municipalities has identified at least one eligible cluster ("Target Area") in their community for potential redevelopment under DHCD's Liabilities to Assets

121A Pilot Program. Each of the Target Areas selected has a minimum of five blighted properties with in a ½ mile radius and therefore is an eligible cluster per DHCD's requirements.

C. Eligibility Standards: The properties identified and included in the Summary LTA Property List attached have been deemed eligible for participation in the 121A program. They are considered a blight on the neighborhood in which they are located and/or contribute to blighted or decadent conditions in the Target Area where they are located.

The selected properties have also been vacant for a prolonged period of time and if selected for redevelopment under the NewVue LTA Program will have been vacant for at least three years as required under the Liabilities to Assets Guidelines.

Please see the Attachment 2 for the Summary LTA Property List and Regional Map indicating the location of each blighted property identified for potential redevelopment.

D. Name of Property Owner: Please see Attachment 3 for the name of each property owner as listed on the individual Property Checklist.

(3) Description of Project.

NewVue LTA is a new nonprofit organization established by NewVue Communities and five local municipalities: Fitchburg, Leominster, Athol, Gardner and Clinton to participate in the Department of Housing and Community Development's (DHCD) new 121A pilot program, Liabilities to Assets. This new program is an exciting opportunity for these five communities to redevelop deteriorated properties that have been a longstanding blight in their neighborhood and in many cases have contributed to the slow economic recovery in the communities where they are located.

NewVue LTA will administer the new Project and acquire and redevelop the selected deteriorated properties. Properties will be redeveloped to create safe, stable, and quality homes. All renovated properties will be sold to owner occupants. The Project is expected to operate for three to five years and will support the purchase and rehabilitation of mostly one and two family properties. Per program guidelines, eligible properties must be vacant for at least three years at the time of redevelopment and have conditions that contribute to a negative impact on their surrounding neighborhood. The Project is currently projected to redevelopment forty or so properties, approximately five to ten in each participating municipality.

Properties selected for redevelopment under this pilot program must be approved by the NewVue LTA Board of Directors and be proposed for redevelopment by the board member representing the community where the property is located. The program will target one and two family properties that can be acquired, renovated, and sold to owner occupants. Purchasers will be required to live in the newly renovated property for seven years and provide evidence, at the time of purchase, that their family income does not exceed 110% of the area median income (according to HUD's most recent determination at the time of the sale) in the municipality in which the property is located.

Please see Attachment 3 for the following information by municipality: Fitchburg, Leominster, Athol, Gardner and Clinton:

A. List of Blighted Properties by city or town

B. Map locating each potential property with the Target Area (or areas) identified to show clusters of a minimum of 5 properties within ½ mile.

C. Individual Property Checklist: Each of the Properties identified for potential redevelopment have a Checklist with following information: Present Owner or owners name, the length of time

the property is believed to have been vacant, and indication of why each property has been deemed eligible for the 121A program.

D. Attached to each Property Checklist is the following required information:

- Individual deeds (a metes and bounds description)
- Plot plans or municipal GIS assessor's plots for each property
- Municipal building department property cards including typical elevation photo and floor layout data.

(4) Relationship of Project to City or Town Master Plan.

DHCD's 121A Pilot Program was designed in response to the concerns of local officials like those in the five participating municipalities, to address the problem of vacant, one and two family properties that have been difficult to redevelop. These are deteriorated buildings that could be owner occupied homes but instead negatively impact communities' economic market conditions, crime and safety, and cause blight conditions in the neighborhood where they are located. The communities participating in the NewVue LTA 121A Program are pleased to have a new tool they can add to their own local efforts to turn around these hard to develop properties as outlined below:

A. Fitchburg: The NewVue LTA Project is an opportunity for the city of Fitchburg to target and redevelop problem one and two family homes that are vacant and have been a blight on the community for a long time. The program is consistent with the City's Vision 2020 Master plan to encourage redevelopment of existing homes and neighborhoods, encourage owner occupancy, remove blight and improve the quality of life in its inner city neighborhoods. The Community Development Department has recently undertaken new goal setting in preparation for updating the master plan and both of the proposed LTA target areas have been identified as blighted neighborhoods to be improved through targeted and coordinated efforts over the next 2-5 years. The LTA Project and additional funding will add to the City's ongoing initiatives to revitalize the downtown, remove blight by identifying and improving blighted properties, and increasing owner occupancy in the City. The NewVue LTA project is consistent with the City's plan to renovate City Hall and the surrounding neighborhood, redevelop properties identified by the Problem Property Task Force, and impact the success of the North of Main Initiative. North of Main is a collaboration with community partners, including Fitchburg State University to revitalize the neighborhood and create a work and play neighborhood. The LTA program will provide Fitchburg with a new tool that will enhance ongoing redeveloped plans.

B. Leominster: The NewVue LTA Project compliments the city of Leominster's goals and objectives outlined in the Neighborhood Development Plan of October 2017 (NDP) and the Leominster CDBG Entitlement Community Program design. The Leominster NDP states: "We also need to have plans to regenerate Leominster's the rich heritage and those buildings that may have fallen into disrepair and have a negative impact on the area's image." Leominster has chosen to target a cluster of blighted properties in the historic core of the City for redevelopment under the LTA program in keeping with the above stated goal. In addition the City has long identified these core neighborhoods as critical to revitalize with multiple investments over the past few years that include new roads, sidewalks, and a three-acre park and recreation area.

Leominster is a CDBG Entitlement community and uses a portion of its funds for a housing rehabilitation program. This existing program provides funding to homeowners so they can fix major home improvement issues, such as replacing a roof, windows, or entranceways that they are unable to afford. The program allows residents to continue living in their homes and helps address blight issues by improving the exterior of the property. The LTA program will supplement Leominster's CDBG program in that it will provide a solution to blighted, vacant properties. It will provide the City an opportunity to turn these problem properties into good quality homeownership possibilities for families making 110% of

the area median income. These two programs together can bring major improvements to parts of Leominster identified in the Target Areas.

C. Athol: The NewVue LTA Project is consistent with both the 2002 Athol Master Plan and the 2018 Community Development Strategy (CDS). Both plans emphasize Athol's goal to enhance affordable housing opportunities and to rehabilitate vacant or underutilized buildings for residential use. The following CDS 2018 housing objectives identify the town of Athol's consistency with the LTA's program and desired outcomes:

- Balance residential development while preserving community character,
- Promote diverse housing options (purchase or rent) affordable for a range of incomes (up to 110 percent of median), and
- Seek public and private funds to rehabilitate public and private surplus, vacant, or underutilized buildings, including mixed-used development, particularly in the downtown target area.

D. Gardner: The LTA Program is consistent with Gardner's Community Development Strategy (CDS), which identifies the need to expand housing opportunities in appropriate locations to meet the needs of Gardner's population. Gardner partners with local and regional non-profit organizations and the Attorney General's Office to rehabilitate properties and repairing dilapidated buildings to create safe, affordable housing. Many of the properties identified for the LTA Program are located in and around the Downtown Urban Renewal Area (DURA) and continue to add to the slum and blight, and decadent conditions in these neighborhoods. The City also continues to support residents by partnering with local banks and non-profit agencies to identify properties that have been foreclosed on and have been vacant for an extended amount of time in an effort to rehabilitate and permanently occupy the structures with new owners. In order to facilitate the redevelopment of these vacant properties, and others throughout the City, the City must increase the quantity and availability of resources for taking control of difficult to develop properties, which the LTA Program is structured to assist with. Combining this Program with the City's CDBG Housing Rehab assistance and the AGO's Receivership Program where appropriate, will ensure progress is made within the targeted neighborhoods consistent with the priorities of the CDS.

E. Clinton: The Liabilities to Assets program is consistent with the Town of Clinton's community goals as well as ongoing efforts to support home ownership and affordable housing. Clinton's Master Plan (2012) includes the following major "cross-cutting" community goals:

- Encourage homeownership,
- Preserve the historic character and mix of housing in Clinton and the urban form of downtown-area neighborhoods, and
- Improve housing quality and ensure that landlords maintain their buildings.

Additionally, ongoing municipal programs target distressed properties and support home ownership and affordable housing. The Board of Health oversees Clinton's Distressed Initiative Program (DPI), which has worked aggressively with banks, property owners, and the Attorney General's office to rehabilitate distressed properties and to bring abandoned properties to market. Over the last 6 years, the DPI has rehabilitated or otherwise addressed more than 30 properties. Clinton has also renovated 17 dwelling units through the CDBG Housing Improvements Program since 2016.

(5) Explanation of why each Property is Blighted, Decadent, or sub-standard.

Eligibility for the 121A Program as defined by M.G.L. c. 121A, § 1. has been established for each of the Properties included in the NewVue LTA project. Properties were deemed eligible because they met at least two of the standards listed below or the municipality determined that the property met other local measures of obsolete, blight or decadent areas including: prolonged vacancy, safety concerns, and neighborhood complaints.

- Multiple boarded, missing, or broken windows.
- A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons.
- Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors.
- Property has significantly damaged walkways, driveways, walls, or other access barriers.
- Property has significant presence of overgrown or dead vegetation.
- Property has an accumulation of trash, refuse, or other debris.
- Property has been taken for foreclosure of mortgage.

Please see individual Property Checklists included in Attachment 3 for more information.

(6) Amenities, which Warrant Additional Tax Exemption. NewVue LTA's program does not anticipate amenities that will warrant additional tax exemption.

(7) Development Schedule.

	NewVue LTA Proposed Project Schedule
2018 - Year 1	*Fiscal Year July 1 to June 30*
August	• Application submission to DHCD. • DHCD reviews Application and transmits a copy to the municipalities for approval on August 14th. • Municipalities to initiate the public hearing requirements including advertisements and the posting of public hearings schedules per notice requirements in M.G.L. c. 121B, § 6B. • NewVue Communities begins hiring process for Program/Project Manager. • NewVue LTA begins to develop strategy/priorities for property selection in Year 1 (approximately five in at least two communities).
September	• Municipalities to hold public hearings per notice requirements in M.G.L. c. 121B, § 6B. • Public hearing process complete and written report submitted by city or town following the public hearings and notices of decision distributed per 121A guidelines. • NewVue Communities hires Program/Project Manager. • NewVue LTA adopts strategy/priorities for property selection and begins investigating individual properties.
October - December	• DHCD Final Approval of NewVue LTA as Applicant and 121A Project Plan.

	• Year 1 Properties to be selected for acquisition and redevelopment in at least two communities by NewVue LTAS Board of Directors. • NewVue to initiate a competitive process for vender selection that may include architect, lawyer, rehab specialist, surveyor, engineer, realtor, and other. • NewVue LTA to conduct due diligence on Year 1 Properties. • Execute negotiated purchase agreements for Year 1 Properties • Design rehabilitation plan and design specifications for Year 1 Properties. • DHCD approves acquisition and budget for first properties and NewVue LTA s closes on first Year 1 acquisitions and execute 6A Agreements.
January – March 2019	• Close on the balance of the Year 1 acquisitions and execute 6A Agreements Acquisition. • Facilitate Eminent Domain process on all Year 1 Properties as appropriate. • Conduct a Selected Bid Process and General Contractor selection for Year 1 Properties. • Construction Start on Year 1 Properties (construction period estimated at 4 – 10 months). • Finalize Marketing Materials and outreach Plan.
April – May	• Complete construction on first Year 1 Properties. • Initiate Marketing properties for Year 1 Properties at 75% completion and begin Marketing Period and purchaser eligibility review process, as appropriate.
June	• NewVue LTA Board to begin selection Process for Year 2 Properties (approximately five to ten homes) across three to five communities. • Municipalities determine if new properties will be added to 121A Project. • Notify DHCD of new properties and submit new 121A Application • NewVue LTA sells its first home. Provide notice to DHCD and Municipalities to remove from 121A Application and terminate 6A agreement on first properties

	• Evaluate lessons learned from Year1 and determine how to improve the program for Year 2.
2019 - Year 2	
July -Oct	• Hold public hearings process per requirements in M.G.L. c. 121B, § 6B. • Complete due diligence on Year 2 Properties. • Execute negotiated purchase agreements for Year 2 Properties or begin Eminent Domain process as required. • Construction Completion on final Year 1 Properties. • Initiate Marketing Period for remaining Year 1 Properties and purchaser eligibility review as appropriate. Select Buyers and finalize sales as required.
Nov - December	• Complete Sale of all Year 1 Properties to Eligible Owner Occupant Homeowners. • Provide notice to DHCD and Municipalities to remove from 121A Application and terminate 6A agreement on all properties. • NewVue LTA to close on purchase of Year 2 Properties and execute 6A agreements with municipalities.
Jan – March	• Selected bid and contractors election Year 2 Properties. • Construction Start on Year 2 Properties (construction period estimated at 4 – 10 months). • Review and revise as necessary Marketing Materials and Outreach Plan.
April - June	• Initiate Marketing properties on Year 2 Properties at 75% completion and begin Marketing Period and purchaser eligibility review process as appropriate. • Construction completed on some Year 2 Properties.
September – December	• Select Buyers and finalize sales for some Year 2 Properties. • For the Year 2 Properties sold provide notice to DHCD to remove from 121A Application. • NewVue LTA Board to begin selection Process for Year 3 properties (approximately five to ten homes).

2020 – Year 3	• Select 5 to 10 properties across 5 participating municipalities for redevelopment and sale to owner occupants.
2021 –Year 4	• Select 5 to 10 properties across 5 participating municipalities for redevelopment and sale to owner occupants.
2022 – Year 5	• Select 5 to 10 properties selected for across 5 participating municipalities for redevelopment and sale to owner occupants as funding may allow.
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(8) Cost of Project.

Please see Attachment 4 for a copy of the Proposed LTA Budget.

(9) Method of Financing.

A. Source of Funding: The financing for the NewVue LTA Program will come primarily from the Massachusetts Affordable Housing Trust Fund. An award of $7,500,000 is expected to redevelop approximately 35-45 properties over three years to five years. Additional funding will come from the Project sales proceeds and will be used to extend NewVue LTA Program term.

B. List of all persons and entities who have or will have any financial interest in the Project: NewVue LTA will be the program administrator and will enter into a development service agreement with NewVue Communities for staff services.

C. A One Stop for Affordable Housing Trust Funds will be submitted under separate cover per DHCD and NewVue LTA's mutual agreement.

(10) Fiscal Impact on The City or Town.

The Project will have a positive fiscal impact on each community. While there will be an initial period that communities will receive an excise tax payment in lieu of real estate taxes, once sold, the properties will quickly be returned to a community's tax rolls. In addition, values of surrounding properties are likely to increase and will bring an increase in tax revenue. Communities will also receive fees for building permits and new owner occupants in and near the downtown areas are likely to help boost sales for local businesses and shop keepers.

A. Fitchburg: The Project will have a positive fiscal impact in Fitchburg. At present, these blighted, long vacant properties have low assessed value, and have negatively impacted the property values in the identified neighborhoods with these concentrations of blight. This has limited the City's tax revenue for these properties and the neighborhoods they are in. While there will be an initial period that Fitchburg will receive an excise tax payment in lieu of real estate taxes, once the properties are improved and sold the properties will quickly be returned to a Fitchburg tax rolls. The process of improvement will result in some income generated through building permits, but primarily the long term impact will result in increased assessed values to the individual properties as well as properties in the surrounding neighborhoods. This translates directly to increased property tax revenue to the City of Fitchburg. Fitchburg anticipates property values of the improved properties will increase by approximately 30%-50% with neighboring properties increasing in values by at least 10%-20%. In addition, Fitchburg anticipates the new owner occupants purchasing these homes in and near the downtown areas are likely to help boost sales for local businesses and shop keepers.

B. Leominster*:* In 2005, Leominster Mayor Dean Mazzarella began an innovative program in Leominster: The Distressed Properties Committee. This Committee is made up of the health, building, fire, police and

planning departments as well as the Mayor's Office. The intent of this committee was to root out blight in single houses to prevent the spread of these problem homes to the rest of the neighborhood. Many of these homes gained problem status through absentee landlords renting to less than desirable tenants and have remained problem properties for years. Through the committee, the City of Leominster has been able to keep a running list of these properties throughout the City and target some of its CDBG funds toward rehabilitation. But funds are extremely limited. With about a 50% cut in the CDBG budget and a significant drop in local aid, we have been in search of a program to help us take some of these properties that are less than desirable, and often times empty, and get them back on the tax rolls. Many of these properties are concentrated in Leominster's core areas where the City is focusing efforts to stabilize neighborhoods. Liabilities to Assets will increase the value of these properties. The fiscal impact on the City will be positive, as the value of these properties will climb. The City of Leominster believes that the value of the properties will increase by approximately 20% and the value of the surrounding properties will increase by about 10%.

C. Athol: The Town of Athol believes there would be a positive fiscal impact to the Town based on the expected increase in property values in the two target neighborhoods that are the focus of redevelopment of these properties. Based on review of the properties that are located in Athol's two respective target areas, the Athol Assessors' Office estimates that the Town would see fiscal impact of approximately $315,000 of increased assessed property value if each property was rehabbed and occupied. This figure is based on assessment of values of nearby and compatible occupied homes. In addition, having those vacant properties redeveloped/reoccupied with their higher assessed values would equate to higher real estate taxes receipts. Finally, given how there has been considerable Athol Town staff time involved in monitoring these vacant properties, e.g. through staffing of the Vacant and Abandoned Building Committee (VABC) and the Housing Sub-Committee work, there would be further positive fiscal impact here to free up Town Staff to focus on other matters once units are occupied.

D. Gardner: The City of Gardner expects the LTA Project to have a positive fiscal impact on real estate tax revenues, building permits, and to also generate new customers for local shops and businesses. Gardner expects to see an increase in property values of approximately 25% for each redeveloped problem property and a corresponding increase of 10 to 15% in the surrounding neighborhood. In addition, the turnaround of vacant properties to stable homeownership can infuse optimism in the local economy and is expected to support the City of Gardner's recent investments in the downtown the area, local shops and small businesses.

E. Clinton: The Project will have a positive fiscal impact on the town of Clinton by increasing the assessed value of subject properties, supporting neighborhood stability, and enhancing the value of adjacent properties. It is anticipated that the assessed value of subject properties will increase within a range of 30%-60%; adjacent and neighborhood values, meanwhile, will be supported and, on a case-by-case basis, may increase incrementally. In addition, new occupants will support the local economy and business activity, particularly in neighborhoods near downtown

(11) Proposed 6A Contract.

The Project anticipates individual 6A Contracts will be executed for each property selected for redevelopment. The 6A Contract will be executed between the municipality where the given property is located and NewVue LTA. The 6A Contract will allow an excise payment in lieu of real estate taxes to be paid by NewVue LTA in accordance with Chapter 121A regulations, while the selected property is under redevelopment. The contract will be executed when the selected property is purchased and will be terminated once construction is complete and the property is sold. The excise payment will be based on 1% of the assessed value or the sales price (to NewVue LTA) whichever is lower.

The executed 6A Contracts shall be provided to DHCD by NewVue LTA within five days from execution. When a property is sold and the 6A Contract is terminated, NewVue Communities will notify DHCD within five days and remove the property from the Application list.

Please see Attachment 5 for a copy of the Draft 6A Contract.

(12) Relocation Plan.

A. Affidavit in lieu of a Relocation Plan: Please Attachment 6.

(13) Environmental Assessment.

The NewVue LTA Project expects to redevelop 35-45 one and two family properties across five communities in a three to five year period and therefore does not meet the required review threshold for an Environmental Assessment or impact report. Threshold requirements include 100 or more dwelling units or 50,000 or more square feet of non-residential space, or otherwise exceed MEPA review thresholds under 301 CMR 11.03).

(14) Agreements for Public Improvements.

Fitchburg and Leominster are planning long-term investments in the target areas with sidewalk improvements, upgrades to local parks, and storefront enhancements. Other communities have no immediate public improvements planned in the identified target areas. NewVue LTA will work to coordinate improvements in each neighborhood with the sale of the homes, especially local infrastructure repairs such as street paving, sidewalk replacement, and sewer and water replacement as may be appropriate.

(15) Local Regulatory Compliance.

NewVue LTA's redevelopment activities will be in compliance with all applicable zoning, health and building bylaws or ordinances and any other applicable laws, bylaws, ordinances, rules and regulations.

(16) Rehabilitation Standards. Properties redeveloped under the NewVue LTA Project will meet or exceed DHCD's required Rehabilitation Standards as outlined in Article II of the Massachusetts Sanitary Code and Energy Star building performance standards.

(17) Condominiums. NewVue LTA will not redevelop properties as condominiums.

(18) Regulatory Agreement. Please see Attachment 7 for Draft Regulatory Agreement and the Affordable Housing Restriction.

(19) Statement of Non-Disposal of M.G.L. c. 121A Interests. The 121A entity is a nonprofit corporation, and will not have any change in ownership prior to completion of the project without the prior approval of DHCD.

(20) Supplementation of Application.

A. Supplemental Information: NewVue LTA will update the Project application with supplemental information, to keep the application information current and accurate, per program guidelines prior to DHCD's approval. In particular, the application shall be supplemented to remove a rehabilitated property from the Project concurrent with its sale to an eligible homebuyer.

B. NewVue LTA understands that an addition of a property to the Project constitutes a material change to the application, unless the applicant through a consensual sale has already acquired the site, and therefore according to program guidelines will require a revised application and a request for approval from DHCD.

The application for approval of a change will be required to reference all pertinent portions of the approved original application with any approved amendments. The city or town and DHCD shall approve the requested approval of a change to the Project without a hearing if and to the extent such change is not a material change and does not relate to matters which were required to be, or might properly have been, the subject of deliberation by DHCD, by the local planning board or by the mayor or selectmen.

C. Material Change: Any material change to NewVue LTA Project application per program regulations would be processed in the same manner as an original application. DCHD shall determine whether a change is material, in accordance with its regulations and provide administrative guidance including if a public hearing process is required.

21. Procedure for Obtaining Approval of the Use of Eminent Domain by a M.G.L. c. 121A Entity.

A. NewVue LTA will use reasonable efforts to acquire property by negotiated sale and expects to only take property by eminent domain when all other reasonable methods of obtaining the property have failed.

NewVue LTA will adhere to the procedures for Obtaining Approval of the Use of Eminent Domain by a M.G.L. c. 121A Entity as outlined in the Liabilities to Assets Program Guidance dated 12/05/17.

B. To Secure Approval of a Taking.
NewVue LTA will provide written verification to DHCD that the required steps have been followed.

Please see Attachment 8 for a copy of Section 19 E. that outlines the 121A Eminent Domain Procedure sand Requirements.

22. Affirmative Fair Housing Marketing Plan.

Please see Attachment 9.

By-Laws

of

NEWVUE LIABILITIES TO ASSETS, INC.
a Massachusetts non-profit corporation

Approved and Adopted: May 17, 2018

By-Laws

of

NEWVUE LIABILITIES TO ASSETS, INC.
a Massachusetts non-profit corporation (the "Corporation")

Article I - Members

1. *Members*

. The Corporation shall have no members and all of the rights and duties of members under Chapter 180 of the Massachusetts General Laws shall be exercised by and belong to the Board of Directors of the Corporation.

Article II - Directors

1. *Powers and Duties.*

The affairs of the Corporation shall be managed by a board of directors (the "**Board of Directors**" or "**Board**"), who may exercise all the powers of the Corporation except as otherwise provided by law, by the Corporation's Articles of Organization, as amended from time to time, or by these Amended and Restated By-laws (these "**By-laws**"). Without limiting the foregoing, the Board shall (i) approve the Corporation's budget and (ii) act as the policy-setting body of the Corporation. The Board may exercise its powers and act on any matter notwithstanding the existence of one or more vacancies on the Board. Upon the recommendation of a Municipal Director (as such term is hereinafter defined) to initiate the purchase, renovation and rehabilitation of one or more homes or parcels of land in said municipality (a "**Project**") and the review and approval by the Board of such Project, the Corporation shall initiate work on the Project.

2. *Number and Election*

. The Board of Directors shall consist of the following members:

(i) One (1) director (each, a "Municipal Director") shall be appointed by the appointing authority (e.g., the mayor or town manager) of each municipality that has executed a 121A Application with the Corporation, provided each such Municipal Director shall be approved by a majority of directors then serving;

(ii) NewVue Communities, Inc. ("NewVue") shall appoint that number of directors equal to the number of Municipal Directors then serving from time to time.

The number of directors may be increased or decreased by the Board of Directors at any meeting by vote of a majority of the directors then in office. Except as otherwise permitted by these Bylaws, directors shall be elected at the annual meeting or at any special meeting of the Board of Directors held for this purpose, by the Board.

Notwithstanding the foregoing, at all times NewVue shall be entitled to appoint additional directors so that NewVue shall have appointed at least fifty percent (50%) of the directors then serving from time to time.

3. *Tenure*.

Directors shall hold office, except as otherwise hereinafter provided or as otherwise provided by the Board, until the first (1st) annual meeting following their election and until their successors are chosen and qualified in the manner set forth in Section 2 hereinabove.

4. *Resignation*

. Any director may resign by notifying any Officer of his or her resignation by any means. Such resignation shall be effective upon receipt of such notice unless it is specified to be effective at some other time or upon the happening of some other event.

5. *Removal*

. A director may be removed from office with or without cause by a two-thirds vote of the directors then in office at any duly convened meeting of the Board. Missing three (3) consecutive meetings of the Board may be cause for removal. A director may be removed for cause only after reasonable notice and opportunity to be heard before the Board.

6. *Vacancies*

. Any vacancy in the Board, however occurring, including a vacancy resulting from the enlargement of the Board, resignation, or removal shall be filled in the manner set forth in Section 2 hereinabove. Vacancies resulting from the resignation or removal of a director shall be filled for the balance of his or her term. The length of the term of any Board member who is appointed to fill a vacancy shall be equal to the remaining term applicable to the class of Board members to which such member shall have been appointed.

7. *Meetings*

(a) Regular Meetings. Regular meetings of the Board may be held without notice at such time, date and place as the Board may from time to time determine, provided that any director who is absent when such determination is made shall be given notice of such determination.

(b) Annual Meeting. An annual meeting of the Corporation shall be held each year at the place, date and time determined by the Board. At the annual meeting, the Board shall elect directors and officers, hear reports, and transact such other business as may properly come before the Board. Notice of the annual meeting shall be given to the directors in the manner provided in Article II §7(c), and nominees for office and other interested persons may be invited to the meeting as the Board of Directors may determine.

(c) Special Meetings. Special meetings of the Board may be called, orally or in writing, by any Executive Officer (as defined herein) of the Corporation, by two (2) or more directors, or by the Executive Director (if any), designating the time, date and place thereof. Notice of the time, date and place of all special meetings of the Board shall be given to each director by an Executive Officer, or by one of the directors calling the meeting, by delivery of such notice in person or by telephone at least twentyfour hours in advance of the meeting, or by written notice mailed, faxed or electronically-mailed to his or her business or home address at least fortyeight hours in advance of the meeting. Notice need not be given to any director if a written waiver of

notice, executed by such director before or after the meeting, is filed with the records of the meeting, or to any director who attends the meeting without protesting prior thereto or at its commencement the lack of notice. A notice or waiver of notice of a meeting of the directors need not specify the purposes of the meeting.

8. ***Quorum***

. At any meeting of the Board of Directors, a majority of the directors then in office and entitled to vote on the matter then before the Board of Directors, shall constitute a quorum, except as otherwise required herein or by law. Less than a quorum may adjourn any meeting from time to time and the meeting may be held as adjourned without further notice.

9. ***Action at Meeting***

10. ***. Each director shall have one vote on any matter put to a vote at a meeting of the Board; provided, however, that any director who has a pecuniary interest in the matter before the Board of Directors (an "****Interested Director****") may not take part in any action regarding such matter which makes the director an Interested Director. Proxy voting is not allowed. At any meeting of the Board at which a quorum is present, a majority of the directors present may take any action on behalf of the directors, unless a larger number is required by law, by the Articles of Organization or by these By-laws. Notwithstanding the foregoing, the presence of an Interested Director shall be included at such meeting for the purposes of establishing a quorum. Action by Consent***

. Any action to be taken at any meeting of the directors may be taken without a meeting if all the directors then in office consent to the action in writing (including by email and fax) and the written consents are filed with the records of the meetings of the Board. Such consents shall be treated for all purposes as a vote at a meeting of the directors.

11. ***Committees***

. The President may establish an Executive Committee, and other committees as he or she determines are in the best interests of the Corporation, and may delegate thereto some or all of his or her powers except those which by law, by the Articles of Organization, or by these Bylaws may not be delegated. Except as the President may otherwise determine, any such committee may make rules for the conduct of its business, but unless otherwise provided in such rules, its business shall be conducted so far as possible in the same manner as is provided by these By-laws. All members of such committees shall hold such offices at the pleasure of the President, and the President may abolish any such committee at any time and for any reason. Any committee to which the President delegates any of his or her powers or duties shall keep records of its meetings and shall report its action to the President in a timely and regular fashion. No delegation of powers relieves the President from his or her obligations and duties to the Corporation.

12. ***Participation by Conference Telephone***

. Members of the Board or any committee may participate in a meeting of the Board or of a committee by means of a conference telephone or similar communications equipment which permits all persons participating in the meeting to hear each other, and participation by such means shall constitute presence in person at a meeting.

13. *Compensation*

. The directors shall serve without compensation. Directors may be reimbursed for expenses incurred in connection with their service as directors if authorized by the Board.

14. *Sponsors, Benefactors, Friends, Etc*

. The Board may designate persons or groups of persons as sponsors, benefactors, contributors, advisors or friends of the Corporation, or such other title as the Board may determine. The Board or any committee may invite any person to participate in any meeting of the Board or of such committee. Unless the Board otherwise determines, such persons shall serve in an honorary capacity and shall have no rights and responsibilities with respect to the Corporation, including without limitation any right to notice of, or to vote at, any meeting of the Board or of such committee.

Article III - Officers

1. *Enumeration*

. The officers of the Corporation shall consist of a President, a Treasurer and a Clerk (collectively, the "**Executive Officers**") and such other officers as the Board of Directors may determine pursuant to Article II §10 below. Any two or more offices may be held by any person. The Executive Officers shall be appointed to the Board's Executive Committee, provided that in the event that an Executive Officer is not a member of the Board, such Executive Officer shall not be entitled to a vote, pursuant to Article II, Section 11.

2. *Election*

. The Executive Officers shall be elected annually by the directors at the annual meeting of the Corporation. Other officers may be chosen by the Board of Directors at such meeting or at any other meeting.

3. *Qualification*

. Only directors may serve as Executive Officers. The Clerk shall be a resident of Massachusetts unless the Corporation has a resident agent appointed for the purpose of service of process.

4. *Tenure*

. Except as otherwise provided by law, by the Articles of Organization by these By-laws, each Officer shall hold office until the next annual meeting of the Corporation, and until their respective successors are chosen and qualified and all other officers shall hold office until the next annual meeting and until their successors are chosen and qualified, or for such shorter term as the Board of Directors may fix at the time such officers are chosen.

5. *Resignation*

. Any officer, including an Executive Officer, may resign by notifying any other Executive Officer of his or her resignation by any means, and such resignation shall be effective upon receipt of such notice unless it is specified to be effective at some other time or upon the happening of some other event.

6. *Removal*

. An officer may be removed from office with or without cause by a two-thirds vote of the directors then in office at any duly convened meeting of the Board. Missing three (3) consecutive meetings of the Board may be cause for removal. An Officer may be removed for cause only after reasonable notice and opportunity to be heard before the Board.

7. *Vacancies*

. Any vacancy in any office may be filled for the unexpired portion of the term by the Board.

8. *Duties*

. The duties of the Executive Officers shall be as follows:

(a) President. The President shall preside when present at all meetings of the Board and he or she shall be an ex officio member of all committees. The President shall be responsible for general supervision of the affairs of the Corporation, subject to the directions of the Board, including the employment of the Executive Director/Chief Executive Officer, if any.

(b) Treasurer. The Treasurer shall be responsible for general charge and supervision of the financial affairs of the Corporation, subject to the directions of the Board, including supervision of the financial duties of the Executive Director, if any. The Treasurer shall be responsible for custody of the funds, securities and valuable papers of the Corporation and shall cause it to keep accurate books of account. The Treasurer shall cause the preparation of an annual budget for presentation to the Board and such interim budgets as are needed.

(c) Clerk. The Clerk shall keep a record of the meetings of the Board. In the absence of the Clerk from any such meeting, any director designated by the person presiding at the meeting shall perform the duties of the Clerk.

In addition to the foregoing, any Officer shall have such other powers and perform such other duties as the Board may from time to time designate.

9. *Additional Officers*

. In addition to the Executive Officers required by these By-laws, the Board may appoint from time to time one or more other officers of the Corporation, who need not be members of the Board, and who shall have such titles, powers and duties as shall be prescribed by the Board.

Article IV - Indemnification

1. *Definitions*

. For purposes of this Article IV:

(a) A "**Director**" or "**Officer**" means any person serving as a director of the Corporation or in any other office filled by appointment or election by the Board of Directors and also includes (i) a Director or Officer of the

Corporation serving at its request as a director, officer, employee, trustee, partner or other agent of another organization, and (ii) any person who formerly served as a Director or Officer;

(b) "**Expenses**" means (i) all expenses (including attorneys' fees and disbursements) actually and reasonably incurred in defense of a Proceeding, in being a witness in a Proceeding, or in successfully seeking indemnification under this Article IV, (ii) such expenses incurred in connection with a Proceeding initiated by a Director or Officer as may be approved by the Board of Directors, and (iii) any judgments, awards, fines or penalties paid by a Director or Officer in connection with a Proceeding or reasonable amounts paid in settlement of a Proceeding; and

(c) A "**Proceeding**" means any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, and any claim which could be the subject of a Proceeding.

2. ***Indemnification***

. Except as limited by law or by Section 6 of Chapter 180 of the Massachusetts General Laws and to the extent that the Corporation's exemption from taxation under the Code would be adversely affected thereby, the Corporation may indemnify its Directors and Officers against all Expenses incurred by them in connection with any Proceedings in which they are involved as a result of their service as a Director or Officer, except that (i) no indemnification shall be provided for any Director or Officer regarding a matter as to which it shall be determined pursuant to Section 5 of this Article IV or adjudicated that he or she did not act in good faith and in the reasonable belief that his or her action was in the best interests of the Corporation, or with respect to a criminal matter, that he or she had reasonable cause to believe that his or her conduct was unlawful, and (ii) no indemnification shall be provided for any Director or Officer with respect to any Proceeding by or in the right of the Corporation or alleging that a Director or Officer received an improper personal benefit if he or she is adjudged liable to the Corporation in such Proceeding or, in the absence of such an adjudication, if he or she is determined to be ineligible for indemnification under the circumstances pursuant to Section 5 of this Article.

3. ***Settled Proceedings.***

If a Proceeding is compromised or settled in a manner which imposes any liability or obligation upon a Director or Officer, no indemnification shall be provided to him or her with respect to such Proceeding if it is determined pursuant to Section 5 of this Article IV on the basis of the circumstances known at that time (without further investigation) that said Director or Officer is ineligible for indemnification.

4. ***Advance Payments***

. Except as limited by law, Expenses incurred by a Director or Officer in defending any Proceeding, may be paid by the Corporation to said Director or Officer in advance of final disposition of the Proceeding upon receipt of his or her written undertaking to repay such amount if he or she is determined pursuant to Section 5 of this Article or adjudicated to be ineligible for indemnification, which undertaking shall be an unlimited general obligation but need not be secured and may be accepted without regard to the financial ability of such person to make

repayment; provided, however, that no such advance payment of Expenses shall be made if it is determined pursuant to Section 5 of this Article IV on the basis of the circumstances known at that time (without further investigation) that said Director or Officer is ineligible for indemnification.

5. *Determinations; Payments*

. The determination of whether a Director or Officer is eligible or ineligible for indemnification and advancement of Expenses under this Article IV and the amount of indemnification and Expenses to be paid shall be made in each instance by (a) a majority of the directors or a committee thereof who are not parties to the Proceeding in question, or (b) independent legal counsel appointed by a majority of such directors, or if there are none, by a majority of the directors in office. Notwithstanding the foregoing, a court having jurisdiction (which need not be the court in which the Proceeding in question was brought) may grant or deny indemnification in each instance under the provisions of law and this Article IV.

6. *Insurance*

. The Corporation shall have power to purchase and maintain insurance on behalf of any agent, employee, director or officer against any liability or cost incurred by him or her in any such capacity or arising out of his or her status as such, whether or not the Corporation would have power to indemnify him or her against such liability or cost.

7. *Responsibility With Respect to Employee Benefit Plan*

. If the Corporation or any of its Directors or Officers sponsors or undertakes any responsibility as a fiduciary with respect to an employee benefit plan, then for purposes of indemnification of such persons under this Article IV (i) a "Director" or "Officer" shall be deemed to include any Director or Officer of the Corporation who serves at its request in any capacity with respect to said plan, (ii) such Director or Officer shall not be deemed to have failed to act in good faith in the reasonable belief that his or her action was in the best interests of the Corporation if he or she acted in good faith in the reasonable belief that his or her action was in the best interests of the participants or beneficiaries of said plan, and (iii) "Expenses" shall be deemed to include any taxes or penalties imposed on such Director or Officer with respect to said plan under applicable law.

8. *Heirs and Personal Representatives*

. The indemnification provided by this Article shall inure to the benefit of the heirs and personal representatives of a Director or Officer.

9. *NonExclusivity*

. The provisions of this Article IV shall not be construed to limit the power of the Corporation to indemnify its Directors or Officers to the full extent permitted by law or to enter into specific agreements, commitments or arrangements for indemnification permitted by law. In addition, the Corporation shall have the power to indemnify any of its agents or employees who are not Directors or Officers on any terms not prohibited by law which it deems to be appropriate. The absence of any express provision for indemnification herein shall not limit any right of indemnification existing independently of this Article IV.

10. *Amendment*

. The provisions of this Article IV may be amended or repealed by vote of a majority of the directors then in office; however, no amendment or repeal of such provisions which adversely affects the rights of a Director or Officer under this Article IV with respect to his or her acts or omissions at any time prior to such amendment or repeal, shall apply to him or her without his or her consent.

Article V - Miscellaneous Provisions

1. *Fiscal Year*

. The fiscal year of the Corporation shall end on the 31st day of December in each year.

2. *Execution of Instruments*

. All deeds, leases, transfers, contracts, bonds, notes and other obligations to be entered into by the Corporation in the ordinary course of its business without Board action, may be executed on behalf of the Corporation by the President, Vice President, Treasurer, Clerk, Executive Director, or such other person designated to do so by the Board.

3. *Voting of Securities*

. Unless otherwise provided by the Board, the President, Treasurer or Clerk, Executive Director may waive notice of and act on behalf of this Corporation, or appoint another person or persons to act as proxy or attorney in fact for this Corporation with or without discretionary power and/or power of substitution, at any meeting of shareholders of any other Corporation or organization whose securities are held by the Corporation.

4. *Resident Agent*

. The Board may appoint a resident agent upon whom legal process may be served in any action or proceeding against the Corporation. Said resident agent shall be either an individual who is a resident of and has a business address in Massachusetts, a corporation organized under the laws of Massachusetts, or a corporation organized under the laws of any other state of the United States, which has qualified to do business in, and has an office in, Massachusetts.

5. *Corporate Records*

. The original or attested copies of the Articles of Organization, By-laws and records of all meetings of the Board shall be kept in Massachusetts at the principal office of the Corporation, or at an office of its Clerk or resident agent. Said copies and records need not all be kept in the same office. They shall be available at all reasonable times for the inspection of any director for any proper purpose.

6. *Articles of Organization*

. All references in these By-laws to the Articles of Organization shall be deemed to refer to the Articles of Organization of the Corporation, as amended and in effect from time to time.

7. *Amendments*

. These By-laws may be amended or repealed by a two-thirds (2/3) vote of the directors then in office at any duly convened meeting of the Board.

NewVue Liabilities to Assets
Board of Directors

Andy Van Hazinga, President
138 Mount Vernon Street
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978-400-8253
avh@dennehy.us

Tom Gray, Treasurer
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Senior Vice President, Workers Credit Union
Phone: 978 353 7095
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Executive Director, NewVue Communities
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July 31, 2018

Ms.Jannelle Chan
UnderSecretary
Department of Housing and Community Development
100 Cambridge Street
Boston, MA 02110

Dear UnderSecretary Chan:

NewVue Communities or one of its subsidiaries has had a bank account/relationship at TD Bank for approximately seven years. During that time NewVue has taken out three loans. The first loan was for $1,550,000 and was part of a new market tax credit project. It was paid off on December 23, 2016. The security for that loan was an interest in a community development enterprise, which was secured by a mortgage on 470 Main Street. The second loan was issued on December 23, 2016 also in the amount of $1,550,000 and is currently outstanding and is secured by a mortgage on 470 Main Street. The third loan was a $7,409,000 Construction loan which resulted in the conversion of 142 Water St. into 40 affordable housing units. The loan has been repaid in full.

The quality of this collateral was strong. Should you have any questions or require any additional information please do not hesitate to contact me at your earliest convenience.

Very truly yours,

Thomas J. McColgan
Vice President

Enclosure: Bank Statement

Cc: Marc Dohan, Anne Mola

TD Bank
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T STATEMENT OF ACCOUNT

NEWVUE AFFORDABLE
HOUSING CORPORATION
100 WELLS AVE
NEWTON MA 02459-3242

Statement Period: Apr 01 2018-Apr 30 2018
Cust Ref #: 8255864156-719-T-###
Primary Account #: 825-5864156

TD Business Premier Checking
NEWVUE AFFORDABLE

Account # 825-5864156

ACCOUNT SUMMARY

Beginning Balance	107,822.11	Average Collected Balance	107,922.11
Deposits	750.00	Interest Earned This Period	0.00
		Interest Paid Year-to-Date	0.00
Ending Balance	108,572.11	Annual Percentage Yield Earned	0.00%
		Days in Period	30

DAILY ACCOUNT ACTIVITY

Deposits

POSTING DATE	DESCRIPTION	AMOUNT
04/27	DEPOSIT	750.00
	Subtotal:	750.00

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
03/31	107,822.11	04/27	108,572.11

Bank Deposits FDIC Insured! TD Bank, N.A! Equal Housing Lender

Begin by adjusting your account register as follows:

- Subtract any services charges shown on this statement.
- Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.
- Add any interest earned if you have an interest-bearing account.
- Add any automatic deposit or overdraft line of credit.
- Review all withdrawals shown on this statement and check them off in your account register.
- Follow instructions 2-5 to verify your ending account balance.

1. Your ending balance shown on this statement is:
2. List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
3. Subtotal by adding lines 1 and 2.
4. List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
5. Subtract Line 4 from 3. This adjusted balance should equal your account balance.

1 Ending Balance		108,572.11
2 Total Deposits	+	
3 Sub. Total		
4 Total Withdrawals	-	
5 Adjusted Balance		

2

DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
Total Deposits		2

4

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
Total Withdrawals		4

FOR CONSUMER ACCOUNTS ONLY IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston, Maine 04243-1377

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
- A description of the error or transaction you are unsure about.
- The dollar amount and date of the suspected error.

When making verbal inquiry the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

INTEREST NOTICE

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

FOR CONSUMER LOAN ACCOUNTS ONLY BILLING RIGHTS SUMMARY

In case of Errors or Questions About Your Bill:

If you think your bill is wrong or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

FINANCE CHARGES: Although the Bank uses the Daily Balance method to calculate the finance charge on your Money line/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.

Summary LTA Property List rev 7-31-18

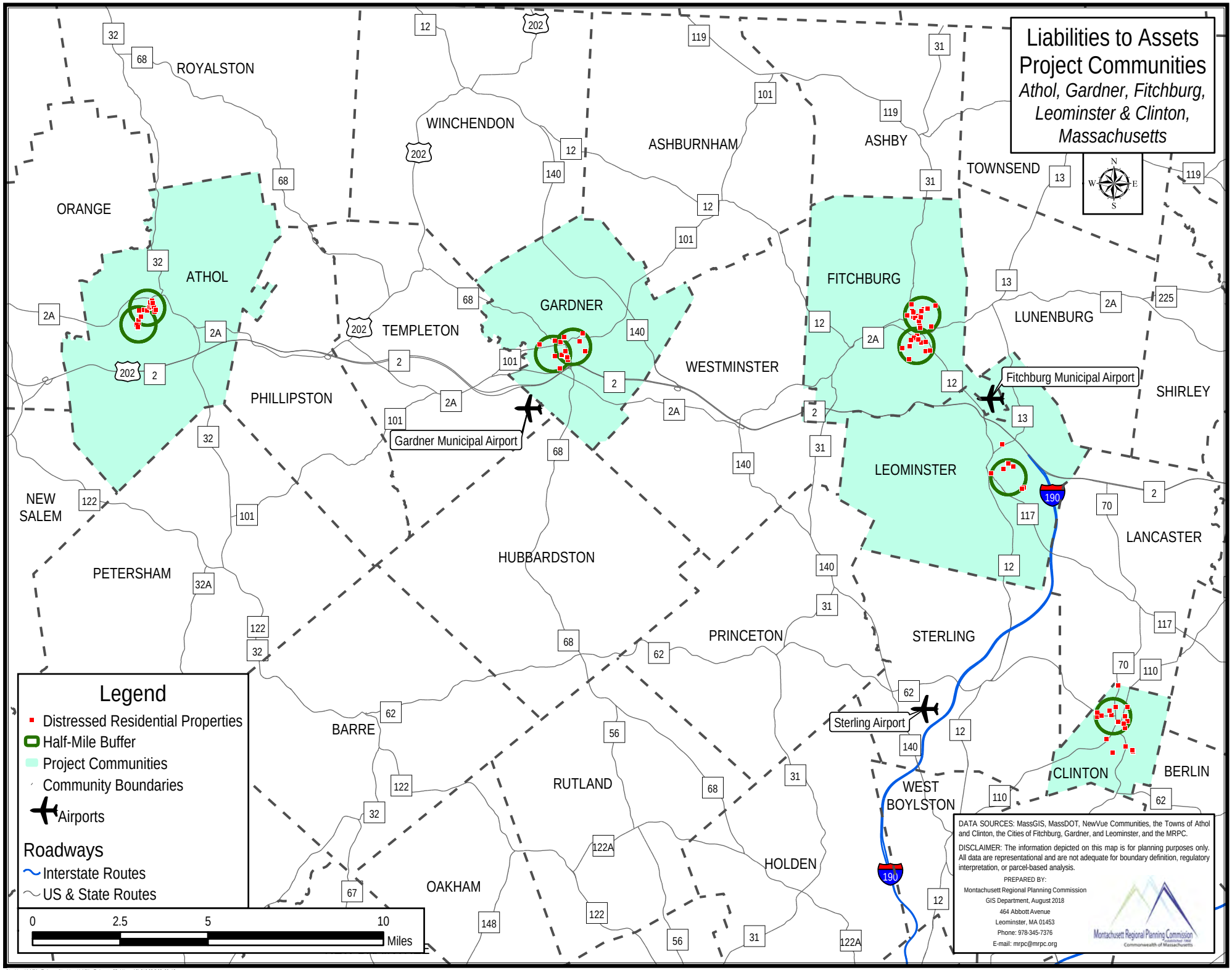
			Property Type					Years Vacancy								
Municipality		# of Properties Submitted	1	2	3	more		1	2	3 or more	Unknown	Blight - 2 or more or explanation	Missing Back-up Docs	Comments	Assessed Value	
Fitchburg																
North Neighborhood																
1	58 Mt Globe St			1					1			y			118,400	
1	52/54 Mt Globe St			1					1			y			107,000	
1	4 Upton		1						1			y			94,900	
1	29 Goodwin		1						1			y			87,900	
1	18 Mt Vernon Street			1					1			y			165,100	
1	127 -129 Mt Vernon Street			1				1				y			167,500	
1	69 Marshall St		1					1				y			126,500	
1	94 Marshall St			1					1			y			96,600	
1	15 Marshall		1							1		y			120,500	
1	30 Ryefield		1							1		y			256,300	
1	73 Mechanic St			1					1			y			138,300	
1	5 Oxford St		1						1			y			108,400	
1	8 Jay St			1					1			y			110,000	
1	34 Garnet			1					1			y			124,100	
1	94 Pleasant St		1						1			y			131,700	
1	137 Green St		1					1				y			68,700	
1	425 North		1						1			y			116,200	
1	28 Taft		1						1			y			122,100	
1	353 Blossom Street		1							1		y			261,800	
19	**sub-total**	**19**	**11**	**8**	**0**	**0**		**3**	**13**	**3**	**0**			***Average Value***	***2,522,000***	***132,737***
South Neighborhood																
1	9 Payson St.			1	0			1				y		water turned off	141,500	
1	12 Nashua St.				1			1				y		water turned off	121,500	
1	14 Cross St		1						1			y		water turned off	124,000	
1	33 Forest St				1				1			y			136,600	
1	35 Birch St		1						1			y			146,100	
1	54 Milk St		1					1				Y			148,600	
1	64 Nashua St				1					1		y			123,300	
1	67 South St.		1						1			y			121,400	
1	80 South St.		1						1			y			87,500	
1	108 Birch St.		1						1			Y				
1	177 Milk St		1						1			Y			135,200	
1	285 Rollstone St.				1			1				y		foreclosure	133,400	
1	479 Milk St		1					1				Y		foreclosure	184,400	
13	**sub-total**	**13**	**8**	**1**	**4**	**0**		**5**	**7**	**1**				***Average Value***	***2,522,000***	***194,000***
Total for North and South		**32**	**19**	**9**	**4**	**0**		**8**	**20**	**4**	**0**			***Average Value***	*5,044,000*	*157,625*

Leominster																
1	146 Third St				1						1	y			240,100	
1	146 Third Street	x			1						1	y			240,100	
1	63 Harrison Street	x			1						1	y			239,800	
1	42 Lorchris Street	x	1								1	y			147,700	
1	38 Lorchris Street	x	1								1	y			130,600	
1	286 Water Street	x	1								1	y			202,400	
1	25 Fifth Street	x		1							1	y			195,200	
1	5 Eaton Place	x	1								1	y			147,800	
7	**sub-total**	**7**	**4**	**1**	**2**			**0**	**0**	**0**	**7**			***Average Value***	***1,303,600***	
Gardner																
1	58 Osgood		1							1		y			133,300	
1	69 oak St		1							1		y			181,700	
1	142 Pleasant St			1					1			y			81,000	
1	60 Walnut St		1							1		y			143,000	
1	261 Main Street		1							1		y			106,600	
1	56 Baker St		1							1		Y			151,800	
1	165 Baker St		1							1		y			152,700	
1	27 Rich St.		1							1		y			124,300	
1	27 Green St		1							1		y			231,900	
1	4 Wright St.		1							1		y			119,800	
1	41 Greenwood Place		1						1			y			129,700	
1	127 West St.		1							1		y			146,200	
1	12 Water St		1							1					58,600	
13	**sub-total**	**13**	**12**	**1**	**0**	**0**		**0**	**2**	**11**				***Average Value***	***1,760,600***	***135,431***
Athol																
1	359 Cottage St		1					1				y			119,800	
1	104 S Athol Rd		1							1		y		9 plus yrs.	97,900	
1	151 School St		1							1		y		5 Years	127,500	
1	19 Kendall St		1							1		y		over 3	123,600	
1	150 Everett Av		1							1		y		8 yrs.	125,100	
1	194 Cottage St				1					1		y		8 yrs.	146,200	
1	91 Cottage St			1						1		y		4.5yrs	95,800	
1	124 Cottage St			1						1		y		10 years	108,900	
1	283 Cottage St		1							1		y		3.5 yrs.	34,900	
1	26 Harugari St		1							1		y		7 yrs.	125,400	
1	566 Hapgood St			1						1		y		8.5 years	96,000	
1	124 Prospect St		1							1		y			147,500	

1	240 Prospect St			1						1		y			96,400	
1	230 Prospect St			1				1				y		1.5 yrs.	92,800	
1	76 Prospect St		1							1		y			173,700	
1	87 Arthur Av		1					1				y			107,700	
1	394 Harvard Av		1							1		y			86,800	
1	126 Sanders St		1							1		y		5 yrs.	128,000	
1	65 Smith St		1							1		y			83,100	
1	122 Wendell St		1							1		y			94,100	
1	130 Yale Av		1								1	y			80,900	
21	**sub-total**	**21**	**15**	**5**	**1**	**0**		**3**	**0**	**17**	**1**			***Average Value***	***2,292,100***	***109,148***
Clinton																
1	51 Rigby Rd		1							1		y			186,900	
1	157 Oak St	4 family				1				1		y			197,300	# of units is a question unless
1	7 Marshall St	illegal 7				1			1			y			296,400	Property would not be eligible unless redeveloped as a one or 2 family -
1	18 Leighton Ave				1					1		y			282,800	
1	101 Walnut St				1					1		y			274,400	
1	12-14 Chestnut St			1					1			y			194,300	
1	338 Main St		1							1		y			301,800	
1	220 Sterling St		1							1		y			150,100	
1	306 Sterling St		1							1		y			128,200	
1	116-118 Lawrence				1					1		y			192,400	
1	21A Acre St		1						1			y			111,200	
1	13-15 Boynton St				1					1		y			223,500	
1	7 Fairview St		1							1		y			176,700	
1	77 East St			1						1		y			194,300	
1	117 Water St		1						1			y			216,800	
1	23 Water			1						1		y			112,300	
1	861 Main St		1							1		y			94,200	
1	1204 Main St				1					1		y			184,300	8 years
18	**sub-total**	**18**	**8**	**3**	**5**	**2**		**0**	**4**	**14**	**0**			*Average Value*	***3,517,900***	***195,439***
91	**Total**	**91**	**58**	**19**	**12**	**2**		**11**	**26**	**46**	**8**					

Liabilities to Assets Project Communities

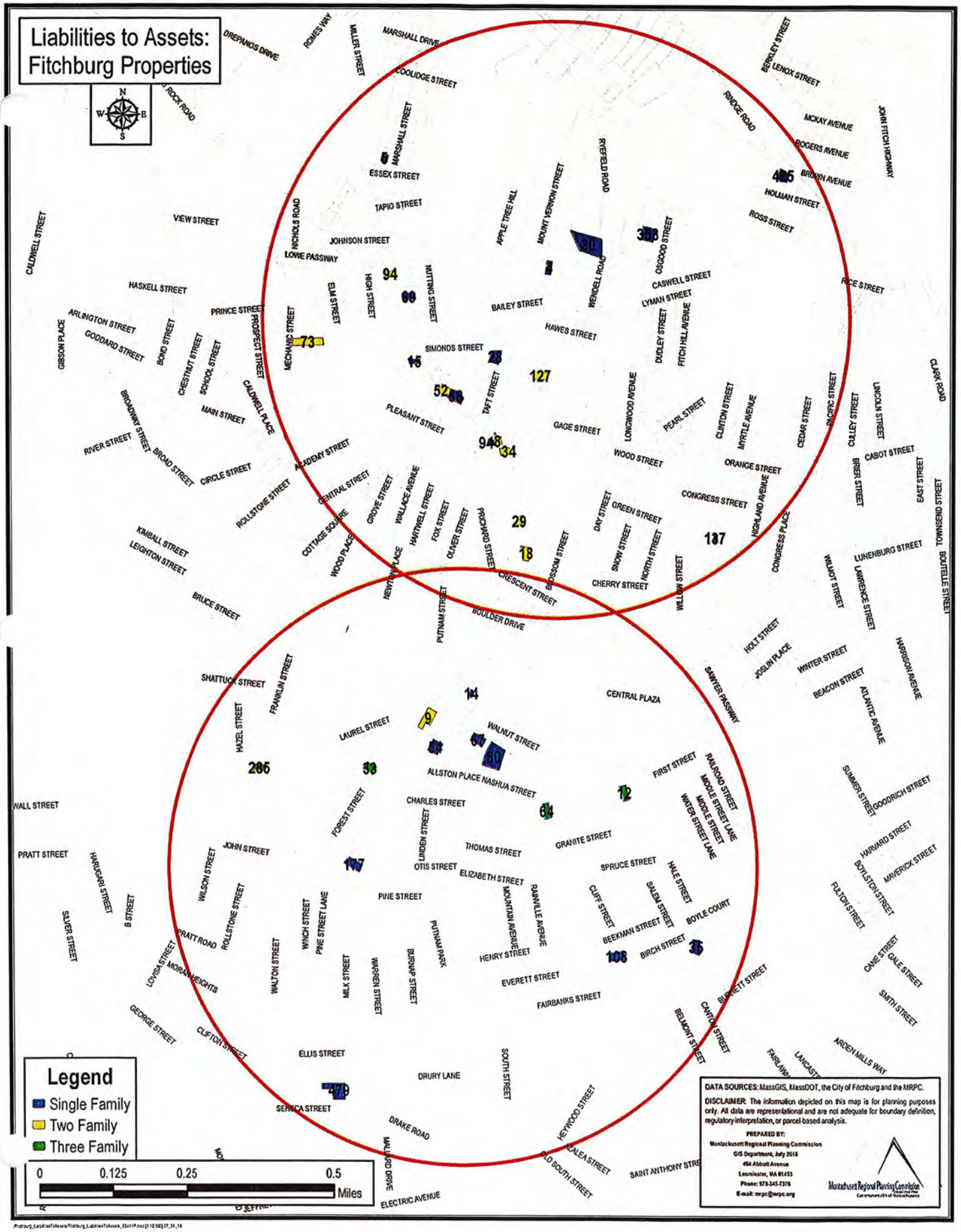
Athol, Gardner, Fitchburg, Leominster & Clinton, Massachusetts



/NewVue_LiabilitiesToAssets/NewVue_LiabilitiesToAssets_85x11L.mxd [1:213,884] 08_09_18

Summary LTA Prc	List rev 7-30-18		Property Type					Years Vacancy								
Municipality		# of Properties Submitted	1	2	3	more		1	2	3 or more	Unknown	Blight - 2 or more or explanation	Missing Back-up Docs	Comments	Assessed Value	
Fitchburg																
North Neighborhood																
1	58 Mt Globe St			1					1			y			118,400	
1	52/54 Mt Globe St			1					1			y			107,000	
1	4 Upton		1						1			y			94,900	
1	29 Goodwin		1						1			y			87,900	
1	18 Mt Vernon Street			1					1			y			165,100	
1	127 -129 Mt Vernon Street			1				1				y			167,500	
1	69 Marshall St		1					1				y			126,500	
1	94 Marshall St			1					1			y		foreclosure	96,600	
1	15 Marshall		1							1		y			120,500	
1	30 Ryefield		1							1		y			256,300	
1	73 Mechanic St			1					1			y			138,300	
1	5 Oxford St		1						1			y			108,400	
1	8 Jay St			1					1			y			110,000	
1	34 Garnet			1					1			y			124,100	
1	94 Pleasant St		1						1			y			131,700	
1	137 Green St		1					1				y		1.5 yrs. vacant	68,700	
1	425 North		1						1			y			116,200	
1	28 Taft		1						1			y			122,100	
1	353 Blossom Street		1							1		y			261,800	
19	sub-total	19	11	8	0	0		3	13	3				*Average Value*	2,522,000	*132,737*
South Neighborhood																
1	9 Payson St.			1				1				y		water turned off	141,500	
1	12 Nashua St.				1			1				y		water turned off	121,500	
1	14 Cross St		1						1			y		water turned off	124,000	
1	33 Forest St				1				1			y			136,600	
1	35 Birch St		1						1			y			146,100	
1	54 Milk St		1					1				Y			148,600	
1	64 Nashua St				1					1		y			123,300	
1	67 South St.		1						1			y			121,400	
1	80 South St.		1						1			y			87,500	
1	108 Birch St.		1						1			Y				
1	177 Milk St		1						1			Y			135,200	
1	196 Hazel St			1					1			y		foreclosure	133,400	
1	479 Milk St		1					1				Y		foreclosure	184,400	Prolonged vacancy in the neighborhood that includes many Vacancies.
13	sub-total	13	8	2	3	0		4	8	1				*Average Value*	*2,522,000*	*194,000*
Total for North and South		32	19	10	3	0		7	21	4				*Average Value*	*5,044,000*	*157,625*

Liabilities to Assets: Fitchburg Properties



DATA SOURCES: MassGIS, MassDOT, the City of Fitchburg and the MRPC.

DISCLAIMER: The information depicted on this map is for planning purposes only. All data are representational and are not adequate for boundary definition, regulatory interpretation, or parcel-based analysis.

PREPARED BY:
Montachusett Regional Planning Commission
GIS Department, July 2018
464 Abbott Avenue
Leominster, MA 01453
Phone: 978-345-7376
E-mail: mrpc@mrpc.org

Montachusett Regional Planning Commission
Commonwealth of Massachusetts

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____2_____ (1, 2 or 3)
Street number and name: 58 Mt. Globe St.
City: Fitchburg
Parcel Id # : 10-37-0

Name of Property Owner or Owners: Secretary of Housing and Urban Development C/O Information Systems Networks Corp.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: ___2__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No____X___

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes___ ___ No___X_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No____X_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No___X_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No____X_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No____X_____

Property has been taken for foreclosure of mortgage. Yes_____ No____X_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.
Three years vacant.
This property has been targeted as part of the City's North of Main Initiative because it has been vacant for over 2 years and is in a neighborhood with a high concentration of vacant properties.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-

Bk 6769 Pg348 #13021
07-31-2008 @ 09:18a

DEED

I, THERESA BAKAITIS-GLOVER f/k/a THERESA BAKAITIS, of Fitchburg, Worcester County, Massachusetts,

for consideration paid, and in full consideration of,

ONE HUNDRED THIRTY THOUSAND AND NO/100 ($130,000.00) DOLLARS,

grant to MARK E. WILSON and CARA L. WILSON, husband and wife, as Tenants by the Entirety, of 58 Mt. Globe Street, Fitchburg, Worcester County, Massachusetts,

with QUITCLAIM COVENANTS,

The land in Fitchburg, Massachusetts, more particularly bounded and described as follows:

A certain tract of land with the buildings thereon, located on the Northerly side of Mt. Globe Street, in Fitchburg, Massachusetts, being bounded and described as follows:

BEGINNING at the southwesterly corner thereof at land now or formerly of Alice Parker;

THENCE by said Parker land North 36° 45' East 79.85 feet to a point at land of Arthur L. Progin;

THENCE by said Progin land by four courses South 66° 25' East 50 feet, South 38° East 47 feet, South 29° 45" East 44.17 feet, and South 36° 19' West 60.24 feet to Mt. Globe Street;

THENCE by said Mt. Globe Street North 53° 41' West 135 feet to the place of beginning.

Containing 10,806 square feet.

loca: 58 mt. Globe St. Fitchburg, MA.

return to:
Mark Wilson
58 mt. Globe St.
Fitchburg 01420

Being shown on plan of land in Fitchburg, Massachusetts, owned by Arthur L. and Etta M. Progin dated September 3, 1982, by William R. Bingham and Associates, recorded in Plan Book 257, Page 22.

Granting also the right to pass and re-pass over a certain Right of Way as shown on said plan.

For title see Deed of Donald G. Kemp and Deborah K. Kemp dated July 2, 2002 and recorded with the Worcester Northern District Registry of Deeds in Book 4246, Page 60.

Witness my hand and seal this 31st day of July, 2008.

Theresa Bakaitis-Glover f/k/a

Theresa Bakaitis

THERESA BAKAITIS-GLOVER f/k/a
THERESA BAKAITIS

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

July 31, 2008

On this 31st day of July, 2008, before me, the undersigned notary public, personally appeared THERESA BAKAITIS-GLOVER f/k/a THERESA BAKAITIS, proved to me through satisfactory evidence of identification, which were a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she executed it voluntarily for its stated purpose.

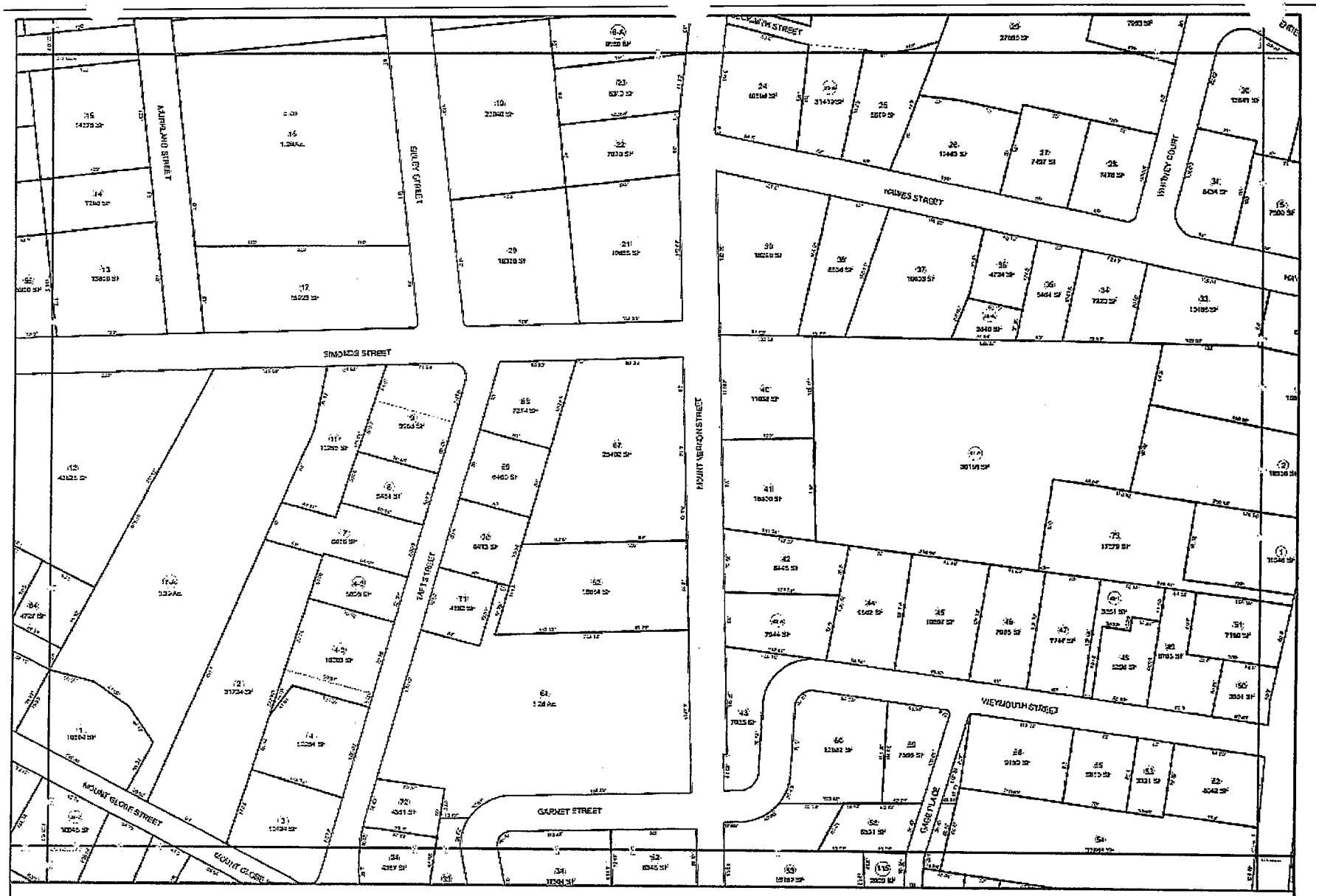
SOTIRI SOUGARIS, Notary Public
My commission expires: 6/29/2012

SOTIRI SOUGARIS
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES JUNE 29, 2012

3

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 07-31-2008 @ 09:18am
Ctl#: 13 Doc#: 13021
Fee: $592.80 Cons: $130,000.00

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER



CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 20

10 09603	11 09604	12 09605
19 09608	20 09609	21 09610
30 09613	31 09614	32 09615

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 20-1-0
Prior Parcel ID -120.114-0.05755
Property Owner SECRETARY OF HOUSING + URBAN DEVELOPMENT
C/O INFORMATION SYSTEMS NETWORKS CORP.
Mailing Address 2401 NW 23RD ST., STE. 1D
City OKLAHOMA CITY
Mailing State OK Zip 73107
ParcelZoning RB

Account Number
Property Location 58 MT GLOBE ST
Property Use US GOVT
Most Recent Sale Date 9/13/2016
Legal Reference 8648-291
Grantor WELLS FARGO BANK, N.A.,
Sale Price 1
Land Area 0.248 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	89,700	1,200	27,500	118,400

Building Description

Building Style CONVENT`NL
# of Living Units 1
Year Built 1800
Building Grade AVERAGE
Building Condition Average
Finished Area (SF) 1557.60001
Number Rooms 8
# of 3/4 Baths 0

Foundation Type MASONRY
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPHALT SH
Siding VINYL
Interior Walls PLASTER
# of Bedrooms 4
# of 1/2 Baths 0

Flooring Type SOFTWOOD
Basement Floor N/A
Heating Type STEAM
Heating Fuel GAS
Air Conditioning 0%
# of Bsmt Garages 0
# of Full Baths 1
# of Other Fixtures 0

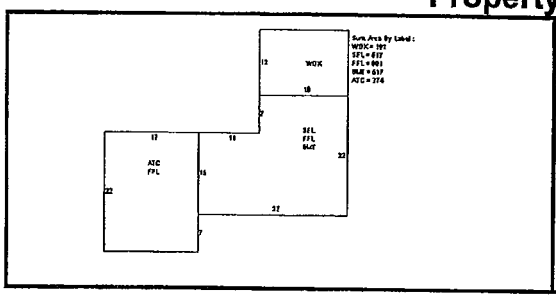
Legal Description

plan 257 p. 22

Narrative Description of Property

This property contains 0.248 acres of land mainly classified as US GOVT with a(n) CONVENT`NL style building, built about 1800 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 8 room(s), 4 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ____2____ (1, 2 or 3)
Street number and name: 52/54 Mt. Globe St.
City: Fitchburg
Parcel Id # : 20-1-0

Name of Property Owner or Owners: Secretary of Housing and Urban Development

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __X__ No _____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: ___2__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No__X_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes___X___ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes__X____ No_____

Property has significant presence of overgrown or dead vegetation: Yes__X____ No_____

Property has an accumulation of trash, refuse or other debris: Yes__X____ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No___X_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.
Three years vacant.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

BK 03734 PG 300

QUITCLAIM DEED

We, Michael Holbrook and Andrew Hegedus, Trustees of H&H REALTY ASSOCIATES, of 7 Boylston Avenue, Princeton, Worcester County, Massachusetts,U/d/t April 20, 1987, recorded with Worcester Northern District Registry of Deeds, in Book 1566, Page 326,

in consideration of Sixty-Two Thousand Two Hundred Fifty ($62,250.00) 00/100Dollars

grant to Kenneth K. Page of 43 Pacific Street, Fitchburg, Worcester County, Massachusetts

with **quitclaim covenants**,

PARCEL 1:

A certain lot of land with buildings thereon, located on Mount Globe Street in Fitchburg, Worcester County, Massachusetts, and bounded and described as follows:

BEGINNING at the iron bolt set in the sidewalk on the northeasterly side of said Street;

THENCE northeasterly through the center of the house as the partition now runs eighty (80) feet to a stone bound at Highland Court;

THENCE South 52° 20' East by said Highland Court fifty-five (55) feet to a stone bound at land now or formerly of Wallace J. Hutchins;

THENCE South 37° 30' West by land of said Hutchins eighty (80) feet to a stake bound at said Mount Globe Street;

THENCE North 52° 20' West by said Street, fifty-three and 45/100 (53.45) feet to the place of beginning.

PARCEL 2:

A certain tract of land with the buildings thereon, situated on the northeasterly side of Mount Globe Street in Fitchburg, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at the most westerly corner thereof at said Street at a stone bound;

THENCE North 37° 30' East by land now or formerly of Martha W. Bowen, eighty (80) feet to a stone bound at land now or formerly of Isabelle Harris;

THENCE South 52° 20' East by said Harris land thirty-six and 5/10 (36.5) feet to a stone bound;

THENCE running southwesterly through the center of the house, as the partition now runs, eighty (80) feet to a bound at said Street;

RETURN TO:
Robert R. LaLancette, Esq.
780 Main St., P.O. Box 85
Fitchburg, MA 01420

PROPERTY ADDRESS: 52-54 Mt. Globe St., Fitchburg, MA

25/20

004219

01 MAR -8 PM 12:29

THENCE North 52° 20' West by said Street thirty-eight and 5/10 (38.5) feet to the place of beginning.

The undersigned Trustees certify that they are all of the Trustees of the aforesaid Trust, the Trust has not been altered or amended, is in full force and effect, that they have been authorized and directed by all of the beneficiaries to execute this deed for the consideration recited herein, and that the execution and delivery of this deed is in full compliance with all the terms of said Trust.

BEING the same premises conveyed to us by deed of Mark A. Shoemaker and Catherine A. Shoemaker, dated May 4, 1987, recorded with Worcester Northern District Registry of Deeds, Book 1566, Page 331.

EXECUTED as a sealed instrument, this 8th day of March, 2001.

Michael Holbrook Trustee

Michael Holbrook, Trustee, H&H Realty Associates

Trustee

Andrew Hegedus, Trustee, H&H Realty Associates

FITCHBURG
DEEDS REG 21
WORC NORTH

03/08/01 12:21PM 01
000000 #7461

FEE $285.00

CASH $285.00

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. March 8, 2001

Then personally appeared the above named Michael Holbrook and Andrew Hegedus and acknowledged the foregoing instrument to be their free act and deed, as Trustees aforesaid.

Before me, Robert R. LaLancette Notary Public

Robert R. LaLancette

My commission expires, June 28, 20 07

ATTEST: NO. WORC. REGISTRY OF DEEDS
JOHN B. McLAUGHLIN, REGISTER

CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.
Scale: 1 inch = 40 feet

Legend
- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 19

9 05602	10 05603	11 05604
18 05607	19 05608	20 05609
29 05612	30 05613	31 05614

Map Produced By: AppGeo
January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 19-65-0
Prior Parcel ID -24.596-0.01224
Property Owner PAGE, KENNETH K.

Mailing Address 52-54 MT. GLOBE STREET

City FITCHBURG
Mailing State MA Zip 01420
ParcelZoning RB

Account Number 0

Property Location 52 54 MT GLOBE ST
Property Use TWO FAM
Most Recent Sale Date 3/8/2001
Legal Reference 3734-300
Grantor HOLBROOK, MICHAEL TRS.,
Sale Price 62,250
Land Area 0.167 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	79,000	0	28,000	107,000

Building Description

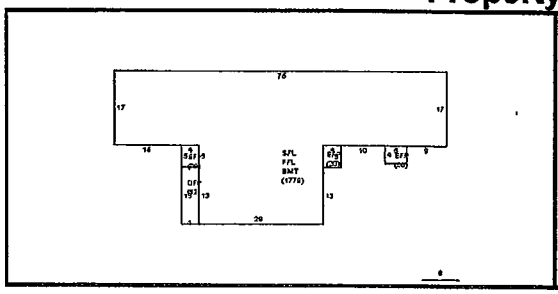
Building Style MULTI-CONV	Foundation Type MASONRY	Flooring Type SOFTWOOD
# of Living Units 2	Frame Type WOOD	Basement Floor EARTH
Year Built 1900	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Fair	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 3558	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 11	# of Bedrooms 5	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

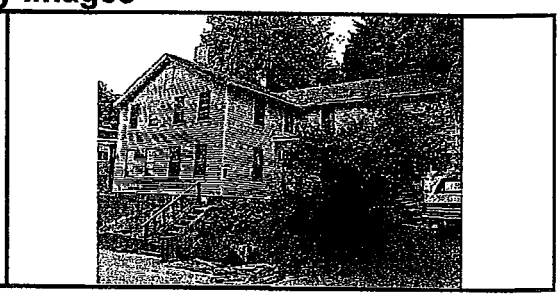
Legal Description

Narrative Description of Property

This property contains 0.167 acres of land mainly classified as TWO FAM with a(n) MULTI-CONV style building, built about 1900, having VINYL exterior and ASPHALT SH roof cover, with 2 unit(s), 11 room(s), 5 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ___1_____ (1, 2 or 3)
Street number and name: 4 Upton St.
City: Fitchburg
Parcel Id # : 11-18-0

Name of Property Owner or Owners: Arjanen, Arvo J. C/O

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __X__ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes___X___ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2___ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes__X____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes___X___ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

BOOK 763 PAGE 344

~~I,~~ We, Arnas T. Hesselgren and Helvi D. Hesselgren,

~~husband wife of~~ said mortgagors release to the mortgagee all rights of **Dower Curtesy and Homestead** and other interests in the mortgaged premises.

Witness our hand and seal this twelfth day of July 19 55.

Mr Arnas T Hesselgren
Helvi
Mrs H. Hesselgren

Commonwealth of Massachusetts

Worcester, ss. Fitchburg, July 12, 19 55. Then personally appeared the above-named Arnas T. Hesselgren and acknowledged the foregoing instrument to be his free act and deed, before me,

Paul Leo Clemente
Notary Public *Justice of the Peace*
Paul P. Ser Clemente
My Commission Expires October 28, 19 59.

Received July 12, 1955 at 9 h. 44 m. A. M. Entered & Examined.

I, Thornton K. Ware, of Fitchburg, Worcester County, Massachusetts,

~~EXECUTOR under the Will but~~ ADMINISTRATOR of the ESTATE of ~~TRUSTEE or GUARDIAN of CONSERVATOR of INFORMAN of the ESTATE of FIDUCIARY or COMMISSIONER~~

Laura G. Hutchins, late of said Fitchburg,

by power conferred by license from the Probate Court for Worcester County dated June 20, 1955, (Probate No. 181412)

and every other power,

for THIRTY-FIVE HUNDRED Dollars paid, grant to Arvo J. Arjanen and Esther H. Arjanen, husband and wife, as tenants by the entirety, of said Fitchburg,

the land in said Fitchburg, on the northerly side of Upton Street, bounded and described as follows, viz:- Beginning at a stone bound on the northerly side of said Upton Street at land formerly of Elizabeth J. Torrey; thence N. 16° 41' E. by said Torrey land one hundred twenty (120) feet to a stone bound; thence N. 73° 19' W. by land formerly of A. P. Kimball, fifty (50) feet to a stone bound; thence S. 16° 41' W. by land formerly of Flora A. Perkins one hundred twenty-five (125) feet to a stone bound at Upton Street; thence S. 73° 19' E. by said street, fifty (50) feet to the place of beginning. Containing 6,000 square feet of land.

Being the same premises conveyed to George O. Hutchins by William E. Legyt by deed dated April 12, 1882, recorded with Worcester District Deeds, Book 1116, Page 323, the said Laura G. Hutchins having acquired her interest under the terms of the will of her mother, Laura A. Hutchins, (Probate No. 146450), who acquired her title under the terms of the will of her husband, George O. Hutchins (Probate No. 57409).

Subject to a proportionate share of the taxes of the City of Fitchburg for the year 1955.

BOOK 763 PAGE 345

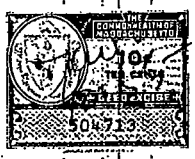
Witness my hand and seal this thirtieth day of June 19 55.

Thornton K. Ware
Admr. of the Estate of Laura G. Hutchins

The Commonwealth of Massachusetts

Worcester, ss. June 30, 19 55.

Then personally appeared the above named Thornton K. Ware, Administrator of the Estate of Laura G. Hutchins, and acknowledged the foregoing instrument to be his free act and deed, before me



Laura A. Taylor
Laura A. Taylor, Notary Public ~~Justice of the Peace~~

My commission expires May 21, 19 60.

Received July 12, 1955 at 9 h. 44 m. A. M. Entered & Examined.

See Discharge V. 875 P. 119

We, ARVO J. ARJANEN and ESTHER H. ARJANEN, husband and wife,

of Fitchburg, Worcester County, Massachusetts, ~~husband and wife~~, for consideration paid, grant to WORKERS' CREDIT UNION, a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at Fitchburg, County of Worcester and Commonwealth aforesaid with mortgage covenants, to secure the payment of Twenty-seven hundred Dollars in or within sixteen years from this date, with interest thereon at the rate of five per cent per annum, payable in monthly installments of $ 20.47 on the twelfth of each month hereafter, which payments shall first be applied to interest then due and the balance thereof remaining applied to principal; the interest to be computed monthly on the unpaid balance, together with such fines on interest in arrears as are provided for in the by-laws of said Credit Union; with the right to make additional payments on account of said principal sum on any payment date, all as provided in a note of even date,

The land in said Fitchburg, on the northerly side of Upton Street bounded and described as follows, viz:

Beginning at a stone bound on the northerly side of said Upton Street at land formerly of Elizabeth J. Torrey; thence N. 16° 41' E. by said Torrey land one hundred twenty (120) feet to a stone bound; thence N. 73° 19' W. by land formerly of A. P. Kimball, fifty (50) feet to a stone bound; thence S. 16° 41' W. by land formerly of Flora A. Perkins one hundred twenty-five (125) feet to a stone bound

CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.
Scale: 1 inch = 40 feet

0 20 40 80 120 160 200 240 280 320 360 400 440 480 520 560 600 640 680 720 760 800 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 11

3 05823	4 05824	5 05825	
10 05603	11 05604	12 05605	
19 05608	20 05609	21 05610	

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	11-18-0	Account Number	
Prior Parcel ID	CL 17C -138.449-0.08371		
Property Owner	ARJANEN, ARVO J. C/O AULER, TIINA ARJANEN	Property Location	4 UPTON ST
		Property Use	ONE FAM
Mailing Address	527 GREEN MOUND DR.	Most Recent Sale Date	1/26/1979
		Legal Reference	1217-187
City	RED OAK	Grantor	ARJANEN, ESTHER H.
Mailing State	TX Zip 75154-2116	Sale Price	1
ParcelZoning	RA2	Land Area	0.138 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	56,500	0	38,400	94,900

Building Description

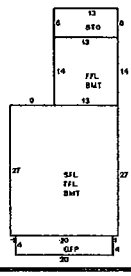
Building Style CONVENT'NL	Foundation Type MASONRY	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1910	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover SLATE	Heating Fuel OIL
Building Condition Fair	Siding ASBESTOS	Air Conditioning 0%
Finished Area (SF) 1370	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 6	# of Bedrooms 3	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.138 acres of land mainly classified as ONE FAM with a(n) CONVENT'NL style building, built about 1910 , having ASBESTOS exterior and SLATE roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ___1_____ (1, 2 or 3)
Street number and name: 29 Goodwin St.
City: Fitchburg
Parcel Id # : 43-58-0

Name of Property Owner or Owners: Griffith, Heorge H. Jr. (LE) Skidmore, Corey

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes___X___ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes___X___ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2___ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes___X___ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes___X___ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes__X____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

Bk 8296 Pg2 #4141
03-30-2015 @ 11:02a

I, George H. Griffith Jr.,

of Fitchburg, Worcester County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of One Dollar and his continued affection, care, maintenance and final disposition of my remains, grant to Corey Skidmore, of 50 Emerson Hill Road, New Ipswich, New Hampshire, 03071 * with ~~quitclaim covenants~~

reserving for myself a life tenancy,

the land at 29 Goodwin Street, Fitchburg, Worcester County described as follows:

[Description and encumbrances, if any]

29 Goodwin St.,Fitchburg,Worcester County

A certain tract of land with the buildings thereon, situated in Fitchburg, Worcester County, Massachusetts, on Goodwin Street, bounded as follows:

Beginning at a stone bound in the ground at land now or late of A.W. Hubbard at said street; THENCE RUNNING N.0° 35' E. 70 feet; THENCE N. 75° 40' E. by said street 60.3 feet; THENCE S. 3° 2' E. 81.87 feet; THENCE S. 87° 11' W. 62.1 feet to the place of beginning at said Goodwin Street. Containing 4592 square feet, more or less.

Being the same premises conveyed to me by Carl Haggblad, by deed dated April 16, 1976, recorded with the Worcester Northern District Registry of Deeds, Book 1159, Page 312.

At the request of the grantee, the person preparing this deed has not performed a title examination.

Witness my hand and seal this 29th day of March 2015

George H. Griffith Jr.

The Commonwealth of Massachusetts

Worcester ss. March 29,2015

Then personally appeared the above named George H. Griffith Jr. being personally known to me, and acknowledged the foregoing instrument to be his free act and deed before me

Ingrid Wheeler Notary Public

INGRID WHEELER
NOTARY PUBLIC
My Commission Expires Dec. 5, 2019

My commission expires December 5,2019

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Bk 8296 Pg3 #4141

(Please print or type)

Attorney John Bosk
PO 475
Fitchburg, Mass. 01420
978 342 4756

MASSACHUSETTS

Statute Form of

Quitclaim Deed

(INDIVIDUAL)

George H. Griffith Jr.

TO

Corey Skidmore

.....19.....

at..... o'clock and.....minutes.....m.

Received and entered with .....

..... Deeds

Book..... Page.....

Attest:

.....

Register

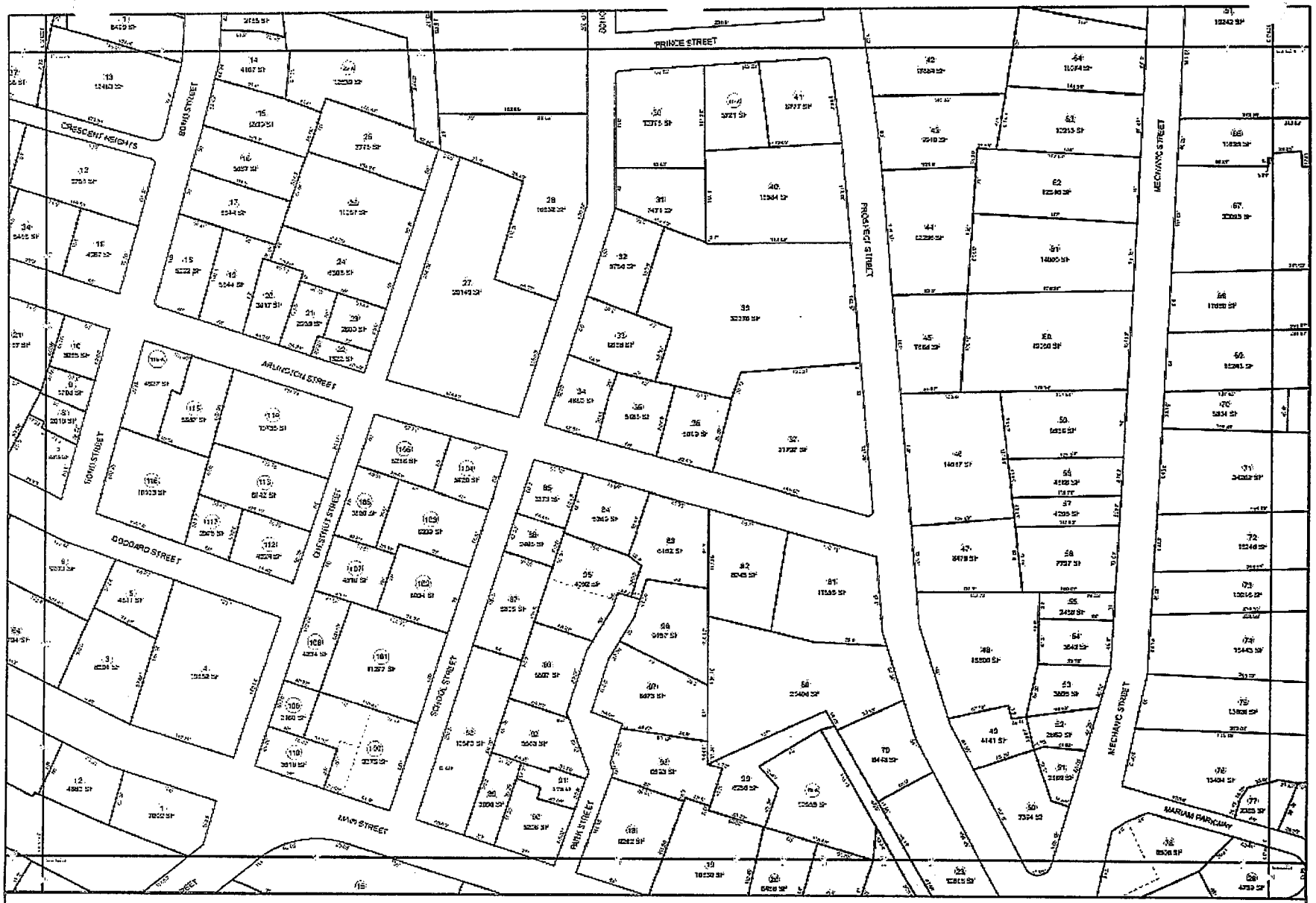
FROM THE OFFICE OF

Att. John Bosk
PO 475
Fitchburg, MA 01420

RETURN TO →

HOBBS & WARREN, INC.
PUBLISHERS STANDARD LEGAL FORMS
BOSTON - MASS.
FORM 881
REVISED CHAPTER 497-1969 — 727-1980

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER



CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Scale: 1 inch = 40 feet

0 36.6666666666666666666 220 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 18

8 09501	9 09502	10 09503
17 09506	18 09507	19 09508
23 09511	29 09512	30 09513

Map Produced By: AppGeo January 2019

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 43-58-0
Prior Parcel ID -37.394-0.02266
Property Owner GRIFFITH, GEORGE H. JR. (LE)
SKIDMORE, COREY
Mailing Address 29 GOODWIN STREET

City FITCHBURG
Mailing State MA Zip 01420
ParcelZoning RC

Account Number

Property Location 29 GOODWIN ST
Property Use TWO FAM
Most Recent Sale Date 3/30/2015
Legal Reference 8296-2
Grantor GRIFFITH, GEORGE H.,
Sale Price 1
Land Area 0.105 acres

Current Property Assessment

Card 1 Value	Building Value 63,400	Xtra Features Value 0	Land Value 24,500	Total Value 87,900

Building Description

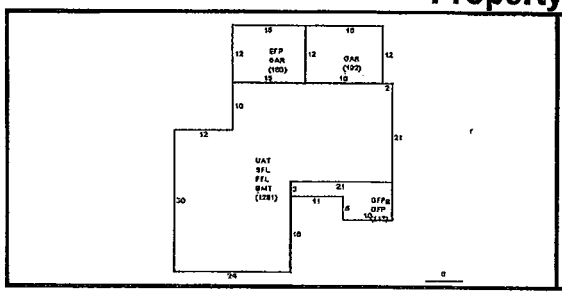
Building Style MULTI-CONV	Foundation Type MASONRY	Flooring Type SOFTWOOD
# of Living Units 2	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure GABLE	Heating Type NONE
Building Grade AVERAGE	Roof Cover SLATE	Heating Fuel GAS
Building Condition Poor	Siding ASPHALT	Air Conditioning 0%
Finished Area (SF) 2562	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 10	# of Bedrooms 4	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.105 acres of land mainly classified as TWO FAM with a(n) MULTI-CONV style building, built about 1900 , having ASPHALT exterior and SLATE roof cover, with 2 unit(s), 10 room(s), 4 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ___2_____ (1, 2 or 3)
Street number and name: 18 Mt. Vernon
City: Fitchburg
Parcel Id # : 43-52-0

Name of Property Owner or Owners: Hirsch, David M.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes___X___ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes___X___ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes___X___ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes___X___ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes__X____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Bk 8130 Pg269 #6704
05-29-2014 @ 11:04a

4

Property Address: 18 Mount Vernon Street, Fitchburg, MA 01420

QUITCLAIM DEED

JPMorgan Mortgage Acquisition Corp, having a mailing address of 3415 Vision Drive, Columbus OH 43240, the full consideration paid in the amount of FORTY THOUSAND DOLLARS ($40,000.00)

grants to David M. Hirsch, Individually, of 539 Longley Road, Groton, Massachusetts 01450, the land with buildings thereon situated in Fitchburg, Massachusetts and commonly known as 18 Mount Vernon Street

SAID PROPERTY BEING MORE PARTICULARLY IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE

with QUITCLAIM COVENANTS

The transfer of the within real estate does not constitute all or substantially all of the assets of the grantor.

BEING the same premises conveyed to the grantor by Foreclosure Deed recorded in the Worcester County (Northern District) Registry of Deeds in Book 8114, Page 87.

Return-
Patenaude Law Office

WITNESS the execution and the corporate seal of said corporation this 2nd day of May, 2014

JPMorgan Mortgage Acquisition Corp, by Residential Credit Solutions, Inc., as attorney in fact

POA-
Book 8114-77

By: Cheryl McKnight

Assistant Vice President

STATE OF Colorado
County of Denver

On May 2, 2014 before me, Shana Luper personally appeared Cheryl McKnight personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Shana Luper
Notary Public
State of Colorado
Notary ID 20064015174
My Commission Expires April 18, 2018

WITNESS my hand and official seal.

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC SEAL

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Exhibit A - Property Description

Three certain parcels of land, with any buildings thereon, situated on the westerly side of Mt. Vernon Street and on the easterly side of Mt. Vernon Street and on the easterly side of Goodwin Street, in Fitchburg, Worcester County, Massachusetts, and bounded and described as follows:

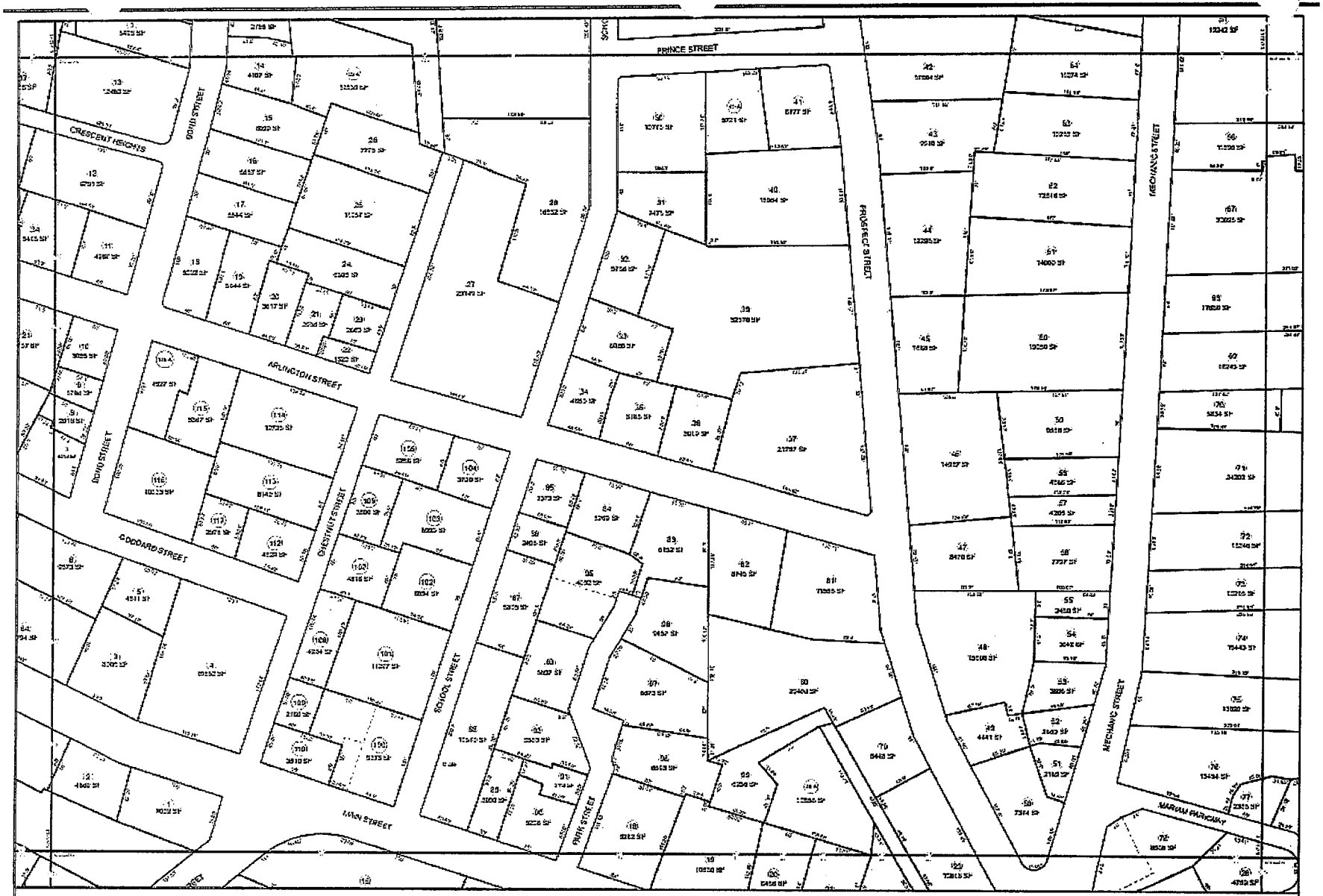
Parcel No. 1: Beginning at the southeastorly corner thereof at a point on the westerly sideline of said Mt. Vernon Street and at Parcel No. 2 hereinafter described; Thence North 57 degrees 38' West by said Parcel No. 2 seventy-eight and 94/100 (78.94) feet to Goodwin Street; Thence North 9 degrees 15' east along said Goodwin Street, forty-three and 49/100 (43.49) feet; Thence South 57 degrees 38' East by land, now or formerly, of Roy G. Watson, ninety-six and 1/100 (96.01) feet to said Mt Vernon Street; Thence South 32 degrees 22' West along said Mt. Vernon Street forty (40) feet to the place of beginning. Containing 3499 square feet.

Parcel No. 2: Beginning at the southeasterly corner thereof at a stone bound on the westerly side of said Mt. Vernon Street at land of Reubon R. Conn, deceased, being Parcel No. 3 hereinafter described; thence northerly on said Mt Vernon Street, sixty (60) feet to Parcel No. 1: thence westerly at a right angle to said street eighty (80) feet, more or less, to Goodwin Street; Thence southerly on said Goodwin Street eighty-five (85) feet, more or less, to the place of beginning.

Parcel No 3: Beginning at the northeasterly corner thereof at a stone bound on the westerly sideline of said Mt. Vernon Street and at parcel No. 2 above described; Thnece southerly by said street eighteen and 3/10 (18.3) feet to a drill hole in the curbing at land formerly of Reubon R. Conn; thence westerly making an interior angle with the street line of 90 degrees 8' and running by said Conn land forty-six and 1/10 (46.1) feet to a drill hole ina stone bound; thence northeasterly making an interior angle with the last line of 21 degrees 37' and running Parcel No. 2 forty-nine and 75/100 (49.75) feet to the point of beginning.

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 05-29-2014 @ 11:04am
Ctl#: 25 Doc#: 6704
Fee: $182.40 Cons: $40,000.00

ATTEST NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.
Scale: 1 inch = 451 feet
0 30 60 90 120 150 180 210 240 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: **18**

8 05601	9 05602	10 05603
17 05606	18 05607	19 05608
28 05611	29 05612	30 05613

Map Produced By AppGeo

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	43-52-0	Account Number	0
Prior Parcel ID	-69.805-0.02275		
Property Owner	HIRSCH, DAVID M.	Property Location	18 MT VERNON ST
		Property Use	TWO FAM
Mailing Address	539 LONGLEY ROAD	Most Recent Sale Date	5/29/2014
		Legal Reference	8130-269
City	GROTON	Grantor	JPMORGAN MORTGAGE ACQUISITION,CORPORATION
Mailing State	MA Zip 01450	Sale Price	40,000
ParcelZoning	RC	Land Area	0.194 acres

Current Property Assessment

Card 1 Value	Building Value 138,200	Xtra Features Value 0	Land Value 26,900	Total Value 165,100

Building Description

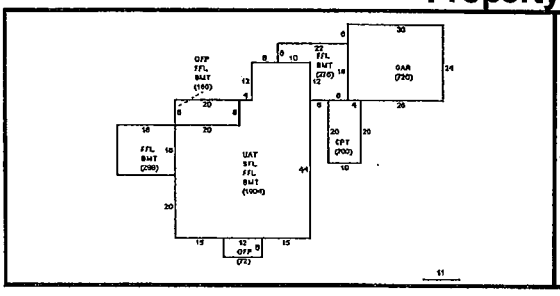
Building Style MULTI-CONV	Foundation Type MASONRY	Flooring Type CARPET
# of Living Units 2	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure GABLE	Heating Type STEAM
Building Grade AVG. (+)	Roof Cover SLATE	Heating Fuel GAS
Building Condition Fair-Avg	Siding CLAPBOARD	Air Conditioning 0%
Finished Area (SF) 4532	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 14	# of Bedrooms 6	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 2	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.194 acres of land mainly classified as TWO FAM with a(n) MULTI-CONV style building, built about 1900 , having CLAPBOARD exterior and SLATE roof cover, with 2 unit(s), 14 room(s), 6 bedroom(s), 2 bath(s), 2 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____2_____ (1, 2 or 3)
Street number and name: 127-129 Mt. Vernon St.
City: Fitchburg
Parcel Id # : 20-42-0

Name of Property Owner or Owners: Ngindi, Simbarashe (TE) Phiri, Lessy

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: ___1__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes__X___ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes___X___ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 081

BK01753PG069

I, Paul Rogers,

of Wilmington, Middlesex County, Massachusetts,

~~[illegible]~~, for consideration paid, and in full consideration of $136,000.00

grant to Brian H. Cail and Dana S. Cail, husband and wife, as tenants by the entirety

of 127-129 Mt. Vernon Street, Fitchburg, Massachusetts 01420 with quitclaim covenants

~~[illegible]~~

(Description and encumbrances, if any)

See "Exhibit A" attached hereto and made a part hereof.

The premises known as: 127-129 Mt. Vernon Street, Fitchburg, Massachusetts

Nov 4 3 19 PM '88

Witness my hand and seal this 1st day of November 19 88

Paul Rogers

TAX 310.00
CASH 310.00
DOC NORTH
REC'D-REC 21
TRANSFER
EXCISE TAX

Commonwealth of Massachusetts

Worcester, ss. November 1, 1988

Then personally appeared the above named Paul Rogers

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

Stephen M. CampoBasso, Notary Public — ~~[illegible]~~

My commission expires June 29, 19 95

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Exhibit "A"

A certain tract of land, with any buildings thereon, situated on the easterly side of Mount Vernon Street in Fitchburg, Worcester County, Massachusetts being shown as Lot A containing 8,446 square feet, more or less, as shown on a Plan of Land entitled, "Subdivision Plan of Land of Mount Vernon St., Fitchburg, MA, Scale: 1" = 20', Feb. 10, 1987, Robert L. Higgins - Reg. Land Surveyor prepared for: Tom Lee, T.E.L. Corp." which Plan is recorded with Worcester Northern District Registry of Deeds in Plan Book 326, Page 17, being more particularly bounded and described as follows:

BEGINNING: on the easterly sideline of Mount Vernon Street at the southwesterly corner thereof;

THENCE: North 6° 21' 25" East, along the easterly sideline of Mount Vernon Street, 70.56 feet to a point;

THENCE: South 74° 15' 25" East, along land now or formerly of Ambrose, 142.22 feet to a point;

THENCE: South 19° 27' 46" West, along Lot C as shown on said Plan, 55.50 feet to a point;

THENCE: North 80° 36' 22" West, along Lot B as shown on said Plan, 127.74 feet to the easterly sideline of Mount Vernon Street and the point of beginning.

Together with the right to pass and repass by foot, vehicle and other reasonable means of transportation for access to and from the property transferred herein from Weymouth Street along a right of way created herein, being bounded and described as follows:

BEGINNING: at a point on the northerly line of Weymouth Street at the southeasterly corner of the herein described right of way, said point being distant South 74° 20' 00" East, 8.00 feet from the easterly terminus of a curve that has a radius of 53.50 feet;

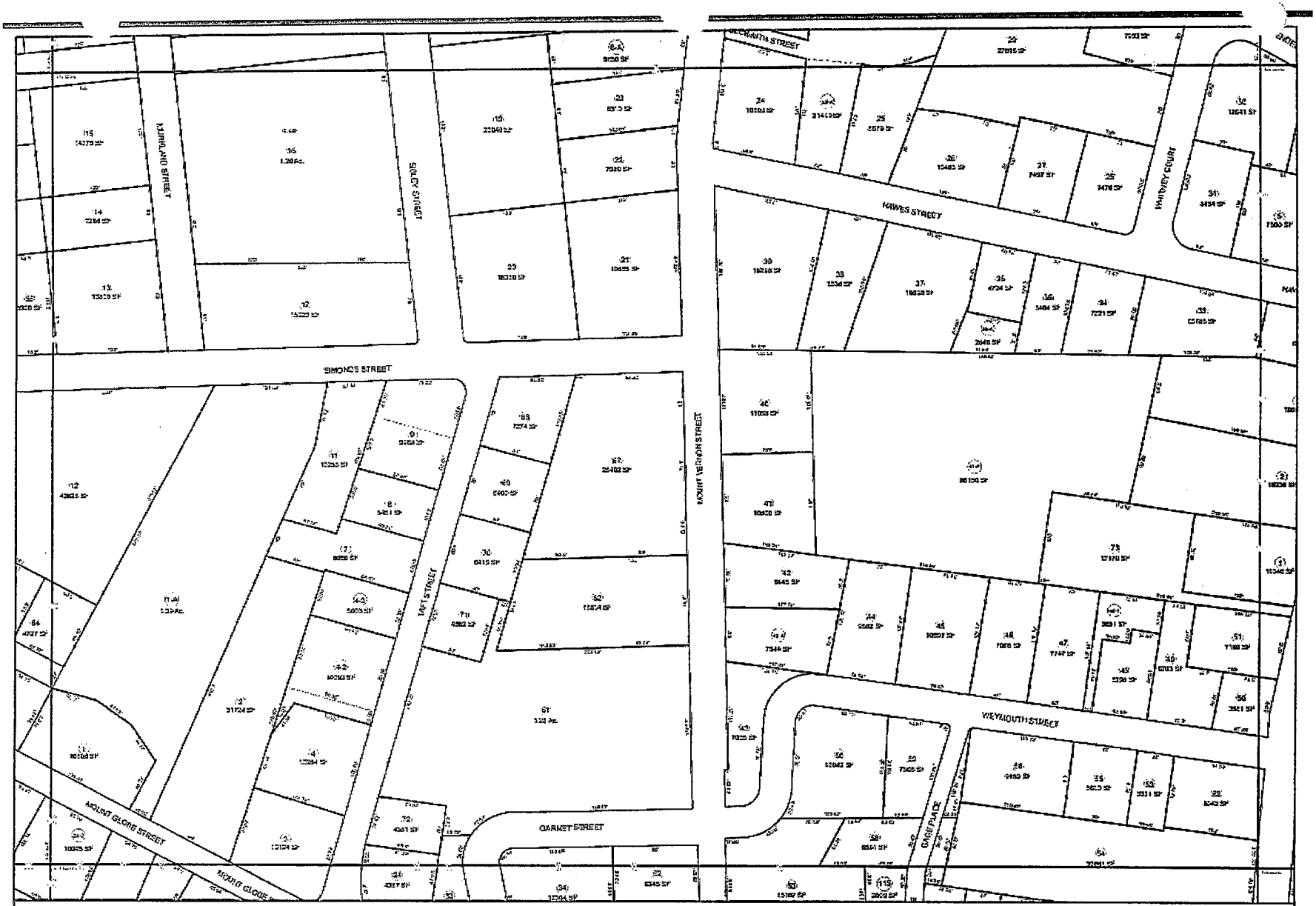
THENCE: North 74° 20' 00" West by the northerly line of Weymouth Street and by the northerly line of land now or formerly of McNamara, 20.04 feet to a point on the southerly line of Lot B;

THENCE: North 19° 27' 46" East, through Lot B, 71.20 feet to a point on the southerly line of Lot A;

THENCE: South 80° 36' 22" East, by the southerly line of Lot B, 20.44 feet to a point on the westerly line of Lot C;

THENCE: South 19° 27' 46" West, by the westerly line of Lot C, 73.50 feet to the point of beginning.

Being a portion of the premises conveyed to me by deed of Thomas Lee and Paul Rogers dated August 24, 1987 and recorded in the Worcester Northern District Registry of Deeds in Book 1598, Page 69.



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.
Scale: 1 inch = 40 feet

0 30 60 120 180 240 feet

Legend
- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 20

10 05603	11 05604	12 05605
19 05608	20 05609	21 05610
30 05613	31 05614	32 05615

Map Produced By AppGeo January 2019

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 20-42-0
Prior Parcel ID -60.091-0.02018
Property Owner NGINDI, SIMBARASHE (TE)
PHIRI, LESSY
Mailing Address 10412 SOARING EAGLE

City RIVERVIEW
Mailing State FL Zip 33578
ParcelZoning RA2

Account Number 0

Property Location 127 129 MT VERNON ST
Property Use TWO FAM
Most Recent Sale Date 5/9/2005
Legal Reference 5688-165
Grantor CHUDHARY, YOUNAS,
Sale Price 251,000
Land Area 0.194 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	131,900	200	35,400	167,500

Building Description

Building Style DUPLEX
# of Living Units 2
Year Built 1987
Building Grade AVERAGE
Building Condition Fair-Avg
Finished Area (SF) 1944
Number Rooms 10
# of 3/4 Baths 0

Foundation Type CONCRETE
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPHALT SH
Siding VINYL
Interior Walls DRYWALL
# of Bedrooms 4
# of 1/2 Baths 2

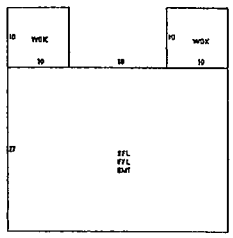
Flooring Type CARPET
Basement Floor N/A
Heating Type FORCED H/W
Heating Fuel OIL
Air Conditioning 0%
# of Bsmt Garages 0
# of Full Baths 2
# of Other Fixtures 0

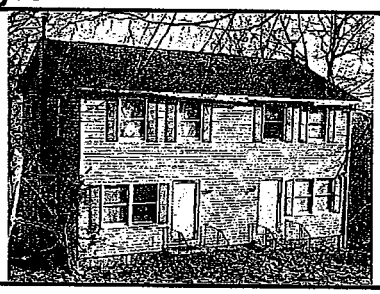
Legal Description

Narrative Description of Property

This property contains 0.194 acres of land mainly classified as TWO FAM with a(n) DUPLEX style building, built about 1987 , having VINYL exterior and ASPHALT SH roof cover, with 2 unit(s), 10 room(s), 4 bedroom(s), 2 bath(s), 2 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____1_____ (1, 2 or 3)
Street number and name: 69 Marshall St.
City: Fitchburg
Parcel Id # : 10-66-0

Name of Property Owner or Owners: Malave, Luis

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No _____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No _____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: ___1__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes___X___ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.
Three years vacant.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk 7796 Pg122 #21777
12-14-2012 @ 01:18p

69 Marshall St. Fitchburg, MA 01420

QUITCLAIM DEED

I, **PHILLIP P. DEMARTINO, JR.**, of 69 Marshall Street, Fitchburg, Worcester County, Massachusetts, 01420

for consideration paid of **ONE HUNDRED NINE THOUSAND ($109,000.00) DOLLARS**

grant to **LUIS MALAVE** of 24 Spruce Street, Fitchburg, MA 01420

with quitclaim covenants

The land in Fitchburg, Massachusetts, described as follows:

{Description}

A certain tract of land with the buildings thereon, situated on the easterly side of Marshall Street, in Fitchburg, County of Worcester and Commonwealth of Massachusetts, being lot number 8 on plan of lots recorded with Worcester Northern Registry of Deeds in Book 806, Page 653, bounded and described as follows:

Beginning at the northwesterly corner thereof at said street and at land now or formerly of Alma A. Heikkinen, said corner being one hundred twenty (120) feet southerly from the southerly line of Beckwith Street; thence running easterly by said Heikkinen land one hundred twenty (120) feet to lot numbered 21 on said plan; thence southerly by said lot sixty (60) feet to lot numbered 9 on said plan; thence westerly by last mentioned lot one hundred twenty (120) feet to said street; thence northerly by said street sixty (60) feet to the place of beginning.

Subject to, and together with, the benefit of those easements, rights, restrictions, and covenants of record, to the extent that same are still in full force and effect.

Being the same premises conveyed to grantor by deed of Annie K. DeMartino dated June 4th, 2010 and recorded said Registry of Deeds in Book 7189, Page 197.

WITNESS my hand and seal this 14th day of December, 2012.

Phillip P. DeMartino, Jr.

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS

On this 14th day of December, 20 12, before me, the undersigned notary public, personally appeared PHILLIP P. DEMARTINO, JR., individually, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

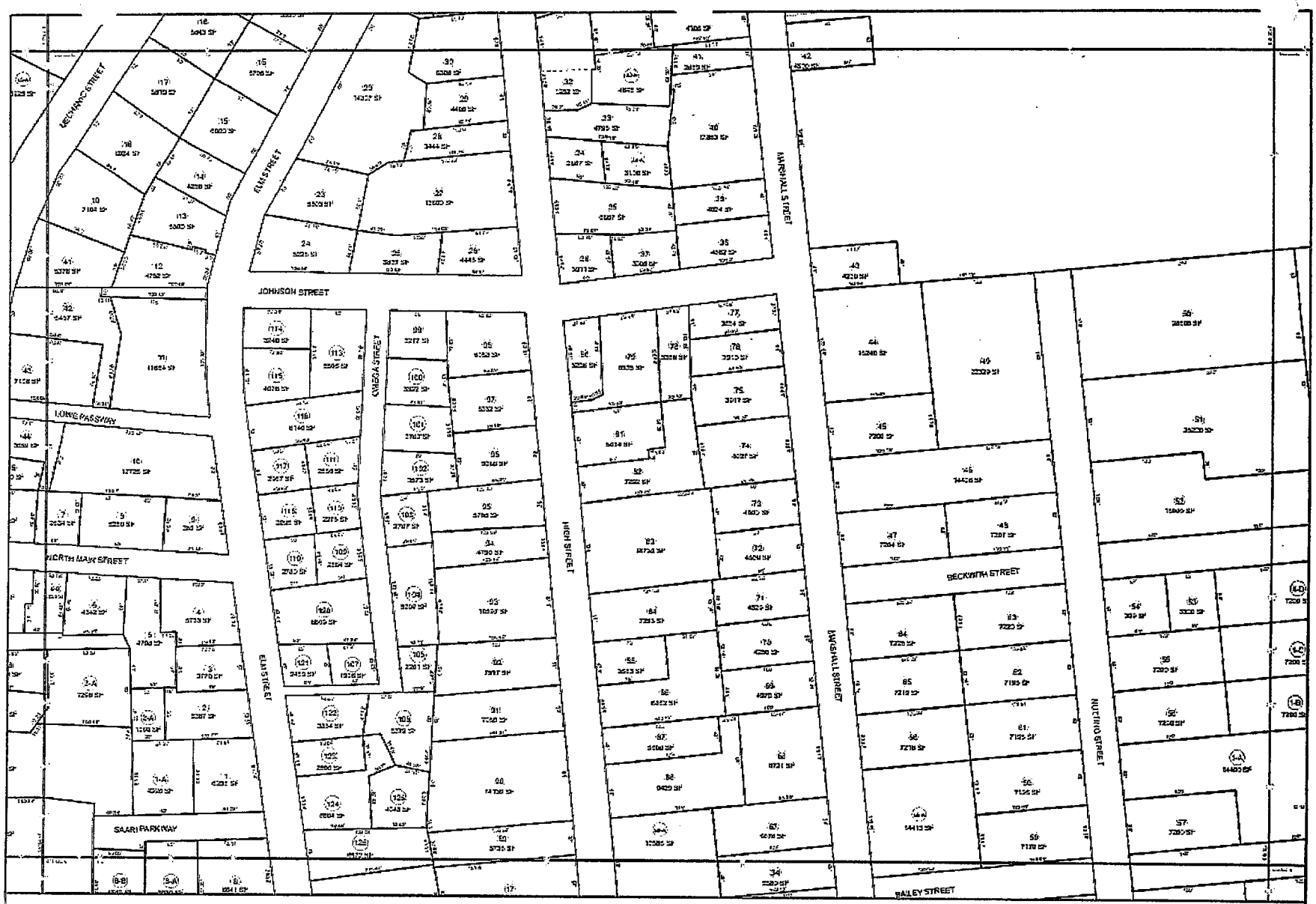
GREGORY V. JANIAN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 13, 2018

Notary Public
My Commission Expires: 4-13-18

Bk 7796 Pg124 #21777

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 12-14-2012 @ 01:18pm
Ctl#: 62 Doc#: 21777
Fee: $497.04 Cons: $109,000.00

ATTEST NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER



CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Scale: 1 inch = 40 feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 10

2 05622	3 05623	4 05624	
9 05602	10 05603	11 05604	
16 05607	19 05608	20 05609	

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 10-66-0
Prior Parcel ID -135.894-0.05851
Property Owner MALAVE, LUIS

Mailing Address 69 MARSHALL STREET

City FITCHBURG
Mailing State MA Zip 01420
ParcelZoning RC

Account Number

Property Location 69 MARSHALL ST
Property Use ONE FAM
Most Recent Sale Date 12/14/2012
Legal Reference 7796-122
Grantor DEMARTINO, PHILLIP P., JR.,
Sale Price 109,000
Land Area 0.166 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	98,200	3,100	25,200	126,500

Building Description

Building Style CONVENT`NL
# of Living Units 1
Year Built 1890
Building Grade AVERAGE
Building Condition Average
Finished Area (SF) 1522.5
Number Rooms 6
# of 3/4 Baths 0

Foundation Type MASONRY
Frame Type WOOD
Roof Structure GABLE
Roof Cover SLATE
Siding CLAPBOARD
Interior Walls DRYWALL
# of Bedrooms 3
# of 1/2 Baths 1

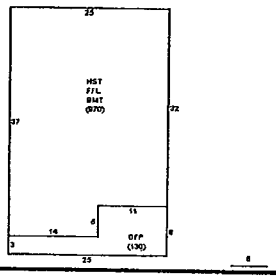
Flooring Type HARDWOOD
Basement Floor N/A
Heating Type STEAM
Heating Fuel OIL
Air Conditioning 0%
# of Bsmt Garages 0
# of Full Baths 1
# of Other Fixtures 0

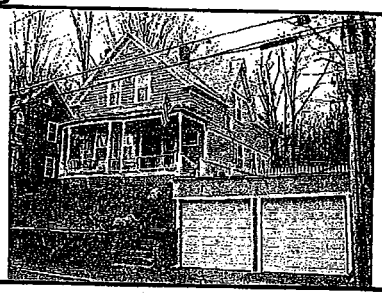
Legal Description

Narrative Description of Property

This property contains 0.166 acres of land mainly classified as ONE FAM with a(n) CONVENT`NL style building, built about 1890 , having CLAPBOARD exterior and SLATE roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

Property Images





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

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____2_____ (1, 2 or 3)
Street number and name: 94 Marshall St.
City: Fitchburg
Parcel Id # : 10-72-0

Name of Property Owner or Owners: Fitchburg Investments LLC.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: ___2__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage: Yes___X___ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.
Vacant since Dec. 2014

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

QUITCLAIM DEED

Bertnell Realty, Inc., a Massachusetts Corporation, having its principal place of business at 44 Wood Street, Hopkinton, Massachusetts, for consideration paid and in full consideration **TWENTY ONE THOUSAND DOLLARS AND NO/100 ($21,000.00),**

Grant to: **Fitchburg Investments LLC, a Massachusetts limited liability company** with an address of 250 Commercial Street, Worcester, Massachusetts 01608

With **quitclaim covenants**

The land in Fitchburg, Worcester County, Massachusetts bounded and described as follows:

A certain tract a land with the buildings thereon being on the westerly side of Marshall Street bounded as follows:

Beginning at the northeasterly corner thereof at said Marshall Street and at land now or formerly of Emil Hesselgren; thence running S. 3 ½° W. by said Marshall Street fifty feet to a corner at land now or formerly of John Nylund; thence N. 86 ½° W. by said Nylund land ninety feet to a corner at said Hesselgren land; thence N. 3 ½° E. by last named land, fifty feet; thence S. 86 ½° E. still by said Hesselgren land, ninety feet to the place of beginning.

For Grantors title see Deed recorded in the Worcester County Registry of Deeds in Book 8752, Page 95.

Under the pains and penalties of perjury, the Grantor hereby waives any and all rights of homestead it has or may be entitled to in the premises and further states that no other person, beneficiary or entity has or is entitled to an estate of homestead in the premises. The property is being delivered vacant, free of any occupants entitled to homestead.

This deed is given in the usual course of the Grantor's business and is not a conveyance of all or substantially all of the Grantor's assets in Massachusetts.

Property Address: 94 Marshall Street, Fitchburg, Worcester County, Massachusetts

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 04-28-2017 @ 12:48pm
Ctl#: 118 Doc#: 6996
Fee: $95.76 Cons: $21,000.00

Witness my hand and seal this 28th **day of** April **, 2017.**

Michael Scannell, as President,
Bertnell Realty, Inc.

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. April 28, 2017

On the 28 day of April, 2017, before me, the undersigned Notary Public, personally appeared **Michael Scannell as President, Bertnell Realty, Inc.**, proved to me through satisfactory evidence of identity, which was a MA drivers license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My Commission expires:

JASON M. ST. PIERRE
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires Oct. 26, 2018

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER

CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Scale: 1 inch = 49 feet

0 36.66666666666666666666 220 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheel Number: 10

2 05622	3 05623	4 05624
9 05602	10 05603	11 05604
18 05607	19 05608	20 05609

Map Produced By AppGeo January 2019

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	10-72-0	Account Number	
Prior Parcel ID	-22.464-0.01224		
Property Owner	FITCHBURG INVESTMENTS LLC	Property Location	94 MARSHALL ST
		Property Use	TWO FAM
Mailing Address	250 COMMERCIAL STREET	Most Recent Sale Date	4/28/2017
		Legal Reference	8806-32
City	WORCESTER	Grantor	BERTNELL REALTY, INC.,
Mailing State	MA Zip 01608	Sale Price	21,000
ParcelZoning	RB	Land Area	0.103 acres

Current Property Assessment

Card 1 Value	Building Value 70,800	Xtra Features Value 0	Land Value 25,800	Total Value 96,600

Building Description

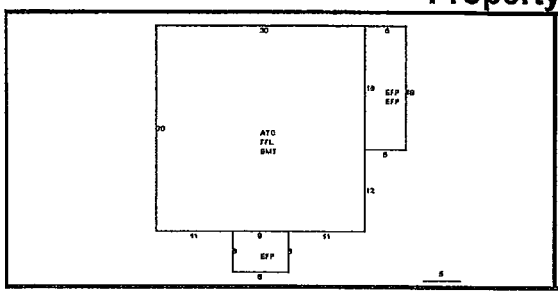
Building Style MULTI-CONV	Foundation Type CONC BLOCK	Flooring Type SOFTWOOD
# of Living Units 2	Frame Type WOOD	Basement Floor N/A
Year Built 1920	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Fair	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 2160	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 9	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

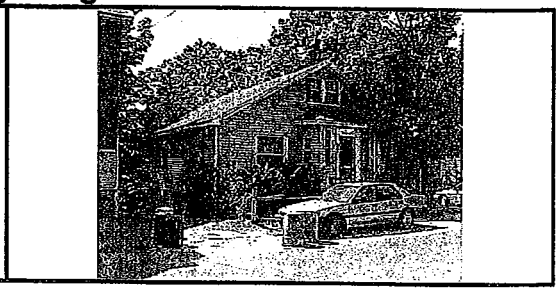
Legal Description

Narrative Description of Property

This property contains 0.103 acres of land mainly classified as TWO FAM with a(n) MULTI-CONV style building, built about 1920, having VINYL exterior and ASPHALT SH roof cover, with 2 unit(s), 9 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ____1_____ (1, 2 or 3)
Street number and name: 15 Marshall St.
City: Fitchburg
Parcel Id # : 19-40-0

Name of Property Owner or Owners: Santiago, Jose A.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes___X___ No _____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __3___ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No____X___

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No___X_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes__X____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes___X___ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____X____

Property has an accumulation of trash, refuse or other debris: Yes_____ No____X_____

Property has been taken for foreclosure of mortgage. Yes__X____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.
Vacant for three years.
The long term vacancy of this property is a blighting factor in the neighborhood. The property was raised as a problem during a neighborhood meeting.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

3

Bk 5900 Pg258 #27185
10-20-2005 @ 03:46p

DEED

We, **Emerie J. LeBlanc and Juliette M. LeBlanc**, of Lunenburg, Massachusetts

for consideration paid of **One Hundred Sevenrty-Two Thousand and 00/100 ($172,000.00) Dollars,**

grant to **Jose A. Santiago**, of 122 Laurel Street, Fitchburg, Massachusetts,

with ***QUITCLAIM COVENANTS***

A certain tract of land with the buildings thereon situated in Fitchburg, Worcester County, Massachusetts, on the easterly side of Marshall Street, bounded and describes as follows:

Beginning at the most northwesterly corner thereof on the easterly side of said street, at a joint in the curbstone at land now or formerly of F.A. Alvord;

Thence, South 79° 30' East, by land now or formerly of F. A. Alvord, 105.3 feet, to a stake set in the ground at land now or formerly of Arthur Patch, et al;

Thence, South 23° 28' West, by the last named land, 41.1 feet, to a stake set in the ground at land now or formerly of said Patch;

Thence, North 79° 30' West, by said Patch land, 93.3 feet, to a drill hole in a stone on the easterly side of said Marshall Street; and

Thence, North 06° 33' East, by the easterly side of said street, 40.12 feet, to the place of beginning.

Containing 3,972 square feet of land.

Being the same premises conveyed to Rendor P. Coombs by Beverly A.Coombs by deed dated 2 July 1991 and recorded in Worcester Northern District Registry of Deeds, Book 2096, Page 195. See Certificate of Death and Affidavit under M.G. L., Ch. 65C, for Rendor Coombs recorded in said Registry of Deeds, Book 3903, Page 222, and Book 3903, Page 221 respectively.

15 MARSHAL ST., FITCHBURG, MA

Box - Elm St Title

Witness our hands and seals this 20th day of October, 2005.

Emerie J. LeBlanc

Juliette M. LeBlanc

COMMONWEALTH OF MASSACHUSETTS

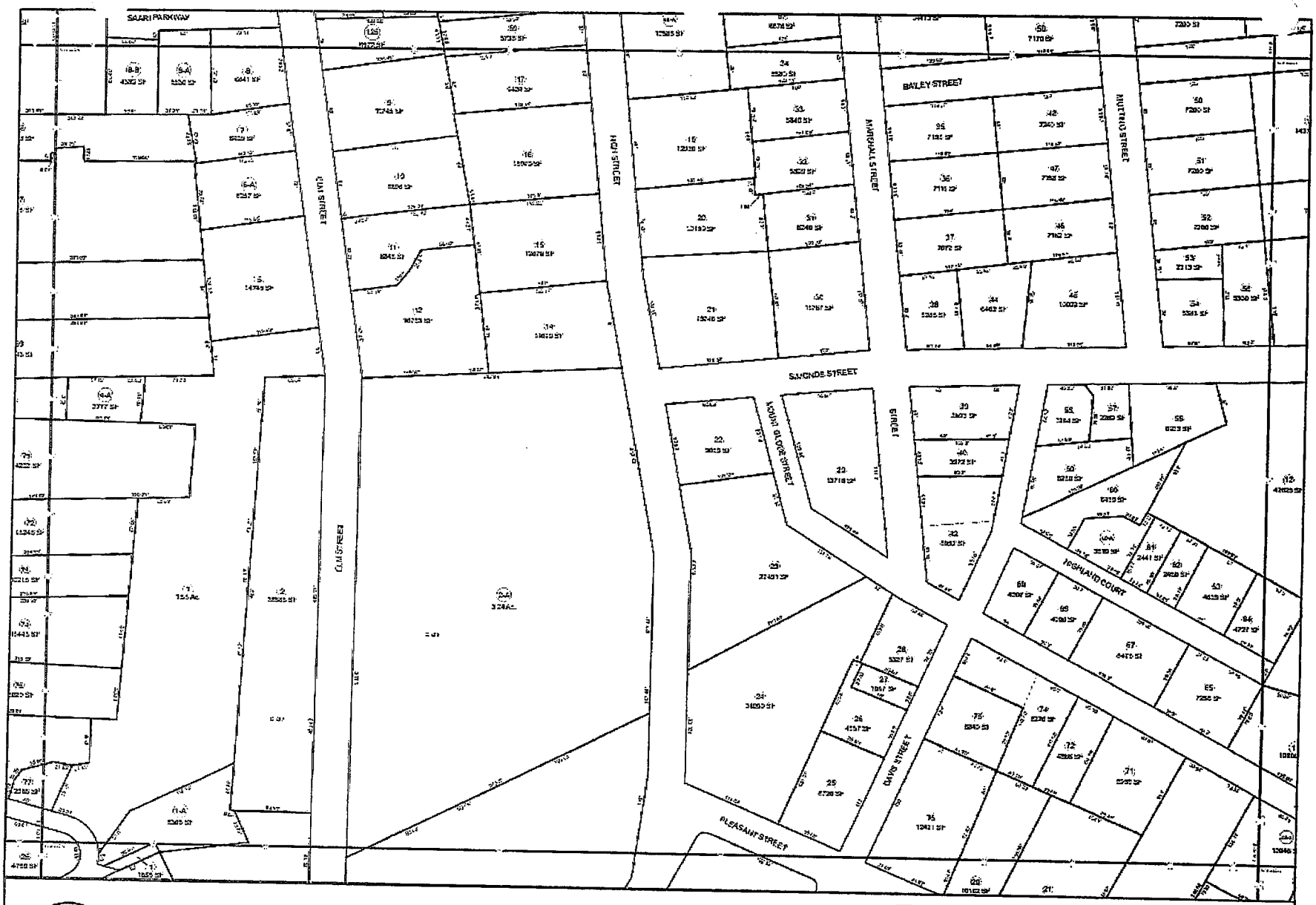
Worcester, ss October 20, 2005

On this 20th day of October, 2005, before me, the undersigned notary public, personally appeared Emerie J. LeBlanc and Juliette M. LeBlanc, proved to me through satisfactory evidence of identification, which were drivers' licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public JOHN C. MAHONEY
My Commission Expires: 10/15/2010

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 10-20-2005 @ 03:46pm
Ctl#: 166 Doc#: 27185
Fee: $784.32 Cons: $172,000.00

ATTEST: NO. WORC. REGISTRY OF DEEDS
JOHN B. McLAUGHLIN, REGISTER



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Scale: 1 inch = 45 feet

0 36 68 102 136 170 204 238 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 19

9 09602	10 09603	11 09604
18 09607	19 09608	20 09609
29 09612	30 09613	31 09614

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 19-40-0
Prior Parcel ID -51.693-0.02256
Property Owner SANTIAGO, JOSE A.

Mailing Address 15 MARSHALL STREET

City FITCHBURG
Mailing State MA Zip 01420
ParcelZoning RC

Account Number 0

Property Location 15 MARSHALL ST
Property Use ONE FAM
Most Recent Sale Date 10/20/2005
Legal Reference 5900-258
Grantor LEBLANC, EMERIE J. (TE),
Sale Price 172,000
Land Area 0.091 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	93,500	0	27,000	120,500

Building Description

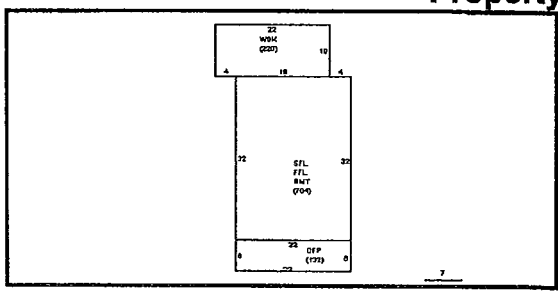
Building Style CONVENT`NL	Foundation Type CONC BLOCK	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1905	Roof Structure GABLE	Heating Type STEAM
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Average	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 1408	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 7	# of Bedrooms 4	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.091 acres of land mainly classified as ONE FAM with a(n) CONVENT`NL style building, built about 1905 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 7 room(s), 4 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ___1_____(1, 2 or 3)
Street number and name: 30 Ryefield Rd.
City: Fitchburg
Parcel Id # : 11-28-0

Name of Property Owner or Owners: Despres, Lynne

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes___X___ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes___X___ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __3__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes___X___ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

MASSACHUSETTS (warranties)

revised 01/02/92
REO #P150CK

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its principal office in the City of Washington, District of Columbia, and an office for the conduct of business of P.O. Box 650043, Dallas, TX 75265-0043, (hereinafter called the Grantor) for consideration of **ONE HUNDRED THIRTY-TWO THOUSAND AND 00/100 ($132,000.00) DOLLARS PAID,** grants to **Lynne Despres,** of 30 Pine Street, Apt 204, Gardner, MA 01440 with quitclaim covenants,

A certain tract or land with any buildings thereon situated in Fitchburg, Worcester County, Massachusetts and on the westerly side of proposed Wendell Road, Bounded and described as follows, viz:

BEGINNING at the northeasterly corner thereof at land of William G.F. Mundie et ux, said point being South 7° 21' west, seventy-three and 1/10 (73.1) feet from a City bound, set to mark the beginning of a curve at the intersection of Wendell Road and Ryefield Road;

THENCE South 7° 21' west by proposed Wendell Road one hundred thirty-three and 44/00 (133.44) feet to a bound at the beginning of a curve;

THENCE by a curve to the right, radius 509.59 feet, thirty-four and 27/100 (34.27) feet to land now or formerly of Wendell-Atwell Co., Inc.;

THENCE North 62° 08' West by land of said Wendell-Atwell Co., Inc., one hundred ninety-four and 95/100 (194.95) feet to a bound at land of Leo J. and Helen G. Anderson;

THENCE North 18° 21' West by land of Leo J. and Helen G. Anderson two hundred two and 22/100 (202.22) feet to land of William G.F. Mundie et ux;

THENCE South 66° 25' East by land of said Mundie two hundred eighty-five (285) feet to the place of beginning.

CONTAINING 35,928 square feet, more or less.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than $158,400.00 for a period of three months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $158,400.00 for a period of three months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage or Deed of Trust.

BEING THE SAME PREMISES CONVEYED BY Foreclosure recorded with the Worcester County (Northern District) Registry of Deeds in Book 8466, Page 122

Property Address: 30 Ryefield Road, Fitchburg, MA 01420

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 03-20-2017 @ 12:58pm
Ctl#: 62 Doc#: 4598
Fee: $.00 Cons: $1.00

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting this property.

THIS DEED is given in the usual course of the Grantor's business and is not a conveyance of all or substantially all of the Grantor's assets in Massachusetts.

THE GRANTOR is exempt from paying the Massachusetts state excise stamp tax by virtue of 12 United States Code §1452, §1723a, or §1825.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, passages, water, watercourses, right, liberties, privileges, hereditaments, and appurtenances whatsoever hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

WITNESS the execution and the corporate seal of said corporation this 16th day of March, 2017.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
By: Harmon Law Offices, PC, its attorney in fact

By: Lony-Ann Sheehan, Authorized Signer

FOR SIGNATORY AUTHORITY, SEE LIMITED POWER OF ATTORNEY RECORDED AT THE WORCESTER COUNTY (NORTHERN DISTRICT) REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 11343.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 16th day of March 2017, before me, the undersigned notary public, personally appeared **Lony-Ann Sheehan** as Authorized Signer for Harmon Law Offices, PC, as Attorney In Fact for Fannie Mae a/k/a Federal National Mortgage Association, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily as his/her free act and deed and the free act and deed of Fannie Mae a/k/a Federal National Mortgage Association,

Notary Public: Swati S. Shinde
My Commission Expires: 05/18/2023

COMMONWEALTH OF MASSACHUSETTS
Swati S. Shinde
MY COMMISSION EXPIRES
NOTARY PUBLIC
05-18-23

CONFIRMATORY AFFIDAVIT *

*This confirmatory Affidavit is being placed on record to correct the Affidavit attached to the original foreclosure deed from CIT Bank, N.A. formerly known as OneWest Bank N.A. formerly known as OneWest Bank, FSB to Fannie Mae a/k/a Federal National Mortgage Association recorded with the Worcester County (Northern District) Registry of Deeds at Book 8466, and Page 122 to include language regarding the notice sent to the IRS.

I, EMERY C MARKLES, of Harmon Law Offices, PC as attorneys for CIT Bank, N.A. formerly known as OneWest Bank N.A. formerly known as OneWest Bank, FSB, make oath and say that the taxes and insurance obligation were not paid or tendered or performed when due or prior to the sale, and that on behalf of CIT Bank, N.A. formerly known as OneWest Bank N.A. formerly known as OneWest Bank, FSB this office caused to be published on August 6, 2015, August 13, 2015 and August 20, 2015 in the Sentinel and Enterprise, a newspaper having a general circulation in Fitchburg, a notice of which the following is a true copy. (See attached Exhibit A)

This office also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

This office also complied with the U.S.C.A., Section 7425(c) by mailing to the Internal Revenue Service the required notices by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed CIT Bank, N.A. formerly known as OneWest Bank N.A. formerly known as OneWest Bank, FSB sold the mortgaged premises at

public auction by Michael Roy, a licensed auctioneer, to CIT Bank, N.A. formerly known as OneWest Bank N.A. formerly known as OneWest Bank, FSB for TWO HUNDRED FIFTY-EIGHT THOUSAND SIX HUNDRED FORTY-THREE AND 74/100 ($258,643.74) DOLLARS bid by CIT Bank, N.A. formerly known as OneWest Bank N.A. formerly known as OneWest Bank, FSB, being the highest bid made therefor at said auction. Said bid was then assigned by CIT Bank, N.A. formerly known as OneWest Bank N.A. formerly known as OneWest Bank, FSB to Fannie Mae a/k/a Federal National Mortgage Association, as evidenced by assignment of bid recorded with the foreclosure deed at book 8466, page 122.

By: _____ 3/6/17
EMERY C MARKLES ,Esquire

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. March 6, 2017

On this 6th day of March 2017, before me, the undersigned notary public, personally appeared EMERY C MARKLES, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

_____(Affix Seal)
Notary Signature LARISSA DEMELO

My commission expires: 07-29-22

Larissa S. Ribeiro De Melo
MY COMMISSION EXPIRES JULY 29, 2022
MASSACHUSETTS
NOTARY PUBLIC

EXHIBIT A

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Karol L. Berzins to Financial Freedom Senior Funding Corporation, dated December 11, 2006 and recorded with the Worcester County (Northern District) Registry of Deeds at Book 6844, Page 367, of which mortgage the undersigned is the present holder by assignment from Financial Freedom Senior Funding Corporation to Mortgage Electronic Registration Systems, Inc. dated September 25, 2009 and recorded with said registry on October 5, 2009 at Book 7042 Page 39 and by assignment from Mortgage Electronic Registration Systems, Inc. to OneWest Bank, FSB dated February 27, 2014 and recorded with said registry on March 10, 2014 at Book 8095 Page 294, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 3:00 p.m. on August 28, 2015, on the mortgaged premises located at 30 Ryefield Road, Fitchburg, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT: A certain tract of land with any buildings thereon situated in Fitchburg, Worcester County, Massachusetts and on the westerly side of proposed Wendell Road, Bounded and described as follows, viz: BEGINNING at the northeasterly corner thereof at land of William G. F. Mundle et ux, said point being South 7° 21' west, seventy-three and 1/10 (73.1) feet from a City bound, set to mark the beginning of a curve at the intersection of Wendell Road and Ryefield Road;

THENCE South 7° 21' west by proposed Wendell Road one hundred thirty-three and 44/100 (133.44) feet to a bound at the beginning of a curve;

THENCE by a curve to the right, radius 509.59 feet, thirty-four and 27/100 (34.27) feet to land now or formerly of Wendell-Atwell Co., Inc.;

THENCE North 62° 08' West by land of said Wendell-Atwell Co., Inc., one hundred ninety-four and 95/100 (194.95) feet to a bound at land of Leo J. and Helen G. Anderson;

THENCE North 18° 21' West by land of Leo J. and Helen G. Anderson two hundred two and 22/100 (202.22) feet to land of William G. F. Mundle et ux;

THENCE South 66° 25' East by land of said Mundle two hundred eighty-five (285) feet to the place of beginning.

CONTAINING 35,928 square feet, more or less.

Being the same premises conveyed to us by Deed of Gerard A. Thibert and Rosemarie Thibert dated November 14, 1996, recorded in the Worcester Northern District Registry of Deeds in Book 2937, Page 118. See also Deed at Book 6844, Page 365.

For mortgagor's(s') title see deed recorded with Worcester County (Northern District) Registry of Deeds in Book 6844, Page 365.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE: A deposit of Five Thousand ($5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication. Other terms, if any, to be announced at the sale.

CIT BANK, N.A. F/K/A ONEWEST BANK N.A. F/K/A ONEWEST BANK, FSB
Present holder of said mortgage
By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201408-0077 - YEL

August 6, 13, 20, 2015

AFFIDAVIT OF COMPLIANCE WITH CONDITIONS PRECEDENT TO ACCELERATION AND SALE
"Pinti Affidavit"

Property Address: 30 Ryefield Road, Fitchburg, Massachusetts 01420

Mortgagor: Karol L. Berzins

Mortgage Information: Mortgage given by Karol L. Berzins to Financial Freedom Senior Funding Corporation, dated December 11, 2008 recorded with the Worcester County (Northern District) Registry of Deeds at Book 6844, Page 367

by assignment from Financial Freedom Senior Funding Corporation to Mortgage Electronic Registration Systems, Inc. dated September 25, 2009 and recorded with said registry on October 5, 2009 at Book 7042 Page 39 and by assignment from Mortgage Electronic Registration Systems, Inc. to OneWest Bank, FSB dated February 27, 2014 and recorded with said registry on March 10, 2014 at Book 8090 Page 294

Foreclosing Mortgagee: CIT Bank, N.A. f/k/a OneWest Bank N.A. f/k/a OneWest Bank, FSB

The undersigned, Justin Roland, having personal knowledge of the facts herein stated, under oath deposes and says as follows:

1. I am a(an Assistant Secretary of CIT Bank, N.A. f/k/a OneWest Bank N.A. f/k/a OneWest Bank, FSB, a duly authorized agent of Foreclosing Mortgagee.

2. In the regular course of my job responsibilities, I am familiar with CIT Bank, N.A. f/k/a OneWest Bank N.A. f/k/a OneWest Bank, FSB's business processes and procedures and the methods by which CIT Bank, N.A. f/k/a OneWest Bank N.A. f/k/a OneWest Bank, FSB's business records are made and maintained. I have acquired personal knowledge of the information contained in this affidavit as a result of my review of CIT Bank, N.A. f/k/a OneWest Bank N.A. f/k/a OneWest Bank, FSB's business records pertaining to the above-referenced mortgage, which include data compilations, electronically imaged documents, and servicing and loan payment histories. These records are reliable because they are made at or near the time of the activity and transactions reflected in the records, by or from information transmitted by persons with knowledge of the activity and transactions, and are kept in the course of CIT Bank, N.A. f/k/a OneWest Bank N.A. f/k/a OneWest Bank, FSB's regularly conducted business activities. To the extent records related to the loan come from another entity, those records have been integrated into and are now a part of CIT Bank, N.A. f/k/a OneWest Bank N.A. f/k/a OneWest Bank, FSB's business records maintained in the ordinary course, and have been relied on by CIT Bank,

N.A. f/k/a OneWest Bank N.A. f/k/a OneWest Bank, FSB. It is the regular practice of CIT Bank, N.A. f/k/a OneWest Bank N.A. f/k/a OneWest Bank, FSB to make and maintain these records as part of its mortgage servicing obligations and operations.

3. Based upon my review of the business records of CIT Bank, N.A. f/k/a OneWest Bank N.A. f/k/a OneWest Bank, FSB, I certify that prior to the date when the notices were mailed and published pursuant to M.G.L. Chapter 244, Section 14: [Check One]

☐ Notice(s) of Default to Mortgagor(s) has/have been given by the then holder of the note secured by said mortgage or its duly authorized agent in strict compliance with the terms and conditions precedent in the mortgage to acceleration and sale contained in the mortgage;

☑ Notice(s) of Default to Mortgagor(s) pursuant to the terms and conditions precedent in the mortgage to acceleration and sale was sent on or before July 17, 2015 and/or the mortgage contains no conditions precedent in the mortgage to acceleration and sale.

Signed under the pains and penalties of perjury this _____ day of MAR 1 0 2017, 2017

Affiant Signature: Justin Roland

Print Name: Justin Roland

Title: Assistant Secretary

[COMMONWEALTH/STATE] OF Texas

Travis, SS

On this _____ day of MAR 1 0 2017, 2017, before me, the undersigned notary public, personally appeared Justin Roland (name of document signer), proved to me through satisfactory evidence of identification, which were Drivers License, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Carla A. Hardin

Notary Public

Print Name Carla A. Hardin

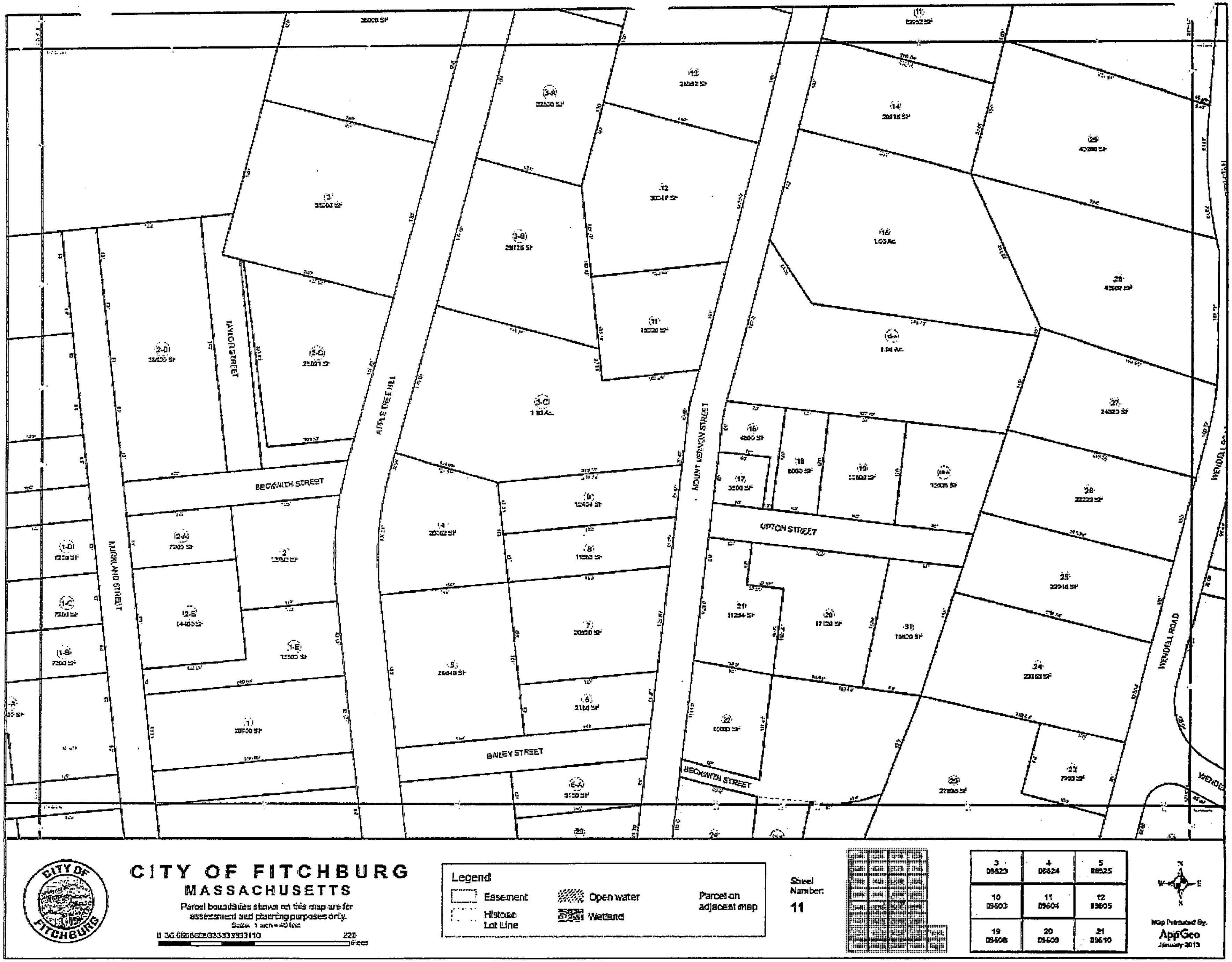
My Commission Expires: JUL 1 1 2019

NOTARY PUBLIC STATE OF TEXAS
CARLA A. HARDIN
Notary ID # 123998503
My Commission Expires
July 11, 2019

201408-0077

/HLO Pinti Mortgagee/Bezzins, Karol

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER


CITY OF FITCHBURG
MASSACHUSETTS
Parcel boundaries shown on this map are for assessment and planning purposes only.
Legend
Easement
Historic Lot Line
Open water
Wetland
Parcel on adjacent map
Sheet Number: 11
Map Produced By: AppGeo
January 2013
MURKLAND STREET
TAYLOR STREET
BECKWITH STREET
APPLE TREE HILL
MOUNT VERNON STREET
UPTON STREET
BAILEY STREET
WENDELL ROAD

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 11-28-0
Prior Parcel ID -369.845-0.07777
Property Owner DESPRES, LYNNE

Mailing Address 30 PINE ST. APT 204

City GARDNER
Mailing State MA Zip 01440
ParcelZoning RA1

Account Number

Property Location 30 RYEFIELD RD
Property Use ONE FAM
Most Recent Sale Date 3/20/2017
Legal Reference 8781-15
Grantor FANNIE MAE,
Sale Price 132,000
Land Area 0.985 acres

Current Property Assessment

Card 1 Value	Building Value 177,600	Xtra Features Value 500	Land Value 78,200	Total Value 256,300

Building Description

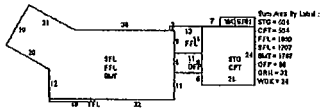
Building Style COLONIAL	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1961	Roof Structure GAMBREL	Heating Type FORCED H/A
Building Grade GOOD (-)	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Average	Siding WOOD SHING	Air Conditioning 0%
Finished Area (SF) 3471.65002	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 5	# of Bedrooms 2	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

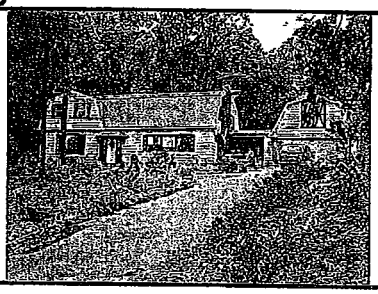
Legal Description

Narrative Description of Property

This property contains 0.985 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 1961 , having WOOD SHING exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 2 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____2_____ (1, 2 or 3)
Street number and name: 73Mechanic St.
City: Fitchburg
Parcel Id # : 18-68-0

Name of Property Owner or Owners: Malave, Luis

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: ___2__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes___X___ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.
Three years vacant.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk 5134 Pg281 #2860
02-04-2004 @ 10:57a

QUITCLAIM DEED

I, **EVDOXIA LASKARIDES**, of Fitchburg, Worcester County, Massachusetts

for consideration paid of less than One Hundred ($100.00) Dollars

grant to **MARIGO MARIA LASKARIDES, TRUSTEE OF THE LASKARIDES FAMILY IRREVOCABLE TRUST** under a Declaration of Trust dated January 13, 2004 and recorded herewith as instrument # 2859, of 73 Mechanic Street, Fitchburg, Worcester County, Massachusetts B.5134-p.276

with quitclaim covenants

A certain lot of land, with the buildings thereon, situated on the easterly side of Mechanic Street, in said Fitchburg, bounded and described as follows:

Beginning at the northwesterly corner of said lot by the easterly side of said street and at land late of Daniel Messenger; thence S. 82° E. by said Messenger land sixteen and one-half (16 ½) rods to land late of Thomas Hale; thence S. 22 1/2° W. by said Hale land sixty-four (64) feet to land late of Charles Livermore; thence N. 82° W. by said Livermore land seventeen (17) rods to said Mechanic Street; thence northerly by said street, sixty-four (64) feet to the place of beginning.

BEING the same premises conveyed to Spiros Laskarides and Evdoxia Laskarides by deed of Adelard J. Bourgault, Jr. and Theresa M. Bourgault dated August 17, 1970 and recorded at the Worcester North Registry of Deeds at Book 1058, Page 277.

73 Mechanic Street, Fitchburg, MA

Law Offices of
Paul G. Kalmansson
435 Main Street, Ste 2050
P. O. Box 7360
Fitchburg, MA 01420

Witness my hand and seal this January 13, 2004.

Evdoxia Laskarides

Commonwealth of Massachusetts

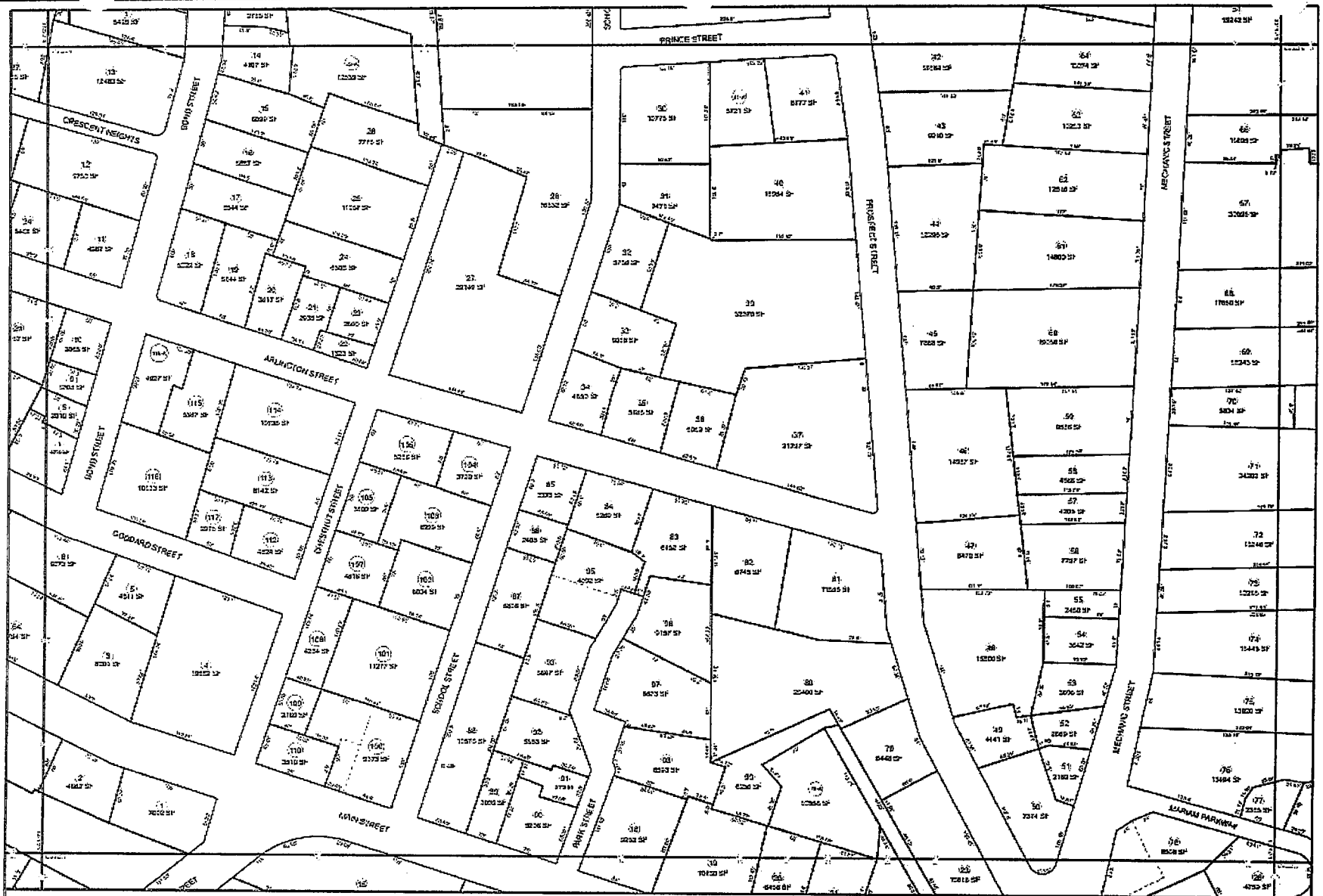
Worcester , ss.

January 13, 2004

On this 13th day of January, 2004, before me, the undersigned notary public, personally appeared Evdoxia Laskarides provided to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that ~~(he)~~ (she) ~~(they)~~ signed it voluntarily for its stated purpose.

Pall G. Kalmansson
Notary Public
My Commission Expires: 03/18/2005

ATTEST: NO. WORC. REGISTRY OF DEEDS
JOHN B. McLAUGHLIN, REGISTER



CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Scale: 1 inch = 40 feet

0 35 70 140 210 280 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 18

8 09601	9 09602	10 09603
17 09606	18 09607	19 09608
28 09611	29 09612	30 09613

Map Produced By AppGeo

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	18-68-0	Account Number	
Prior Parcel ID	-55.177-0.02142		
Property Owner	LASKARIDES, MARIGO MARIA TRUSTEE LASKARIDES FAMILY IRREVOCABLE TRUST	Property Location	73 MECHANIC ST
		Property Use	TWO FAM
Mailing Address	C/O 19 WHITNEY DRIVE	Most Recent Sale Date	2/4/2004
		Legal Reference	5134-281
City	ASHBURNHAM	Grantor	LASKARIDES, SPIROS,
Mailing State	MA Zip 01430	Sale Price	1
ParcelZoning	RB	Land Area	0.405 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	107,200	200	30,900	138,300

Building Description

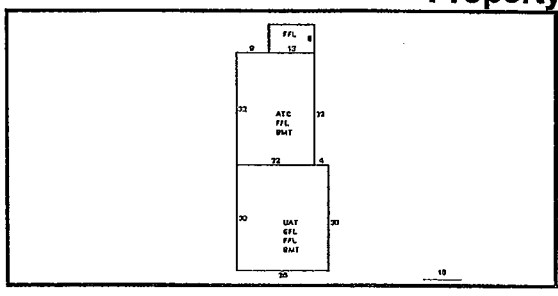
Building Style MULTI-CONV	Foundation Type MASONRY	Flooring Type HARDWOOD
# of Living Units 2	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure GABLE	Heating Type STEAM
Building Grade AVERAGE	Roof Cover SLATE	Heating Fuel OIL
Building Condition Average	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 2649.60001	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 7	# of Bedrooms 2	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.405 acres of land mainly classified as TWO FAM with a(n) MULTI-CONV style building, built about 1900 , having VINYL exterior and SLATE roof cover, with 2 unit(s), 7 room(s), 2 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Liabilities to Assets Program
Municipal Property Check List

Property Address: 5 Oxford St.

Name of Property Owner or Owner: Christiana, David P.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X__ No_____ If No, please attached.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plot attached:
Yes __X__ No_____ If No, please explain.

Is the Municipal Building Department Property Card attached: Yes__X__ No_____
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: ____ DHCD "Vacant Standard" will be required at Project approval.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1. Property must meet at least two of the following requirements. Please check all that apply.

Buildings in the surrounding area are out of repair, physically deteriorated, and unfit for human habitation. _____

The Neighborhood has many buildings that are in need of major maintenance or repair. _____

Real Estate in the neighborhood has been sold or taken for non-payment of taxes or upon foreclosure of mortgages. _____

Properties in the neighborhood have been abandoned by owners and are vacant and deteriorating. ____X____

Is the Property part of an urban renewal project or an urban revitalization and development project? Yes__X__
No_____

Does the Property meet the following conditions:

Multiple boarded, missing or broken windows: Yes____ No__X__

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes__X__ No_____

Property has significant presence of overgrown or dead vegetation: Yes____ No____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes____ No_____

If Property meets other local measures of blight or decadent areas not included, please describe. *Please note eligibility for 121A program will be subject to DHCD approval.*

Please list and attach supporting evidence of blight and decadent area such as: Inspection reports, photographs, and information regarding mortgage foreclosures and/or tax takings may be used to document that a property within the Project evidences these conditions.

To be submitted for each property included in the application submission

LTA Municipality Property Check List
To be submitted for each property included in the application submission.

Property Information Property Type (# of units): ____1_____(1, 2 or 3)
Street number and name: 5 Oxford St.
City: Fitchburg
Parcel Id # : 3-30-0

Name of Property Owner or Owners: Christiana, David P.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes___X___ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes___X___ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2___ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes___X___ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes__X____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes___X___ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

✓ 1+1

Bk 5317 Pg131 #17123
06-25-2004 @ 12:08p

Deed

I, Bruce A. Barrows, of 5 Oxford Street, Fitchburg, Massachusetts 01420 in consideration of One Hundred Fifty-Six Thousand, Nine Hundred and 00/100 Dollars ($156,900.00) grant to David P. Christiana, of 243 Mammoth Road, Lowell, Massachusetts 08154 with *QUITCLAIM COVENANTS*

A certain parcel of land, with the buildings thereon, situated in Fitchburg, Worcester County, Massachusetts and being part of Lot No. 50 on Oxford Street, as shown on a plan of lots surveyed by W.K. Bailey, bounded and described as follow:

Beginning at a point on said Oxford Street, twelve (12) feet from the Southerly corner of said Lot;

Thence, on said Oxford Street, N. 24 degrees 30' E., 50 feet to a point;

Thence South 65 degrees 30' E. sixty (60) feet to a stone bound set in the ground;

Thence South 24 degrees 30' W. forty-nine (49) feet to a stone bound;

Thence Westerly sixty and 5/10 (60.5) feet to the point of beginning.

Containing 2964 square feet.

Also a certain tract of land situated on the easterly side of Oxford Street in said Fitchburg, being a part of lot numbered 50 on a plan of lots recorded with Worcester Northern District Registry of Deeds in Plan Book 29, Page 14, and bounded as follows:

Northerly by land of Jacob Makie et al; Easterly by lot numbered 45 on said plan; Southerly on land of Catherine A. McAuliff; Westerly by said Oxford Street.

Also, a certain tract of land in said Fitchburg, on the easterly side of Oxford Street and bounded as follows:

Beginning at the southwesterly corner thereof at a pipe in the ground at said Oxford Street, this point being distant 100 feet northerly on said street from the northerly line of Essex Street;

Thence running N. 24 degrees 10' E., 6.5 feet;

Thence S. 70 degrees 57' E. 60.27 feet to a bound;

Thence S. 24 degrees 30' W., 12 feet to a pipe in the ground;

Thence in a northwesterly direction 60 feet to said Oxford Street and the place of beginning.

Containing 555 square feet, more or less, and shown on a plan drawn by Allen C. Davis, C.E. for Albert W. Birnie et ux in August, 1960.

Meaning and intending to convey and hereby conveying the same premises conveyed to me by deed of Scott W. Popp and Lisa E. Popp dated March 24, 2000 and recorded with Worcester North Registry of Deeds in Book 3544 Page 358.

Executed as a sealed instrument this 25th day of June, 2004.

Bruce A. Barrows

5 Oxford ST. Fitchburg

Commonwealth of Massachusetts

Worcester, ss:

On this 25th day of June, 2004, before me, the undersigned notary public, personally appeared Bruce A. Barrows, proved to me through satisfactory evidence of identification, which were MA drivers license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Suzanne A. Stark
Notary Public
My Commission Expires: March 29, 2007

SE: Apostolica Golden Dove

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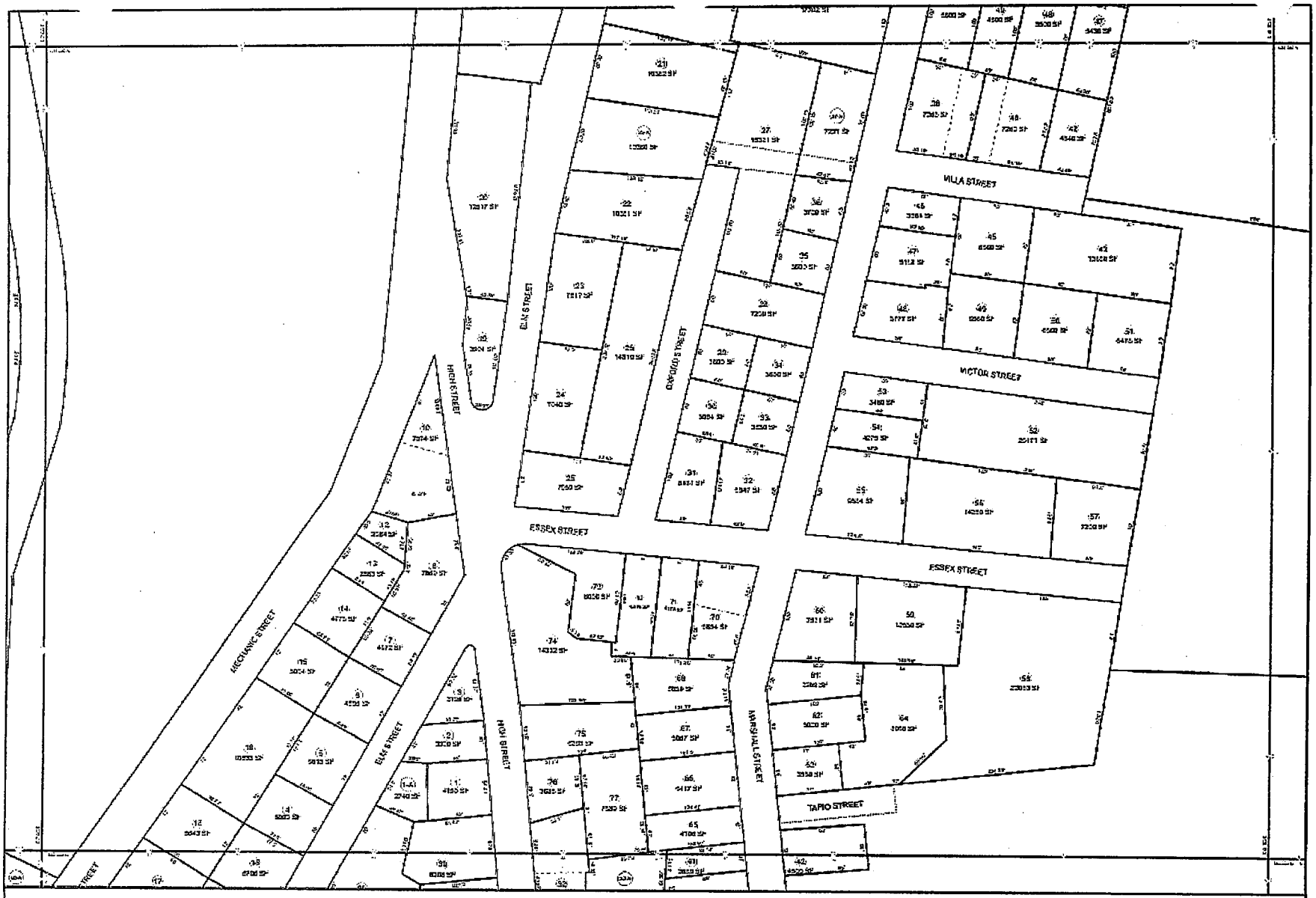


CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.
Scale: 1 inch = 45 feet
0 30 60 90 120 150 180 210 240 270 300 330 360 390 420 450 480 510 540 570 600 630 660 690 720 750 780 810 840 870 900 930 960 990 1020 1050 1080 1110 1140 1170 1200 1230 1260 1290 1320 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 3

311 05317	167 05318	312 05319
2 05322	3 05323	4 05324
9 05602	10 05603	11 05604

Map Produced By AppGeo January 2019

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 3-30-0
Prior Parcel ID -50.982-0.02478
Property Owner CHRISTIANA, DAVID P.

Mailing Address P.O. BOX 2350

City FITCHBURG
Mailing State MA Zip 01420
ParcelZoning RB

Account Number 0

Property Location 5 OXFORD ST
Property Use ONE FAM
Most Recent Sale Date 6/25/2004
Legal Reference 5317-131
Grantor BARROWS, BRUCE A.,
Sale Price 156,900
Land Area 0.091 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	81,100	300	27,000	108,400

Building Description

Building Style CONVENT'NL
# of Living Units 1
Year Built 1900
Building Grade AVERAGE
Building Condition Average
Finished Area (SF) 1278
Number Rooms 5
# of 3/4 Baths 0

Foundation Type MASONRY
Frame Type WOOD
Roof Structure GABLE
Roof Cover ENAMEL
Siding CLAPBOARD
Interior Walls DRYWALL
# of Bedrooms 2
# of 1/2 Baths 0

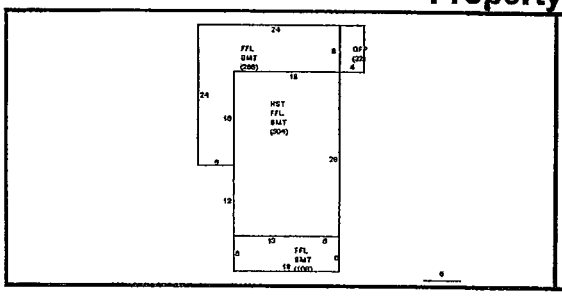
Flooring Type HARDWOOD
Basement Floor N/A
Heating Type FORCED H/W
Heating Fuel GAS
Air Conditioning 0%
# of Bsmt Garages 0
# of Full Baths 1
# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.091 acres of land mainly classified as ONE FAM with a(n) CONVENT'NL style building, built about 1900 , having CLAPBOARD exterior and ENAMEL roof cover, with 1 unit(s), 5 room(s), 2 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ___2_____ (1, 2 or 3)
Street number and name: 8 Jay St.
City: Fitchburg
Parcel Id # : 31-30-0

Name of Property Owner or Owners: Dacosta, David (JT) Nolan, Vicky

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes___X___ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes___X___ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2___ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No__X_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No___X_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes__X____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____X____

Property has significant presence of overgrown or dead vegetation: Yes__X____ No_____

Property has an accumulation of trash, refuse or other debris: Yes__X____ No_____

Property has been taken for foreclosure of mortgage. Yes__X____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.
Nearing three years of vacancy.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk 8675 Pg52 #18258
10-14-2016 @ 02:48p

This instrument prepared by:

Topouzis & Associates, P.C.
595 Jefferson Blvd.
Warwick, RI 02886
File No. 2016010008

QUITCLAIM DEED

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2005-J11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J11, ("Grantor") with an address of c/o Shellpoint, 55 Beattie Place, Suite 110, Greenville, SC 29601, in consideration of FORTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($49,900.00), grants to DAVID DACOSTA AND VICKY NOLAN, as Joint Tenants ("Grantee") with an address of 16 Woodbine St., Roxbury, MA 02119, with QUITCLAIM COVENANTS,

The land and buildings located at: 8 Jay Street, Fitchburg, MA 01420 and being more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

Subject to real estate taxes for the current fiscal year, which are not yet due and payable.

The Grantor herein certifies that the conveyance does not constitute the sale or transfer of all or substantially all of its assets situated in the Commonwealth of Massachusetts and that the conveyance is being made in the ordinary course of the Grantor's business.

For Grantor's title see deed recorded with the Worcester (North) County Registry of Deeds in Book 8506, Page 304.

For signatory authority see Power of Attorney recorded in Worcester (North) County Registry of Deeds in Book 8840, Page 184.

8 Jay Street, Fitchburg, MA 01420

SKM Title + Closing Services Pick Up

Witness the execution this 26 day of September, 20 16.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2005-J11 Mortgage Pass-Through Certificates, Series 2005-J11, by New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

BY: Joel Fowler its AVP

(CORPORATE SEAL)

STATE OF SC
COUNTY OF Greenville

On this 26 day of September, 20 16, before me personally appeared, Joel Fowler as AVP of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney in fact for THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2005-J11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J11, to me known, or proved to me through satisfactory evidence of identification, which was Personally Known to be the person who executed the foregoing instrument on behalf of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2005-J11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J11, and acknowledged that he/she executed the same as the free act and deed of said THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2005-J11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J11.

Susan J. Kinard
Notary Public
My Commission Expires: 10/23/2025

SUSAN J. KINARD
MY COMMISSION EXPIRES 10/23/2025
NOTARY PUBLIC
SOUTH CAROLINA

5 Jay Street, Fitchburg, MA 01420

EXHIBIT A

LEGAL DESCRIPTION

A certain lot of land, with the buildings thereon, situated on the northerly side of Jay Street, in Fitchburg, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at the southwesterly corner thereof at a stone bounded at said Jay Street and at land now or formerly of M.J. Morse;

THENCE by said Morse land N. 10 degrees 33' E. sixty-nine and 6/10 (69.6) feet to land now or formerly of J.Q. Peabody to a stone bound;

THENCE by said Peabody land S. 84 degrees 03' E. forty three and 5/10 (43.5) feet to a stone bound at land now or formerly of Nathan C. Upham;

THENCE by said Upham land S. 0 degrees 55' W. seventy and 1/10 (70.1) feet to a stone bound at said Jay Street;

THENCE by said Jay Street N. 84 degrees 03' W. forty-six and 6/10 (46.6) feet to the place of beginning.

Also a certain lot of land, situated on the northerly side of Jay Street in said Fitchburg, bounded and described as follows,

BEGINNING at the southwesterly corner thereof at a stone bound on the northerly side of Jay Street, said bound bearing S. 80 degrees 09' E. and measuring 70.94 feet from angle bound #3 standing in the northerly line of Pleasant Street;

THENCE N. 13 degrees 58' E. by land of one Weinstein and land of one McQuirk 111.69 feet to land of Florence H. Page;

THENCE S. 59 degrees 58' E. by land of said Page 2.95 feet, more or less, to land of one Brownhill;

THENCE southerly by land of said Brownhill and land of Robert L. Warden, et ux, 106.91 feet, more or less, to Jay Street;

THENCE N. 80 degrees 09' W. by the northerly line of Jay Street 27.56 feet, more or less, to the place of beginning.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with the Worcester County Registry of Deeds herewith.

Bk 8675 Pg55 #18258

(4)

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 10-14-2016 @ 02:48pm
Ctl#: 150 Doc#: 18258
Fee: $228.00 Cons: $49,900.00

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER

CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

0 220 Feet

Legend

Easement

Historic Lot Line

Open water

Wetland

Parcel on adjacent map

Sheet Number: 31

19 09608	20 09609	21 09610
30 09613	31 09614	32 09615
42 09618	43 09619	44 09620

Map Produced By: AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 31-30-0
Prior Parcel ID -54.968-0.02705
Property Owner DACOSTA, DAVID (JT)
NOLAN, VICKY
Mailing Address 16 WOODBINE STREET

City ROXBURY
Mailing State MA Zip 02119
ParcelZoning RB

Account Number

Property Location 8 JAY ST
Property Use TWO FAM
Most Recent Sale Date 10/14/2016
Legal Reference 8675-52
Grantor THE BANK OF NEW YORK MELLON,
Sale Price 49,900
Land Area 0.123 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	82,600	0	27,400	110,000

Building Description

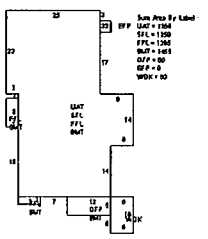
Building Style MULTI-CONV	Foundation Type MASONRY	Flooring Type HARDWOOD
# of Living Units 2	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade AVERAGE	Roof Cover SLATE	Heating Fuel GAS
Building Condition Fair-Avg	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 2754	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 10	# of Bedrooms 4	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.123 acres of land mainly classified as TWO FAM with a(n) MULTI-CONV style building, built about 1900 , having VINYL exterior and SLATE roof cover, with 2 unit(s), 10 room(s), 4 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 2 (1, 2 or 3)
Street number and name: 34 Garnet St.
City: Fitchburg
Parcel Id # : 31-69-0

Name of Property Owner or Owners: Beaulieu, Anthony

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes X No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes X No_____ If No, please explain.

Is the Assessors Property Card attached: Yes X No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: 2 DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes X No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes X No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes X No_____

Property has significant presence of overgrown or dead vegetation: Yes X No_____

Property has an accumulation of trash, refuse or other debris: Yes X No_____

Property has been taken for foreclosure of mortgage. Yes X No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

PROPERTY ADDRESS: 34 Garnet Street, Fitchburg, MA

ANTHONY BEAULIEU, unmarried of Lawrence, Essex County, Massachusetts, and **MIRASOL MURRAY,** unmarried of Revere, Suffolk County, Massachusetts

for consideration paid of Seventeen Thousand Seven Hundred and Fifty and 00/100 ($17,750.00) Dollars

grant to **ANTHONY BEAULIEU**, unmarried of 30 Lynn Street, Lawrence, Massachusetts

with Quitclaim Covenants,

A certain tract of land, with the buildings thereon, situated on the southerly side of Jay Street, in said Fitchburg, bounded and described as follows:

BEGINNING at the southeasterly corner thereof at a stone monument set in the westerly line of Garnet Street;

THENCE: running S. 85 degrees 50' W. eighty-six feet to a stone monument at land now or late of Albert Sawyer;

THENCE: N. 2 degrees 20' W. by land of said Sawyer and land of Benjamin W. West about sixty-six feet to said Jay Street;

THENCE: easterly on said Jay Street eighty-six feet to the westerly line of said Garnet Street;

THENCE: southerly in the west line of said Garnet Street about fifty-three feet to the place of beginning.

This is not homestead property.

Being the same premises conveyed to grantors by US Bank National Association as Trustee for RMAC Trust Series 2016-CTT recorded at Book 8906 Page 248.

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 09-22-2017 @ 09:23am
Ctl#: 14 Doc#: 17064
Fee: $82.08 Cons: $17,750.00

Witness my hand and seal this 21st day of September, 2017.

Anthony Beaulieu

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 21st day of September, 2017 before me, the undersigned notary public, personally appeared Anthony Beaulieu, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☑ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily for its stated purpose.

JOSEPH E. BOULANGER
Notary Public, Commonwealth of Massachusetts
My Commission Expires on August 16, 2024

Joseph E. Boulanger
Notary Public
My Commission Expires: 08/16/2024

Witness my hand and seal this 22nd day of September, 2017.

Mirasol Murray

COMMONWEALTH OF MASSACHUSETTS

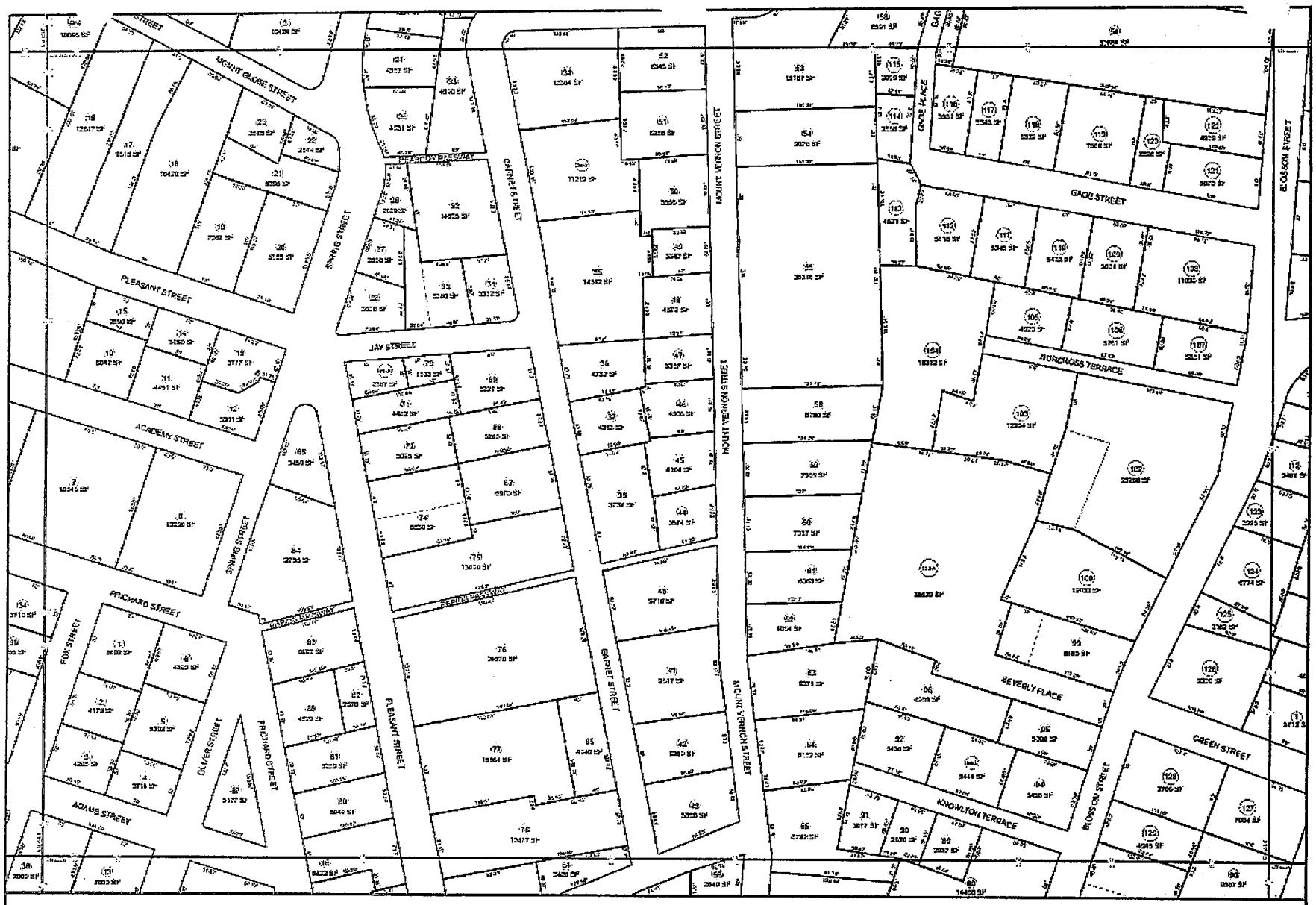
Essex, ss

On this 22nd day of September, 2017 before me, the undersigned notary public, personally appeared Mirasol Murray, proved to me through satisfactory evidence of identification, which was ☑ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, and acknowledged to me that she signed it voluntarily for its stated purpose.

JOSEPH E. BOULANGER
Notary Public, Commonwealth of Massachusetts
My Commission Expires on August 16, 2024

Joseph E. Boulanger
Notary Public
My Commission Expires: 08/16/2024

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER



CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 31

19 09608	20 09609	21 09610
30 09613	31 09614	32 09615
42 09618	43 09619	44 09620

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 31-69-0
Prior Parcel ID CL22 -28.444-0.01224
Property Owner BEAULIEU, ANTHONY

Mailing Address 30 LYNN STREET

City LAWRENCE
Mailing State MA Zip 01843
ParcelZoning RB

Account Number 0

Property Location 34 GARNET ST
Property Use TWO FAM
Most Recent Sale Date 9/22/2017
Legal Reference 8917-181
Grantor BEAULIEU, ANTHONY,
Sale Price 17,750
Land Area 0.120 acres

Current Property Assessment

Card 1 Value	Building Value 98,100	Xtra Features Value 0	Land Value 26,000	Total Value 124,100

Building Description

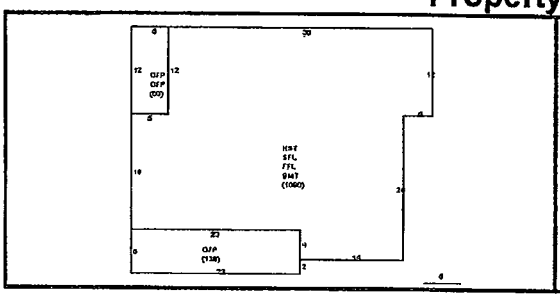
Building Style MULTI-GRDN	Foundation Type MASONRY	Flooring Type SOFTWOOD
# of Living Units 2	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVG. (+)	Roof Cover SLATE	Heating Fuel GAS
Building Condition Fair	Siding CLAPBOARD	Air Conditioning 0%
Finished Area (SF) 2970	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 12	# of Bedrooms 6	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 1

Legal Description

Narrative Description of Property

This property contains 0.120 acres of land mainly classified as TWO FAM with a(n) MULTI-GRDN style building, built about 1900 , having CLAPBOARD exterior and SLATE roof cover, with 2 unit(s), 12 room(s), 6 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____1_____ (1, 2 or 3)
Street number and name: 94 Pleasant St.
City: Fitchburg
Parcel Id # : 31-28-0

Name of Property Owner or Owners: U.S. Bank Nat'l Assoc as Trustee C/O Owen Loan Servicing LLC.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ___X____ No _____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: ___2__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes___X___ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.
Vacant since Dec. 2014

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk 8763 Pg163 #2822
02-16-2017 @ 11:06a

FORECLOSURE DEED

U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5, with an address of c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, the present holder of a mortgage from Fernando Machado to Mortgage Electronic Registration Systems, Inc. as nominee for, Aegis Lending Corporation, its successors and assigns dated September 9, 2005 recorded with the Worcester County (Northern District) Registry of Deeds at Book 5861, Page 35, by the power conferred by said mortgage and by every other power, for NINETY-FOUR THOUSAND DOLLARS AND 00/100 ($94,000.00) paid, grants to U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5 with an address of c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, the premises conveyed by said mortgage.

Executed as a sealed instrument this 14th day of February, 2017.

See Power of Attorney recorded herewith.

U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5
By Orlans Moran PLLC, Its Attorney-in-Fact

For signatory authority, see Delegation of Authority and Appointment registered with the Suffolk County Registry District of the Land Court at Document Number 857827.

By: _____
Jamie Welch, Esq., Employee, Authorized Signatory, Real Property of Orlans Moran PLLC

RE: 94 Pleasant Street, Fitchburg, MA 01420

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 14th day of February, 2017, before me, the undersigned Notary Public, personally appeared, Jamie Welch, Esq., Employee, Authorized Signatory, Real Property, of Orlans Moran PLLC, as Attorney-in-fact for U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5, who is either personally known to me, or proved to me through satisfactory evidence of identification, to be the person who signed the preceding or attached document, and acknowledged to me that he/she executed the same for its stated purpose as the free act and deed of U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5.

Amanda M Rosario, Notary Public
My Commission Expires: 10/20/17

AMANDA M. ROSARIO
MY COMMISSION EXPIRES
NOTARY PUBLIC
10-20-2017
COMMONWEALTH OF MASSACHUSETTS

Return to:
Orlans Moran PLLC
P.O. Box 5041
Troy, MI 48007
File Number: 189/13-017318/FORD_DR

Affidavit of Sale

I, Jamie Welch, Esq., Employee, Authorized Signatory, Real Property of Orlans Moran PLLC, for U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5, ("Lender") named in the foregoing deed, make oath and say that the principal, interest and other obligations mentioned in mortgage from above referred to were not paid or tendered or performed when due or prior to the sale, and that this office caused to be published on the 14th day of December, 2016, on the 21st day of December, 2016 and on the 28th day of December, 2016, in the Sentinel and Enterprise (Fitchburg Sentinel Enterprises), a newspaper with general circulation in Fitchburg, a copy of which is attached hereto as Exhibit A.

This office has complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the required notices by certified mail, return receipt requested.

This office has complied with Chapter 209, Section 18.21A of Code of Massachusetts Regulations, as amended, by mailing the required certification and supporting documentation by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, the Lender sold the mortgaged premises at public auction by James H. Page, a licensed auctioneer, of Towne Auction Company LLC, to the highest bidder U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5, with an address of c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, for the sum of NINETY-FOUR THOUSAND DOLLARS AND 00/100 ($94,000.00) paid, being the highest bid made therefor at said auction.

See Power of Attorney recorded herewith.

For signatory authority, see Delegation of Authority and Appointment registered with the Suffolk County Registry District of the Land Court at Document Number 857827.

Jamie Welch, Esq., Employee, Authorized Signatory, Real Property of Orlans Moran PLLC

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 14th day of February, 20 17, before me, the undersigned Notary Public, personally appeared, Jamie Welch, Esq., Employee, Authorized Signatory, Real Property of Orlans Moran PLLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Amanda M Rosario, Notary Public
My Commission Expires: 10/20/17

AMANDA M. ROSARIO NOTARY PUBLIC COMMISSION EXPIRES MY 10-20-2017 COMMONWEALTH OF MASSACHUSETTS

Return to:
Orlans Moran PLLC
P.O. Box 5041
Troy, MI 48007
File Number: 13-017318/189/FORD_DR

RE: 94 Pleasant Street, Fitchburg, MA 01420

EXHIBIT "A"

ATTACHED TO AND FORMING A PART OF THE FORECLOSURE DEED FOR PROPERTY AT 94 PLEASANT STREET, FITCHBURG, MA 01420

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Fernando Machado to Mortgage Electronic Registration Systems, Inc. as nominee for Aegis Lending Corporation, its successors and assigns, dated September 9, 2005 and recorded with the Worcester County (Northern District) Registry of Deeds at Book 5661, Page 35 subsequently assigned to U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust Mortgage Pass Through Certificates Series 2005-5 by Mortgage Electronic Registration Systems, Inc. as nominee for Aegis Lending Corporation, its successors and assigns by assignment recorded in said Registry of Deeds at Book 7091 Page 134, of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on January 4, 2017 at 94 Pleasant Street, Fitchburg, MA, all and singular the premises described in said Mortgage, to wit:

A certain parcel of land together with all buildings and structures now or hereafter standing or placed thereon, situated in Fitchburg, Worcester County, Massachusetts, on Spring, Jay and Pleasant Street, bounded and described as follows: Beginning at the southwesterly corner of a stone bound at the intersection of the southeasterly side of Spring Street with the northerly line of Pleasant Street; Thence running N. 31° 59' E. by said Spring Street, sixty-nine and 34/100 (69.34) feet, more or less, to land now or formerly of M. Thomas McGuirk et ux; Thence running S. 58° 01' E., by said McGuirk land, fifty-five and 08/100 (55.08) feet to a stone at land now or late of George Buckley; Thence S. 13° 55' W. by said Buckley land, forty-four and 84/100 (44.84) feet to a stone bound at said Jay Street; Thence N. 80° 09' W., by said Jay Street, seventy and 94/100 (70.94) feet to a stone bound marked "S" at an angle in said Pleasant Street; Thence N. 57° 56' W., by said Pleasant Street, three and 25/100 (3.25) feet to the place of beginning.

Being the same premises conveyed to me by deed of Ann Marie Guthrie and Fernando Machado dated June 22, 2004 recorded with the Worcester North District Registry of Deeds in Book 5330 Page 169. The Grantor(s) expressly reserve my/our rights of Homestead and do not wish to terminate my/our Homestead by granting the within conveyance notwithstanding my/our waiver of such homestead in paragraph 24 of the within Mortgage.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

TERMS OF SALE: A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS ($5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.

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

U.S. Bank National Association, as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5
Present Holder of Said Mortgage
By its Attorneys,
ORLANS MORAN PLLC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
13-017318

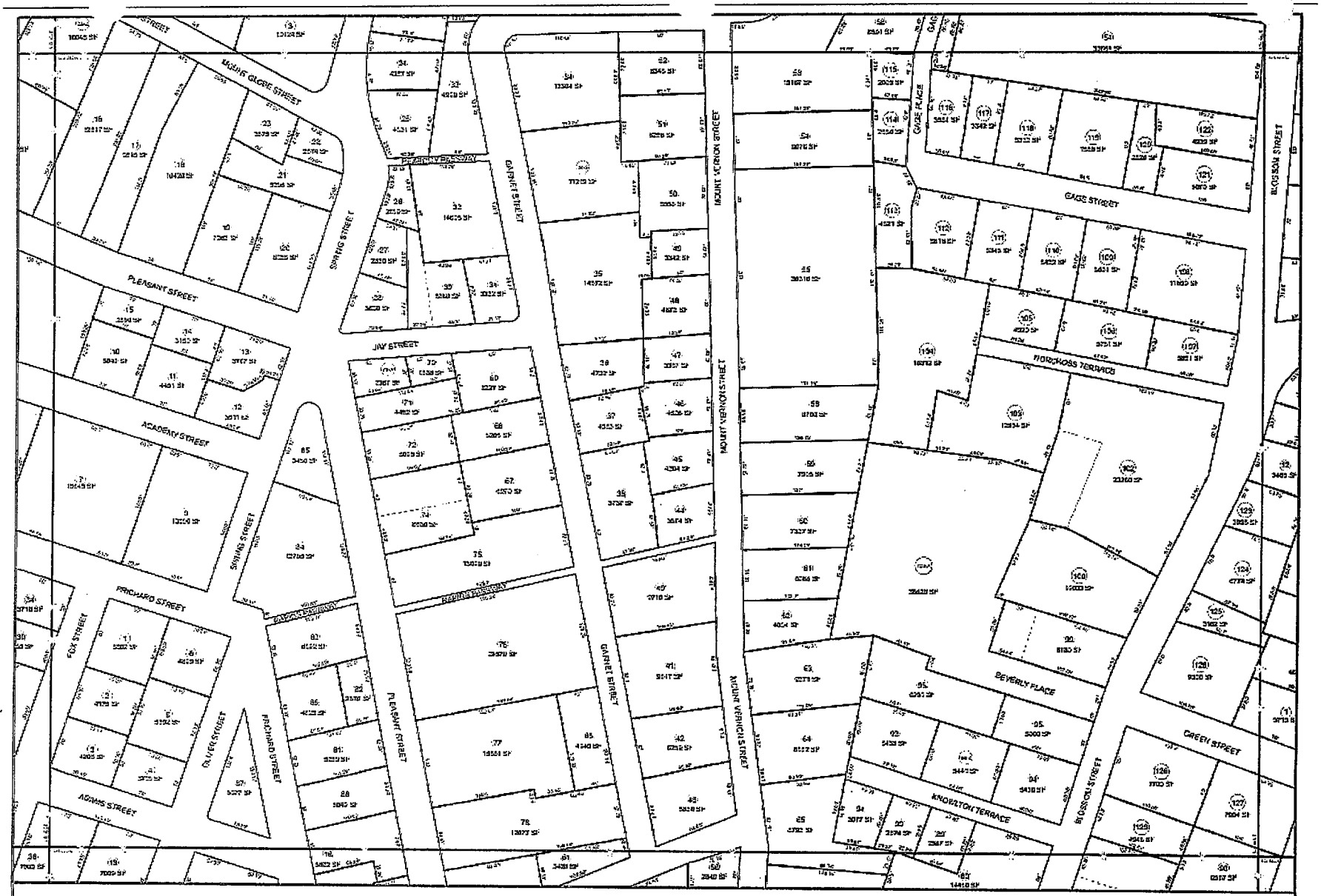
December 14, 21, 28, 2016

RE: 94 Pleasant Street, Fitchburg, MA 01420

Return to:
Orlans Moran PLLC
P.O. Box 5041
Troy, MI 48007
File Number: 13-017318/189/FORD_DR

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 02-16-2017 @ 11:06am
Ctl#: 28 Doc#: 2822
Fee: $428.64 Cons: $94,000.00

ATTEST NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Street Number: 31

19 89608	20 89609	21 89610
30 89613	31 89614	32 89615
42 89618	43 89619	44 89620

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	31-28-0	Account Number	
Prior Parcel ID	-79.899-0.03211		
Property Owner	U.S. BANK NAT'L ASSOC. AS TRUSTEE	Property Location	94 PLEASANT ST
	C/O OCWEN LOAN SERVICING, LLC	Property Use	ONE FAM
Mailing Address	1661 WORTHINGTON RD SUITE 100	Most Recent Sale Date	2/16/2017
		Legal Reference	8763-163
City	WEST PALM BEACH	Grantor	MACHADO, FERNANDO,
Mailing State	FL Zip 33409	Sale Price	94,000
ParcelZoning	RC	Land Area	0.083 acres

Current Property Assessment

Card 1 Value	Building Value 106,100	Xtra Features Value 0	Land Value 25,600	Total Value 131,700

Building Description

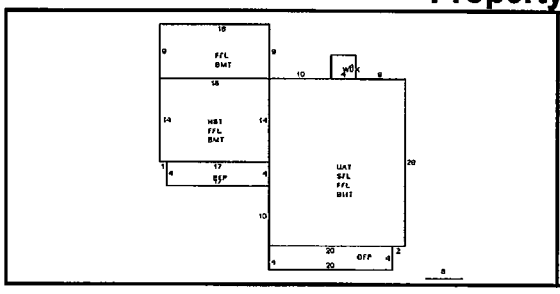
Building Style CONVENT'NL	Foundation Type MASONRY	Flooring Type SOFTWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover SLATE	Heating Fuel GAS
Building Condition Average	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 1835	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 9	# of Bedrooms 4	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.083 acres of land mainly classified as ONE FAM with a(n) CONVENT'NL style building, built about 1900 , having VINYL exterior and SLATE roof cover, with 1 unit(s), 9 room(s), 4 bedroom(s), 1 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ____1____ (1, 2 or 3)
Street number and name: 137 Green St.
City: Fitchburg
Parcel Id # : 44-52-0

Name of Property Owner or Owners: Bragdon, Peter (TE); Bragdon, Diane

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __X____ No _____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ___X___ No _____ If No, please explain.

Is the Assessors Property Card attached: Yes ____X____ No _____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: ___1.5__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes___X___ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk 7215 Pg11 #11552
07-21-2010 @ 01:45p

MASSACHUSETTS QUITCLAIM DEED

Beneficial Massachusetts, Inc. having it's usual place of business at 285 Central St., Leominster, MA 01452, for consideration paid, and in full consideration of FORTY THOUSAND Dollars (U.S. $40,000.00) grant to Peter Bragdon and Diane Bragdon ,at tenants by the entirety with rights of survivorship, of 5 Adams Street, Holyoke, Massachusetts with ***quitclaim covenants*** the following property in Worcester County, Massachusetts. This is not the sale of all or substantially all of the assets of the Grantor.

A certain tract of land with the buildings thereon situated on the southerly side of Green Street, in Fitchburg, and bounded and described as follows:

137 Green Street, Fitchburg, Massachusetts

Beginning at the Northeasterly corner thereof at said street at land now or formerly of one Levin, said point of beginning being forty-nine (49) feet Westerly from the Westerly line of Myrtle Avenue;

Thence running S. 19 degrees 34 min. W. sixty (60) feet by said, Levin land to land now or formerly of one McDermott;

Thence N. 70 degrees 26 Min. W. by said McDermott land thirty-one (31) feet to an angle at land formerly of one Moynihan;

Thence S. 19 degrees 34 Min. W. by said McDermott land three and 5/10 (3.5) feet to land now or formerly of one Grant;

Thence N. 70 degrees 26 Min. W. by said Grant land six and 7/10 (6.7) feet;

Thence N. 19 degrees 34 Min. E. by land now or formerly of said Moynihan twenty-three (23) feet;

Thence S. 70 degrees 26Min. E. by said Moynihan land six and 7/10 (6.7) feet;

Thence N. 19 degrees 34 Min. E. by said Moynihan land forty and 5/10 (40.5) feet to said Green

Pick up
Portnoy & Greene, P.C.
324 Grove Street 2nd floor
Worcester MA. 01605

Street;

Thence S. 70 degrees 26 Min. E. by said street thirty-one (31) feet t other place of beginning.

The above description is in accordance with a plan made by Leslie M. Willard, C.E. for Morris Levin in July, 1945, together with the right to pass and repass with teams, motor vehicles, or otherwise; over a strip of land twelve (12) feet wide, extending over said Moynihan land from Morris Street easterly to the garage on the above described premises, the southerly line of said right of way being about three and 5/10 (3.5) feet northerly from the Southerly line of said Moynihan lot and parallel thereto.

A portion of the above premises and the right of way are shown on a plan made by Allan C. Davis, C.E.

For title see Foreclosure Deed dated January 6, 2010 recorded February 3, 2010 at the Worcester North District Registry of Deeds, Book 7118, Page 92.

THIS SPACE INTENTIONALLY LEFT BLANK

Witness my/our hand(s) and seal(s) this 19 day of July, 2010.

Beneficial Massachusetts, Inc.

By: _____

It's: Maria I. Ortega
~~Asst. Vice President~~

ACKNOWLEDGMENT

State of California
County of Los Angeles

On July 19, 2010 before me, C M Pankonin
personally appeared Maria I Ortega,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

PROPERTY ADDRESS: 137 Green Street, Fitchburg, MA. 01420

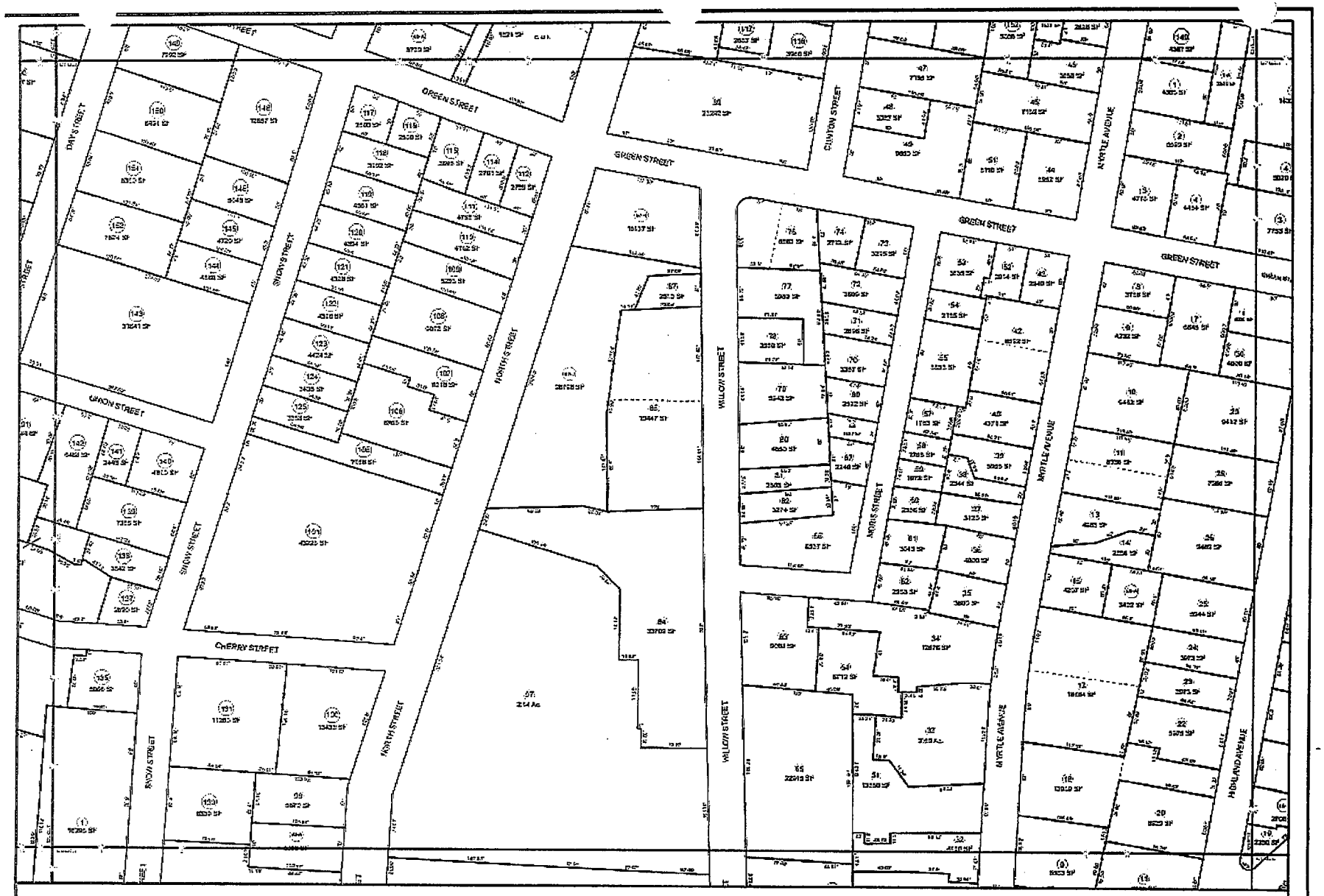
C. M. PANKONIN
Commission # 1821243
Notary Public - California
Los Angeles County
My Comm. Expires Nov 1, 2012

Bk 7215 Pg14 #11552

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 07-21-2010 @ 01:45pm
Ctl#: 67 Doc#: 11552
Fee: $182.40 Cons: $40,000.00

4

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.
Scale: 1 inch = 40 feet

0 20 40 80 120 160 200 240 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 44

31 09614	32 09615	33 09711
43 09619	44 09620	45 09716
55 09624	56 09625	57 09721

Map Produced By: AppGeo
January 2015

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	44-52-0	Account Number	
Prior Parcel ID	-99.125-0.07927		
Property Owner	BRAGDON, PETER (TE) BRAGDON, DIANE	Property Location	137 GREEN ST
		Property Use	ONE FAM
Mailing Address	137 GREEN STREET	Most Recent Sale Date	7/21/2010
		Legal Reference	7215-011
City	FITCHBURG	Grantor	BENEFICIAL MASSACHUSETTS INC.,
Mailing State	MA Zip 01420	Sale Price	40,000
ParcelZoning	RC	Land Area	0.046 acres

Current Property Assessment

Card 1 Value	Building Value 52,500	Xtra Features Value 0	Land Value 16,200	Total Value 68,700

Building Description

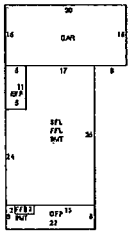
Building Style CONVENT'NL	Foundation Type MASONRY	Flooring Type SOFTWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover SLATE	Heating Fuel GAS
Building Condition Fair	Siding STUCCO	Air Conditioning 0%
Finished Area (SF) 1440	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 6	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.046 acres of land mainly classified as ONE FAM with a(n) CONVENT'NL style building, built about 1900 , having STUCCO exterior and SLATE roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____1_____(1, 2 or 3)
Street number and name: 425 North St.
City: Fitchburg
Parcel Id # : 6-58-0

Name of Property Owner or Owners: Cadwell, Reginald I. (TE) Cadwell, Carol A.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: ___2__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes__X____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No____X_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No___X_____

Property has been taken for foreclosure of mortgage. Yes_____ No____X____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Vacant and winterized

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

BK 03425 PG 164

KAN

25

015896

Deed

We, Ralph Bertozzi and Marie M. Bertozzi, of 316 Hollis Road, Lunenburg, Massachusetts 01462 in consideration of Eighty-Six Thousand, Five Hundred and 00/100 Dollars ($86,500.00) grant to Reginald I. Cadwell and Carol A. Cadwell, husband and wife as tenants by the entirety, both of 425 North Street, Fitchburg, Massachusetts with ***QUITCLAIM COVENANTS***

The land and buildings thereon on the easterly side of North Street, in Fitchburg, County of Worcester, Commonwealth of Massachusetts, situated and bounded and described as follows:

BEGINNING at the northwest corner of the within described premises on the easterly side of North Street at land conveyed by Grace A. Abbott to Charles E. Tapply by deed dated June 1, 1931 recorded with Worcester North District Deeds, Book 488, Page 137;

THENCE easterly by said Tapply land, 95 feet, to land of owners unknown;

THENCE southwesterly 78 feet to land now or formerly of Benjamin Snow;

THENCE northwesterly 100 feet by said land of Snow to North Street;

THENCE northeasterly by North Street, 88 feet, to the place of beginning.

Being the same premises conveyed to Ralph Bertozzi and Marie M. Bertozzi by deed dated September 8, 1989 recorded with the Worcester North Registry of Deeds in Book 1872, Page 299.

Witness our hands and seals this 16th day of July, 1999.

Ralph Bertozzi

Marie M. Bertozzi

LOCUS: 425 North Street, Fitchburg, MA

JUL 16 3 35 PM '99

Commonwealth of Massachusetts, Worcester, ss:

On this 16th day of July, 1999, before me personally appeared Ralph Bertozzi and Marie M. Bertozzi, to me known to be the person(s) described in and who executed the forgoing instrument, and acknowledged that they executed the same as their free act and deed.

LISA HUNTER-MASON ..... (Seal)
—Notary Public

My Commission Expires: 8/24/04

Return after recording to:

Mr. & Mrs. Reginald I. Cadwell
425 North Street
Fitchburg, MA 01420

FITCHBURG
DEEDS REG 21
WORC NORTH

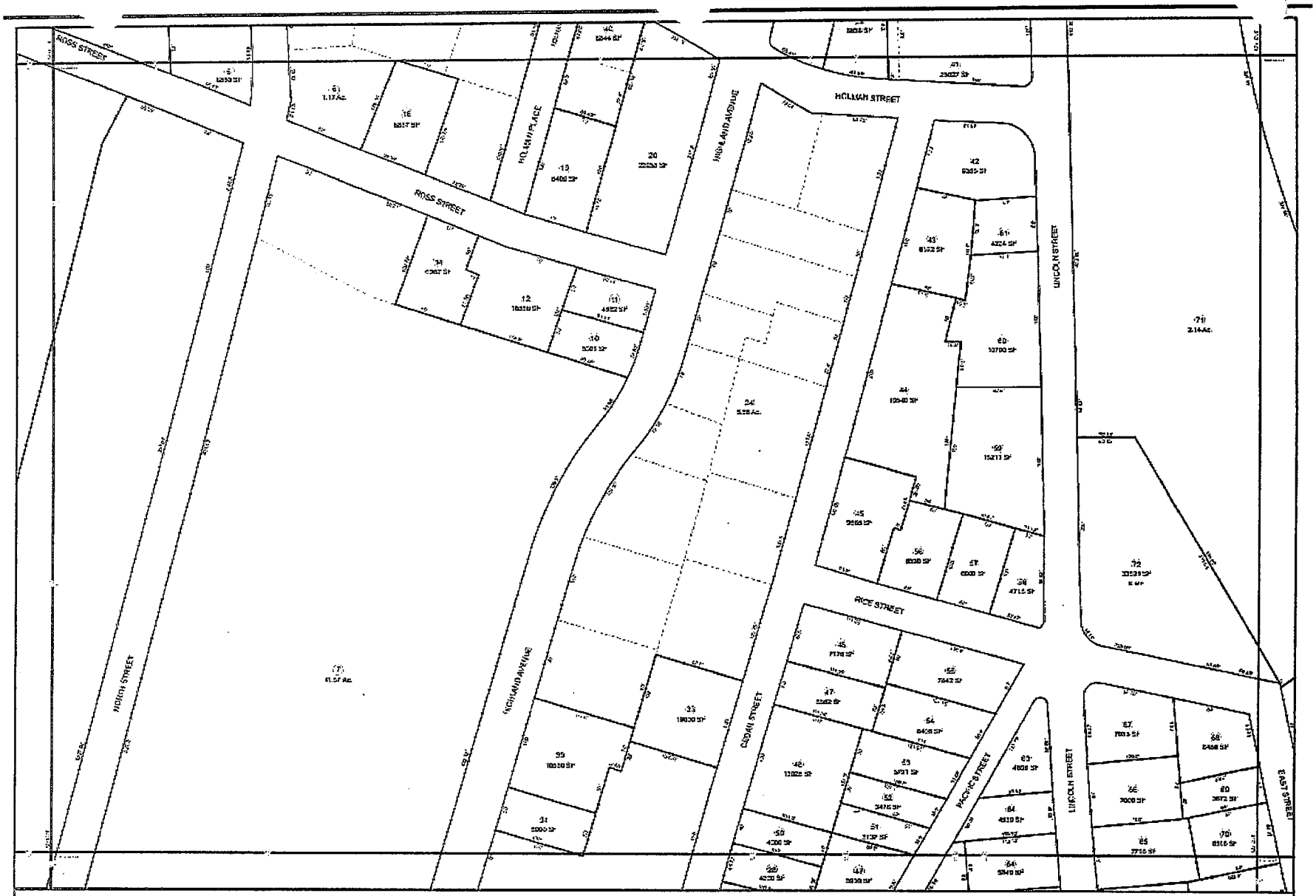
07/16/99 3:36PM 01
000000 #1773

FEE $394.44

CASH $394.44

ATTEST: NO. WORC REGISTRY OF DEEDS
JOHN B. Mc.LAUGHLIN, REGISTER

©1986 - 1997 Standard Solutions, Inc. (781)324-0550 *Printed: Wed Jul 14, 1999 By SCUser SCS*



CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Scale: 1 inch = 45 feet

0 35 70 140 210 220 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 13

5 05425	6 05921	157 05922
12 05505	13 05701	14 05702
21 05510	22 05706	23 05707

Map Produced By AppGeo January 2019

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	6-58-0	Account Number	0
Prior Parcel ID	-89.673-0.04015		
Property Owner	CADWELL, REGINALD I. (TE) CADWELL, CAROL A.	Property Location	425 NORTH ST
		Property Use	ONE FAM
Mailing Address	425 NORTH STREET	Most Recent Sale Date	7/16/1999
		Legal Reference	3425-164
City	FITCHBURG	Grantor	BERTOZZI, RALPH (TE),
Mailing State	MA Zip 01420	Sale Price	86,500
ParcelZoning	RA2	Land Area	0.186 acres

Current Property Assessment

Card 1 Value	Building Value 73,900	Xtra Features Value 3,100	Land Value 39,200	Total Value 116,200

Building Description

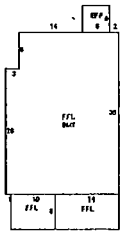
Building Style BUNGALOW	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1930	Roof Structure HIP	Heating Type STEAM
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Average	Siding STUCCO	Air Conditioning 0%
Finished Area (SF) 1068	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 5	# of Bedrooms 2	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.186 acres of land mainly classified as ONE FAM with a(n) BUNGALOW style building, built about 1930 , having STUCCO exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 2 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ____1_____ (1, 2 or 3)
Street number and name:28 Taft St.
City: Fitchburg
Parcel Id # : 20-00-9

Name of Property Owner or Owners: Fitchburg Housing Authority

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes___X___ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2___ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes___X___ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

This property has been targeted as part of the City's North of Main Initiative because it has been vacant for many years and is in a neighborhood with a high concentration of vacant properties.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

We, Donald J. Stenback and Vailet H. Stenback (also known as Violet H. Stenback), husband and wife,

of Fitchburg, Worcester County, Massachusetts,

for consideration paid of $42,000.00

Grant to Fitchburg Housing Authority
50 Day Street, Fitchburg,
Worcester County, Massachusetts

with quitclaim covenants

PROPERTY ADDRESS: 28 Taft St., Fitchburg, Ma.

A certain tract of land, with all buildings thereon, situated on the westerly side of Taft Street in Fitchburg, Worcester County, Massachusetts, and bounded as follows:

Beginning at a stone bound at the southerly corner of the granted premises at said Taft Street; thence westerly by lands late of Sumner S. Lawrence and George A. Lawrence ninety and one-half (90 1/2) feet to a stone bound at land late of B. F. Proctor; thence northerly by said Proctor land sixty (60) feet to a stone bound at land late of Eugene T. Miles; thence easterly by said Miles land eighty-seven (87) feet to a stone bound at said Taft Street; thence southerly by said Taft Street sixty (60) feet to the corner and bound first mentioned.

Being the same premises conveyed to us as tenants by the entirety, by deed of Aune Mullahy, Executor u/w/o Aino Lystila, dated November 16, 1961, recorded with Worcester Northern District Registry of Deeds in Book 892, Page 323.

Also, a certain tract of land, situated at the southwest corner of Simonds and Taft Streets, in Fitchburg, Worcester County, Massachusetts, and bounded and described as follows:

Beginning at the northeast corner of the lot on the southsideline of Simonds Street and at land now or formerly of Olavi J. Salminen; thence easterly by the southerly side of Simonds Street 74.09 feet to a point of curve; thence by a curved line to the right, radius 12 feet, a distance of 22.33 feet measured on the arc to a point of tangency on the westerly sideline of Taft Street; thence southerly by Taft Street 50.76 feet to land of Donald J. Stenback; thence westerly by Stenback land 88.19 feet to land of one Salminen; thence northerly by Salminen land 41.35 feet to Simonds Street at the place of beginning.

The above described property contains an area of 4,634 square feet of land. Subject to a building restriction as in deed dated December 12, 1966, Book 999, Page 395.

Being the same premises conveyed to us as tenants by the entirety, by deed of The City of Fitchburg, dated December 12, 1966, recorded with said Deeds in Book 999, Page 395.

Witness our hands and seals this 30th day of June, 1982.

Witnessed by

COMMONWEALTH OF MASSACHUSETTS
INTANGIBLE EXCISE
JUL 1 '82
9576

Donald J. Stenback
Donald J. Stenback

Violet H. Stenback
Violet H. Stenback

Commonwealth of Massachusetts

Worcester, SS. June 30, 1982

Then personally appeared the above named Donald J. Stenback and Violet H. Stenback

and acknowledged the foregoing instrument to be their free act and deed,

before me

Robert L. Ware Notary Public.

My commission expires July 22, 1988

Received July 1, 1982 at 10 h. 09 m. A. M. Entered & Examined.

★ ★ ★ END OF INSTRUMENT ★ ★ ★

THE COMMONWEALTH OF MASSACHUSETTS

Fitchburg
NAME OF CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

655

Foster-Healey
470 Main St.
Fitchburg Ma. 01420

June 30, 19 82

It is hereby certified from available information that hereinafter listed are all taxes and assessments, water rates and charges, which on the above date constitute liens on the parcel of real estate specified in your application dated June 29, 19 82

THE AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized below. Any amount not ascertainable is so stated.

DESCRIPTION OF REAL ESTATE

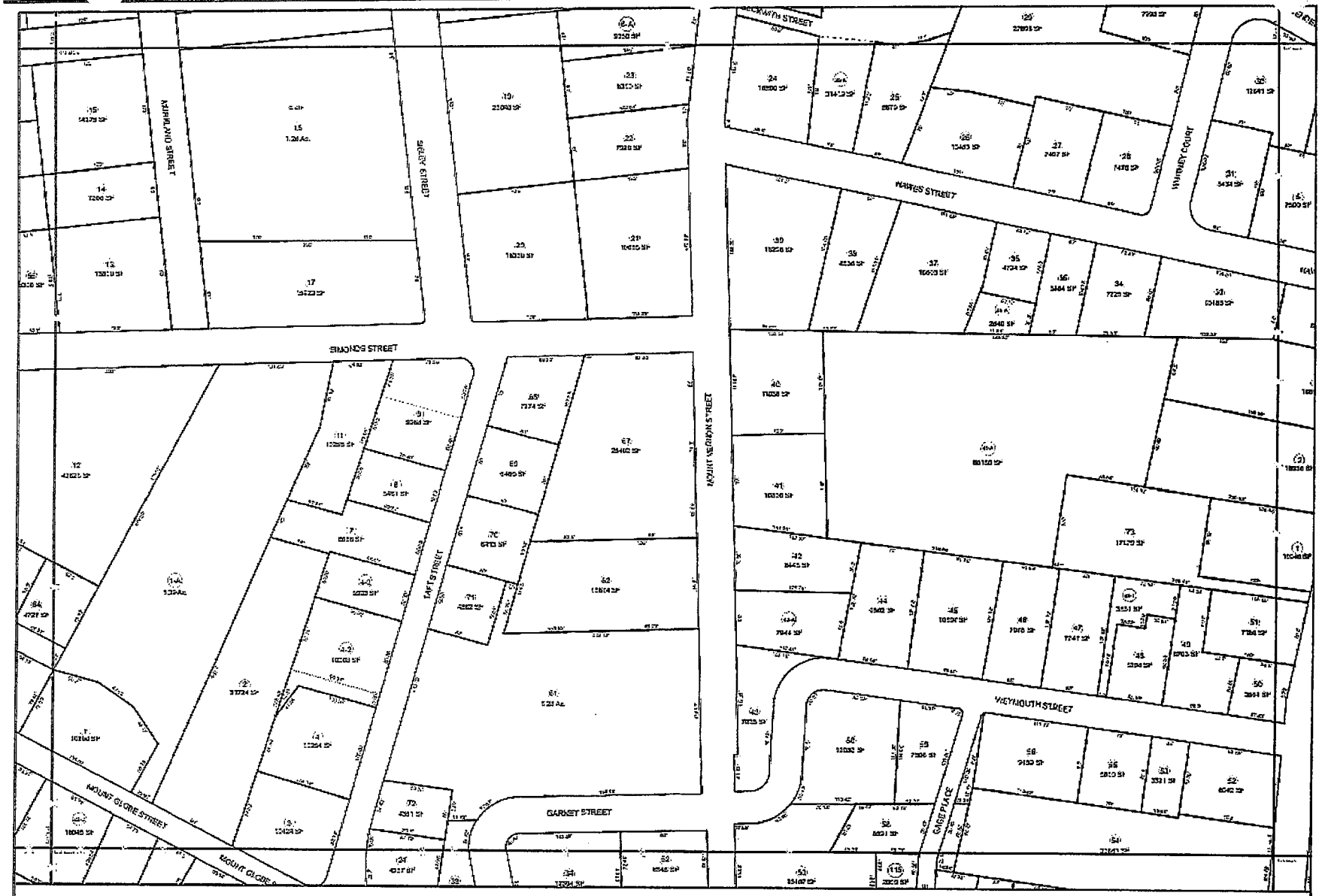
Description should be sufficiently accurate to identify the premises. In the case of registered land, certificate of title number must be given.

Land and buildings located at 52 Exeter St. ws. as shown on assessors map #55 parcel #41 and containing about 8000 sq. ft. Book #1178 page #543 Land 3120
Fiscal 82 assessment: House 22370 Garage 4200 Total 26570

NAME OF PERSON ASSESSED William L. Seppa Jr & Catherine S. Seppa

LOCATION OF PROPERTY 52 Exeter St. ws

	11-1-78 5-1-80	11-1-80 5-1-81	11-1-81 5-1-82	



CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Scale: 1inch = 40feet

0 40 80 160 240 320 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 20

10 05603	11 05604	12 05605
19 05608	20 05609	21 05610
30 05613	31 05614	32 05615

Map Produced By: AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 20-9-0
Prior Parcel ID FHA - -
Property Owner FITCHBURG HOUSING AUTHORITY

Mailing Address 50 DAY STREET

City FITCHBURG
Mailing State MA Zip 01420
ParcelZoning RB

Account Number

Property Location 28 TAFT ST

Property Use HOUSING AUTH
Most Recent Sale Date 7/1/1982
Legal Reference 1289-312
Grantor STENBACK, DONALD J. ETUX
Sale Price 42,000
Land Area 0.229 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	89,300	4,100	28,700	122,100

Building Description

Building Style CONVENT`NL
# of Living Units 1
Year Built 1910
Building Grade AVERAGE
Building Condition Average
Finished Area (SF) 1512.5
Number Rooms 7
# of 3/4 Baths 0

Foundation Type MASONRY
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPHALT SH
Siding ASBESTOS
Interior Walls PLASTER
# of Bedrooms 4
# of 1/2 Baths 0

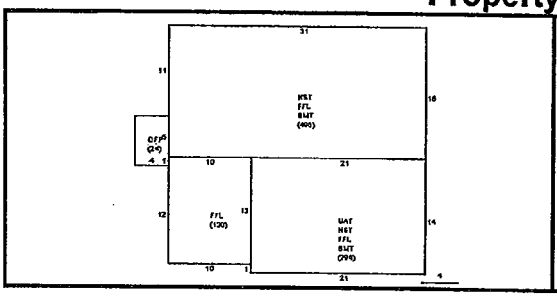
Flooring Type SOFTWOOD
Basement Floor N/A
Heating Type FORCED H/A
Heating Fuel GAS
Air Conditioning 0%
# of Bsmt Garages 0
# of Full Baths 1
# of Other Fixtures 0

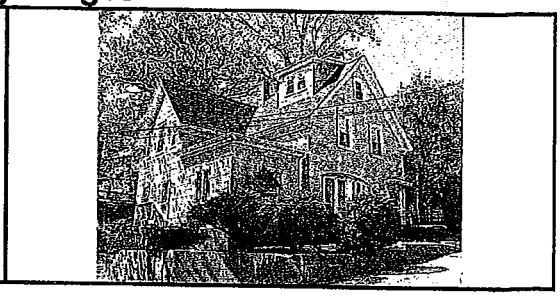
Legal Description

Narrative Description of Property

This property contains 0.229 acres of land mainly classified as HOUSING AUTH with a(n) CONVENT`NL style building, built about 1910 , having ASBESTOS exterior and ASPHALT SH roof cover, with 1 unit(s), 7 room(s), 4 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____1_____ (1, 2 or 3)
Street number and name: 353 Blossom St.
City: Fitchburg
Parcel Id # : 12-12-0

Name of Property Owner or Owners: Cox, Raymond M. (TE) Cox, Yvonne Elizabeth

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: ___3__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No__X____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No___X_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes__X____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes_X_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

The long term vacancy of this property is a blighting factor in this neighborhood.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk 5651 Pg298 #8227
04-06-2005 @ 11:08a

QUITCLAIM DEED

I, **Yvonne E. Cox** of 353 Blossom Street, Fitchburg, Worcester North County, Massachusetts, in consideration of less than **One Hundred Dollars ($100.00)** grant to **Raymond M. Cox and Yvonne Elizabeth Cox, Husband and Wife Tenants by the Entirety** of 353 Blossom Street, Fitchburg, Worcester North County, Massachusetts with ***QUITCLAIM COVENANTS***, in the following described premises:

A certain tract of land numbered 2 on the Adams Plan of building lots, situated on Blossom Street, in said Fitchburg, and bounded as follows:

Beginning at said Blossom Street and at land now or formerly of M.E. Hannigan; thence easterly by land of said Hannigan, 113 feet to a stone bound at land of said Hannigan and land now or formerly of Harriet P. Adams; thence southerly by land of said Harriet P. Adams, 100 feet to the place of beginning. Containing 11,350 square feet of land, more or less.

Also another tract of land in said Fitchburg, between Blossom and Osgood Streets, bounded and described as follows:

Beginning at a stone bound 100 feet westerly of Osgood Street and at land conveyed to J. Edward Quincy and Bessie B. Cheney; thence N 61° 21° W. by land now or formerly of Alice G. Rice 13 feet to a corner; thence 31° 09° E still by land of said Alice G. Rice 20 feet to land now formerly of Frank W. Baker; thence N 31° 09° E still by land now or formerly of Frank W. Baker; thence easterly in a continuation of the land of said Alice G. Rice on the most northerly line 13 feet to land of said Cheney;thence S. 31° 09° W. 20 feet to the place of beginning.

Also a certain lot of land situated on the easterly side of Blossom street, in said Fitchburg, and bounded and described as follows, to wit;

Beginning at the southwesterly corner thereof at a bound on said Blossom Street at land now or formerly of Frederick W. Rice; thence S. 62° E. on said Rice land conveyed to Thomas A. Manning; thence N. 26° E. 20 feet to a stone set in the ground at land 100 feet to a bound; thence N 26° E. 20 feet at land conveyed to Thomas A. Manning; thence N. 62° E on said Blossom Street 20 feet to the place beginning.

Also a certain tract of land situated easterly from Blossom Street, in said Fitchburg, on the westerly side of Osgood Street, and bounded as follows:

Beginning at the southeasterly corner thereof at said Osgood Street at land formerly of James H. McMahon; thence running by said land formerly of said McMahon one hundred feet to land now or formerly of Rice; thence northerly by said Rice land one hundred feet to land now or formerly of Hannigan; thence easterly; thence easterly by said land formerly of said Hannigan 100 feet to said Osgood Street ; thence southerly by said Osgood Street one hundred feet to the place of beginning. Containing 10,000 square feet of land

353 Blossom St. Fitchburg

For my title reference see deed dated April 19, 2001 and recorded in Book 3794, Page 68 on May 15, 2001.

Grantor expressly reserves all rights of homestead in said premises

Witness our hands and seals this 26th day of March ~~, 2004~~ 2005

Yvonne E. Cox

Yvonne E. Cox

Witness: Marie Ferretti

Commonwealth of Massachusetts

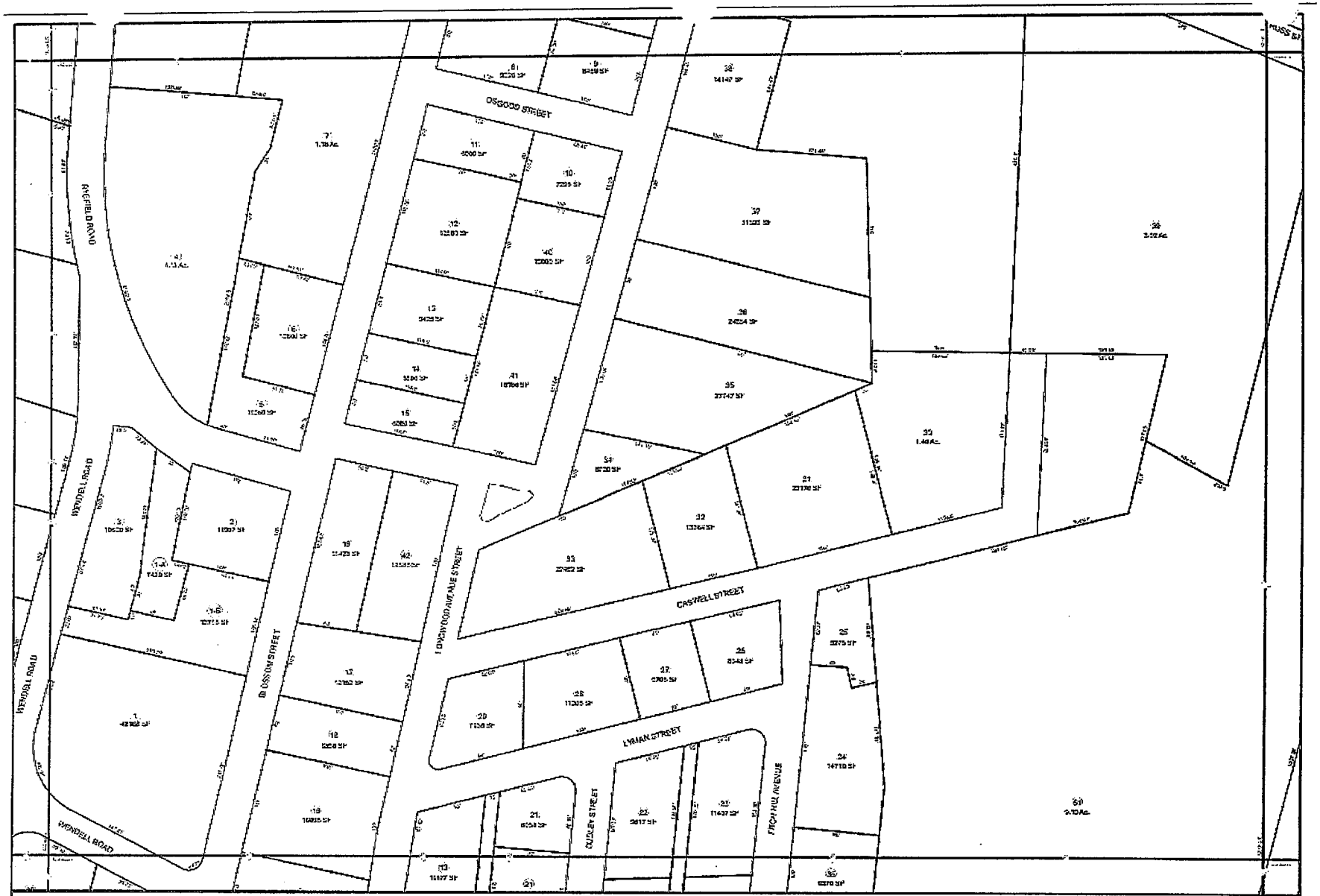
Worcester, ss: , 2005

On this 26 day of March, 2005, before me, the undersigned notary public, personally appeared Yvonne E. Cox, proved to me through satisfactory evidence of identification, which were MA Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it vountarily for its stated purpose.

Notary Public:
My Commission Expires: 8-19-05

PROPERTY ADDRESS: 353 Blossom Street, Fitchburg, Massachusetts

ATTEST: NO. WORC. REGISTRY OF DEEDS
JOHN B. McLAUGHLIN, REGISTER



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Scale: 1 inch = 40 feet

0 20 40 80 120 160 200 220 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 12

4 05624	5 05625	6 05921
11 05604	12 05605	13 05701
20 05509	21 05510	22 05706

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	12-12-0	Account Number	
Prior Parcel ID	-275.627-0.05762		
Property Owner	COX, RAYMOND M. (TE)	Property Location	353 BLOSSOM ST
	COX, YVONNE ELIZABETH	Property Use	ONE FAM
Mailing Address	359 BENNETT ROAD	Most Recent Sale Date	4/6/2005
		Legal Reference	5651-298
City	ASHBY	Grantor	COX, YVONNE E.,
Mailing State	MA Zip 01431	Sale Price	1
ParcelZoning	RA1	Land Area	0.310 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	201,500	7,300	53,000	261,800

Building Description

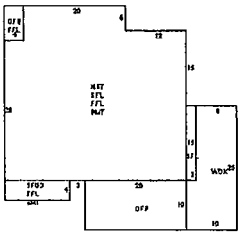
Building Style COLONIAL	Foundation Type MASONRY	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1902	Roof Structure GABLE	Heating Type STEAM
Building Grade AVG. (+)	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Good	Siding WOOD SHING	Air Conditioning 0%
Finished Area (SF) 3385	Interior Walls SOLID WOOD	# of Bsmt Garages 0
Number Rooms 11	# of Bedrooms 6	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.310 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 1902, having WOOD SHING exterior and ASPHALT SH roof cover, with 1 unit(s), 11 room(s), 6 bedroom(s), 1 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____2_____ (1, 2 or 3)
Street number and name: 9 Payson St.
City: Fitchburg
Parcel Id # : 67-12-0

Name of Property Owner or Owners: Brown, Steven O; Brown, Pamela J.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: ___1.3__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes___X___ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Water is turned off

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk 6644 Ps332 #785
01-16-2008 @ 01:25p

QUITCLAIM DEED

I, Lillian Brown, of Fitchburg, Worcester County, Massachusetts,

for consideration paid of One Dollar ($1.00),

Grant my undivided one-half interest to Steven O. Brown and Pamela J. Brown, of 9 Payson Street, Fitchburg, Massachusetts,

with ***QUITCLAIM COVENANTS***, the following:

That certain parcel of land, with the buildings thereon, situated on the Southwesterly side of Payton Street in Fitchburg, County of Worcester and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the Northeasterly corner thereof at a point on said street at land now or formerly of one Gaudat; thence by said Gaudat land and land now or formerly of one Bacon S. 37 degrees 30 min W, one hundred thirty-two (132) feet to land now or formerly of one Trainque; thence by last named land N. 51 30' W. fifty-one (51) feet to an angle; thence still by said Trainque land S. 38 degrees 26' W. sixty-three and 75/100 at (63.75) feet; thence Westerly forty and 87/100 (40.87) feet to a corner at land now or formerly of one Hudson; thence by said Hudson land and land now or formerly of Gardner Creamery Company N 38 degrees 25' W one hundred ninety-five and 65/100 (195.65) feet to the Southwesterly line of Payson Street; thence by said street Southeasterly forty-seven and 66/100 (47.66) feet to an angle; thence still by said street Southeasterly forty and 87/100 (40.87) feet to the place of beginning. Containing 14,710 square feet, more or less.

Charles Brown having deceased on October 2, 2007.

For title reference, see deed recorded with said Registry of Deeds in Book 5538, Page 186.

Witness my hand and seal this 16th day of January, 2008.

Lillian Brown

Lillian Brown

PROPERTY ADDRESS: 9 PAYSON ST., FITCHBURG, MA

NATOLA - BOX

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

January 16, 2008

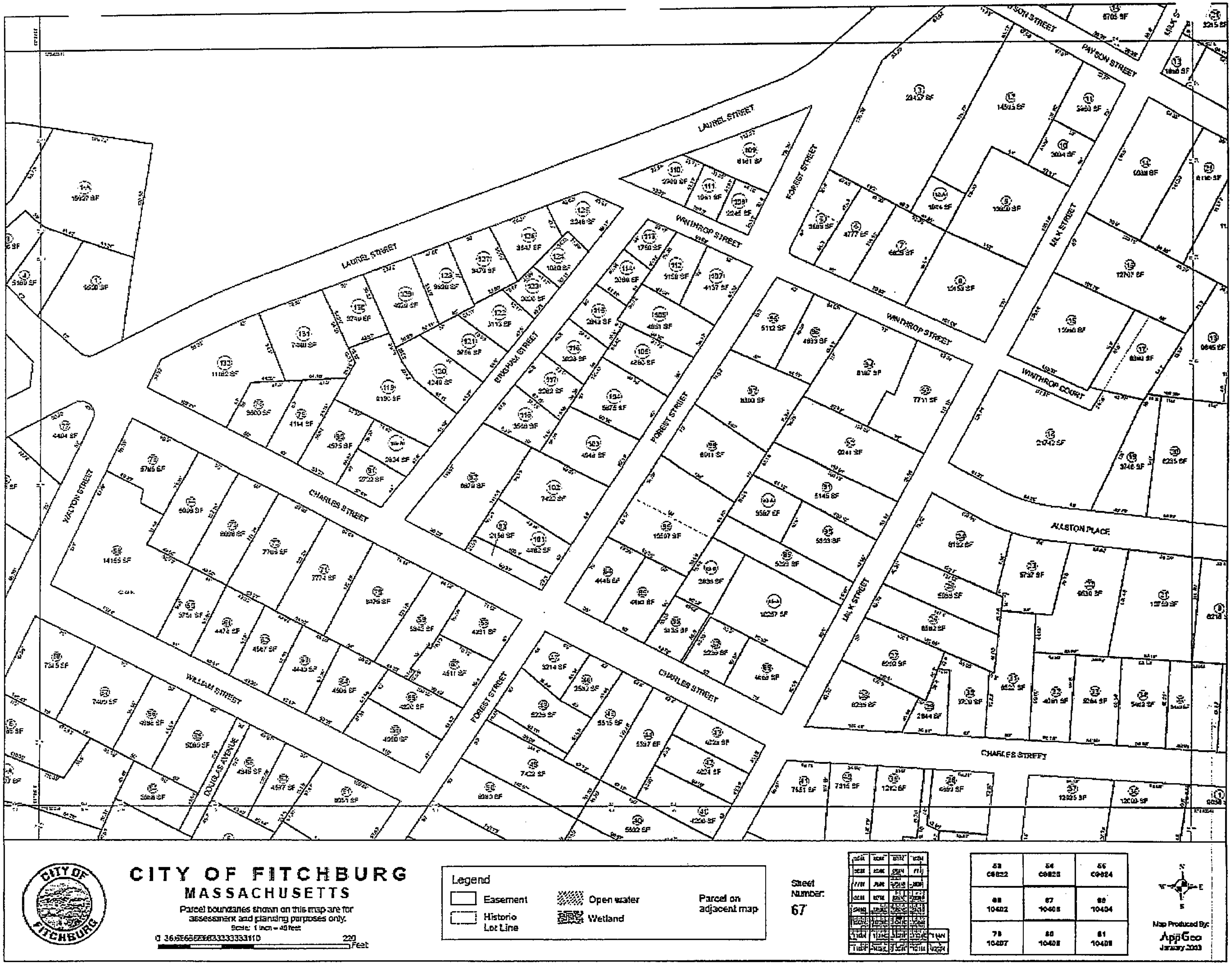
On this 16th day of January, 2008, before me, the undersigned notary public personally appeared the above named Lillian Brown proved to me through satisfactory evidence of identification, which was a valid Massachusetts driver's license, to be the persons forenamed and acknowledge to me that she signed it voluntarily and for its stated purpose.

My commission expires: 4/04/2008

Jill A. Natola, Notary Public for the Commonwealth of Massachusetts

JILL A. NATOLA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 4, 2008

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER


LAUREL STREET
FORREST STREET
WINTHROP STREET
WINTHROP COURT
PAYSON STREET
MILK STREET
ALLSTON PLACE
CHARLES STREET
WILLIAM STREET
DOUGLAS AVENUE
WALTON STREET
CITY OF FITCHBURG
MASSACHUSETTS
Parcel boundaries shown on this map are for assessment and planning purposes only.
Legend
Easement
Historic Lot Line
Open water
Wetland
Parcel on adjacent map
Sheet Number:
67
Map Produced By:
AppGeo
January 2003

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	67-12-0	Account Number	0
Prior Parcel ID	-64.215-0.02459		
Property Owner	BROWN, STEVEN O BROWN, PAMELA J.	Property Location	9 PAYSON ST
		Property Use	TWO FAM
Mailing Address	9 PAYSON STREET	Most Recent Sale Date	1/16/2008
		Legal Reference	6644-332
City	FITCHBURG	Grantor	BROWN, STEVEN O + PAMELA J ,(TE) (JT)
Mailing State	MA Zip 01420	Sale Price	1
ParcelZoning	RC	Land Area	0.335 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	110,600	800	30,100	141,500

Building Description

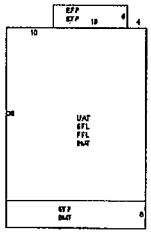
Building Style MULTI-GRDN	Foundation Type MASONRY	Flooring Type CARPET
# of Living Units 2	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure HIP	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Average	Siding ASBESTOS	Air Conditioning 0%
Finished Area (SF) 2280	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 10	# of Bedrooms 4	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.335 acres of land mainly classified as TWO FAM with a(n) MULTI-GRDN style building, built about 1900 , having ASBESTOS exterior and ASPHALT SH roof cover, with 2 unit(s), 10 room(s), 4 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____3_____ (1, 2 or 3)
Street number and name: 12 Nashua St.
City: Fitchburg
Parcel Id # : 69-76-0

Name of Property Owner or Owners: U.S. Bank Trust, N.A. TRS. C/O Caliber Home Loans INC.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ___X___ No _____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: ___1.3__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes___X___ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Water is turned off

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk 7127 Pg118 #2527
02-22-2010 @ 03:19p

Rochefort-Box

Deed

We, **Jose C. Nolasco and Ana E. Solano,** of Fitchburg, Massachusetts, for consideration paid, and in full consideration of

Eighty Five Thousand and 00/100 Dollars
($85,000.00)

Grant to

Neftali Nunez, of 12 Nashua Street, Fitchburg, MA, Individually,

With *Quitclaim Covenants*

Property: 12 Nashua Street, Fitchburg, Massachusetts

A certain tract or parcel of land with the buildings thereon situated at the corner of Nashua and Worcester Streets, in Fitchburg, Worcester County, Massachusetts and bounded and described as follows:

Beginning at the junction of said Nashua and Worcester Streets;

Thence southerly on said Worcester Street, one hundred twenty-three (123) feet to a corner at land now or formerly of J. M. Carpenter,

Thence westerly by last named land, sixty-three (63) feet to a corner at land of said Carpenter;

Thence northerly by last named land, one hundred twenty-three (123) feet to said Nashua Street;

Thence easterly by said Nashua Street, sixty-three (63) feet to the place of beginning.

Being the same premises conveyed to Jose C. Nolasco and Ana E. Solano by deed of Carlos Perez and Yolanda Perez, a/k/a Yolanda Perey, dated April 27, 2001 and recorded in Worcester District Registry of Deeds, Book 3775, Page 1.

Witness our hands and seal this 19th day of February 2010.

Jose C. Nolasco

Ana E. Solano

Commonwealth of Massachusetts

County of Worcester, ss

On this 19th day of February 2010 before me, the undersigned notary public, personally appeared **Jose C. Nolasco and Ana E. Solano**, proved to me through satisfactory evidence of identification, which were MA D.L. -, the person(s) whose name are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public
My Commission Exp:

NICHOLAS E. THALHEIMER
MY COMMISSION EXPIRES JAN 9 2015
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Bk 7127 Pg120 #2527

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 02-22-2010 @ 03:19pm
Ctl#: 113 Doc#: 2527
Fee: $387.60 Cons: $85,000.00

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER

CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Scale: 1 inch = 43 feet

0 36 66 132 198 264 330 220 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 69

55 09624	56 09625	57 09721
68 10404	69 10405	70 10501
81 10409	82 10410	83 10506

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	69-76-0	Account Number	0
Prior Parcel ID	--2.335--0.00095		
Property Owner	U.S. BANK TRUST, N.A. TRS. C/O CALIBER HOME LOANS, INC.	Property Location	12 NASHUA ST
		Property Use	3 FAMLY
Mailing Address	13801 WIRELESS WAY	Most Recent Sale Date	5/23/2017
		Legal Reference	8821-175
City	OKLAHOMA CITY	Grantor	NUNEZ, NEFTALI,
Mailing State	OK Zip 73134	Sale Price	130,000
ParcelZoning	RC	Land Area	0.196 acres

Current Property Assessment

Card 1 Value	Building Value 94,600	Xtra Features Value 0	Land Value 26,900	Total Value 121,500

Building Description

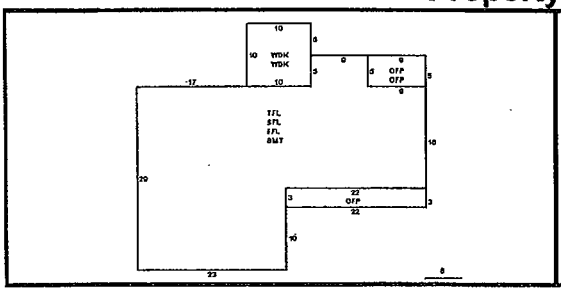
Building Style 3 FAMILY	Foundation Type MASONRY	Flooring Type SOFTWOOD
# of Living Units 3	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure MANSARD	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover SLATE	Heating Fuel GAS
Building Condition Fair-Avg	Siding ASBESTOS	Air Conditioning 0%
Finished Area (SF) 3192	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 15	# of Bedrooms 9	# of Full Baths 3
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

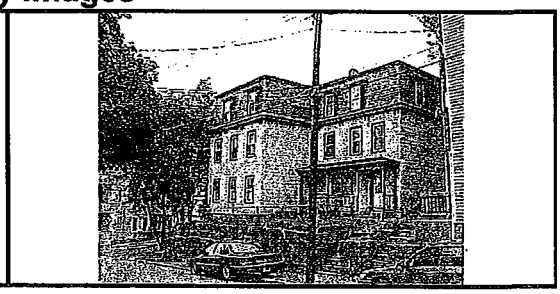
Legal Description

Narrative Description of Property

This property contains 0.196 acres of land mainly classified as 3 FAMLY with a(n) 3 FAMILY style building, built about 1900 , having ASBESTOS exterior and SLATE roof cover, with 3 unit(s), 15 room(s), 9 bedroom(s), 3 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____1_____ (1, 2 or 3)
Street number and name: 14 Cross St.
City: Fitchburg
Parcel Id # : 55-25-0

Name of Property Owner or Owners: Federal Home Loan Morg. Corp.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes___X___ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Water is turned off

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk 8848 Pg223 #10937
06-28-2017 @ 12:02p

FORECLOSURE DEED

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, with an address of c/o Caliber Home Loans, Inc., 13801 Wireless Way, Oklahoma City, OK 73134, the present holder of a mortgage from Carmen L. Mendez to Mortgage Electronic Registration Systems, Inc. as nominee for GMAC Mortgage Corporation, its successors and assigns dated August 4, 2004 recorded with the Worcester County (Northern District) Registry of Deeds at Book 5371, Page 84, by the power conferred by said mortgage and by every other power, for ONE HUNDRED TWENTY-TWO THOUSAND ONE HUNDRED SEVENTY-FOUR DOLLARS AND 43/100 ($122,174.43) paid, grants to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, with an address of c/o Caliber Home Loans, Inc., 13801 Wireless Way, Oklahoma City, OK 73134, the premises conveyed by said mortgage.

Executed as a sealed instrument this 27 day of June, 2017.

See Power of Attorney recorded herewith

U.S. Bank Trust, N.A., as Trustee for
LSF9 Master Participation Trust
By Orlans PC, Its Attorney-in-Fact

For signatory authority, see Delegation of Authority and Appointment recorded with the Suffolk County Registry of Deeds at Book 57736 Page 111

By: _____
Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 27th day of June, 2017, before me, the undersigned Notary Public, personally appeared, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property, of Orlans PC, as Attorney-in-fact for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, who is either personally known to me, or proved to me through satisfactory evidence of identification, to be the person who signed the preceding or attached document, and acknowledged to me that he/she executed the same for its stated purpose as the free act and deed of U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust.

Danielle L. Richards, Notary Public
My Commission Expires: 9/7/2023

DANIELLE L. RICHARDS
MY COMMISSION EXPIRES ON 09-07-2023
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

RE: 14 Cross Street, Fitchburg, MA 01420

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007
File Number: 676/15-003737/FORD_DR

Affidavit of Sale

I, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, as attorney for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, ("Lender") named in the foregoing deed, make oath and say that the principal, interest and other obligations mentioned in mortgage from above referred to were not paid or tendered or performed when due or prior to the sale, and that this office caused to be published on the 22nd day of May, 2017, on the 29th day of May, 2017 and on the 5th day of June, 2017, in the Sentinel and Enterprise (Fitchburg Sentinel Enterprises), a newspaper with general circulation in Fitchburg, a copy of which is attached hereto as Exhibit A.

This office has complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the required notices by certified mail, return receipt requested.

This office has complied with Chapter 209, Section 18.21A of Code of Massachusetts Regulations, as amended, by mailing the required certification and supporting documentation by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, the Lender sold the mortgaged premises at public auction by James H Page, a licensed auctioneer, of Towne Auction Company LLC, to the highest bidder U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, with an address of c/o Caliber Home Loans, Inc., 13801 Wireless Way, Oklahoma City, OK 73134, for the sum of ONE HUNDRED TWENTY-TWO THOUSAND ONE HUNDRED SEVENTY-FOUR DOLLARS AND 43/100 ($122,174.43) paid, being the highest bid made therefor at said auction.

RE: 14 Cross Street, Fitchburg, MA 01420

See Power of Attorney recorded herewith.

For signatory authority, see Delegation of Authority and Appointment recorded with the Suffolk County Registry of Deeds at Book 57736 Page 111

Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 27th day of June, 2017, before me, the undersigned Notary Public, personally appeared, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Danielle L. Richards, Notary Public
My Commission Expires: 9/7/2023

DANIELLE L. RICHARDS
MY COMMISSION EXPIRES ON 09-07-2023
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007
File Number: 15-003737/676/FORD_DR

EXHIBIT "A"

ATTACHED TO AND FORMING A PART OF THE FORECLOSURE DEED
FOR PROPERTY AT 14 CROSS STREET, FITCHBURG, MA 01420

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Carmen L. Mendez to Mortgage Electronic Registration Systems, Inc. as nominee for GMAC Mortgage Corporation, its successors and assigns, dated August 4, 2004 and recorded with the Worcester County (Northern District) Registry of Deeds at Book 5371, Page 84 subsequently assigned to Ocwen Loan Servicing, LLC by Mortgage Electronic Registration Systems, Inc. as nominee for GMAC Mortgage Corporation, its successors and assigns by assignment recorded in said Worcester County (Northern District) Registry of Deeds at Book 8165, Page 281 and subsequently assigned to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by Ocwen Loan Servicing by assignment recorded in said Worcester County (Northern District) Registry of Deeds at Book 8631, Page 238, of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 1:00 PM on June 12, 2017 at 14 Cross Street, Fitchburg, MA, all and singular the premises described in said Mortgage, to wit: A certain tract of land with the buildings thereon, situated on the northeasterly side of Cross Street in Fitchburg, Worcester County, Massachusetts, bounded and described as follows: Beginning at the southeasterly corner thereof at a point in the northeasterly line of Cross Street and at land of one Dupuis; THENCE N. 53 degrees 00' W. by the northeasterly line of Cross Street 41.5 feet to land of one Bean; Thence N. 37 degrees 00' Easy by land of said Bean 65 feet to a point at land now or formerly of John L. Roncone; Thence S. 53 degrees 00' East by land-named land 41.5 feet to a point at land of aforementioned Dupuis; Thence S. 37 degrees 00' W. by land if said Dupuis 65 feet to the place of beginning.

For title see deed recorded in Book 4602, Page 300.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

TERMS OF SALE: A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS ($5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.

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

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust
Present Holder of said Mortgage,
By its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
15-003737

May 22, 2017 May 29, 2017 June 5, 2017

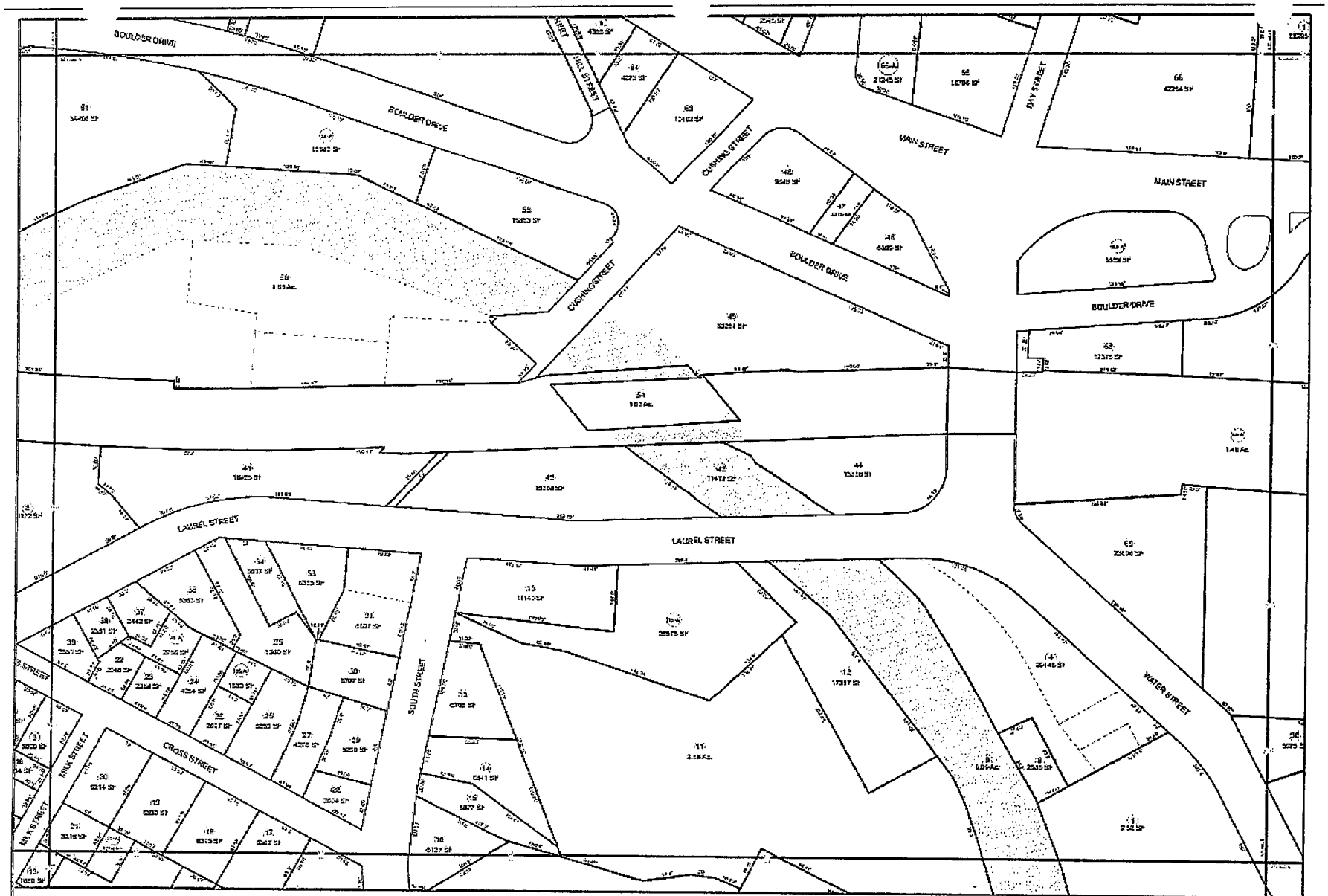
RE: 14 Cross Street, Fitchburg, MA 01420

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007
File Number: 15-003737/676/FORD_DR

J

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 06-28-2017 @ 12:02pm
Ctl#: 58 Doc#: 10937
Fee: $558.60 Cons: $122,174.43

ATTEST NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.
Scale: 1 inch = 40 feet

Legend
- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 55

42 09618	43 09619	44 09620	
54 09623	55 09624	56 09625	
67 10403	68 10404	69 10405	

Map Produced By: AppGeo January 2019

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	55-25-0	Account Number	
Prior Parcel ID	-73.885-0.03146		
Property Owner	U.S. BANK TRUST, N.A. TRS. C/O CALIBER HOME LOANS, INC.	Property Location	14 CROSS ST
		Property Use	ONE FAM
Mailing Address	13801 WIRELESS WAY	Most Recent Sale Date	6/28/2017
		Legal Reference	8848-223
City	OKLAHOMA CITY	Grantor	MENDEZ, CARMEN,
Mailing State	OK Zip 73134	Sale Price	122,174
ParcelZoning	RC	Land Area	0.062 acres

Current Property Assessment

Card 1 Value	Building Value 102,500	Xtra Features Value 0	Land Value 21,700	Total Value 124,200

Building Description

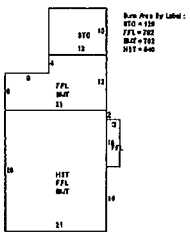
Building Style CONVENT`NL	Foundation Type MASONRY	Flooring Type SOFTWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1920	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel OIL
Building Condition Good	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 1201.5	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 6	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

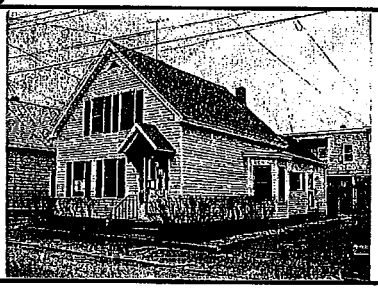
Legal Description

Narrative Description of Property

This property contains 0.062 acres of land mainly classified as ONE FAM with a(n) CONVENT`NL style building, built about 1920 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____3_____ (1, 2 or 3)
Street number and name: 33 Forest St.
City: Fitchburg
Parcel Id # : 67-102-0

Name of Property Owner or Owners: Bank of America N.A.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes___X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2.5__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes___X___ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

(2) CK

Bk 6256 Pg308 #22446
09-29-2006 @ 02:59p

Deed

I, Charles R. Cayen,

of 33 Forest Street, Fitchburg, Massachusetts 01420

in consideration of Two Hundred Sixty-Eight Thousand, Four Hundred and 00/100 Dollars ($268,400.00)

grant to Kenneth St. Martin and Sonnia G. Galarza,
as joint tenants with rights of Survivorship

of 276 Great Road, Shirley, Massachusetts 01464 with *QUITCLAIM COVENANTS*

A certain lot of land , with the buildings thereon, situated on the northwesterly side of Forest Street in Fitchburg, Worcester County, Massachusetts, bounded and described as follows:

Beginning at the southerly corner thereof at said Forest Street and at land of Henry M. McDermott;

Thence northwesterly by said McDermott land 99.34 feet to an angle at land of George C. Merritt;

Thence N. 42 3/4° E. by said Merritt land 69.76 feet to land of Harold M. Rand et ux;

Thence S. 53° E. partly by land of said Rand and partly by land of Winifred E. Murnane et als 99.89 feet to said Forest Street;

Thence S. 42 3/4° W. by said Forest Street 80 feet to the place of beginning.

Containing 7,472 square feet, more or less.

Being the same premises conveyed to us by deed recorded with Worcester Northern Registry of Deeds in Book 1250, Page 26.

33 Forest Street, Fitchburg, MA

Executed as a sealed instrument this 29th day of September, 2006.

Charles R. Cayen

Charles R. Cayen

Commonwealth of Massachusetts,

Worcester, ss:

On this 29th day of September, 2006, before me, the undersigned notary public, personally appeared Charles R. Cayen, proved to me through satisfactory evidence of identification, which were drivers license_____ to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

R. Craig Reynolds
My Commission Expires: December 28, 2012 2

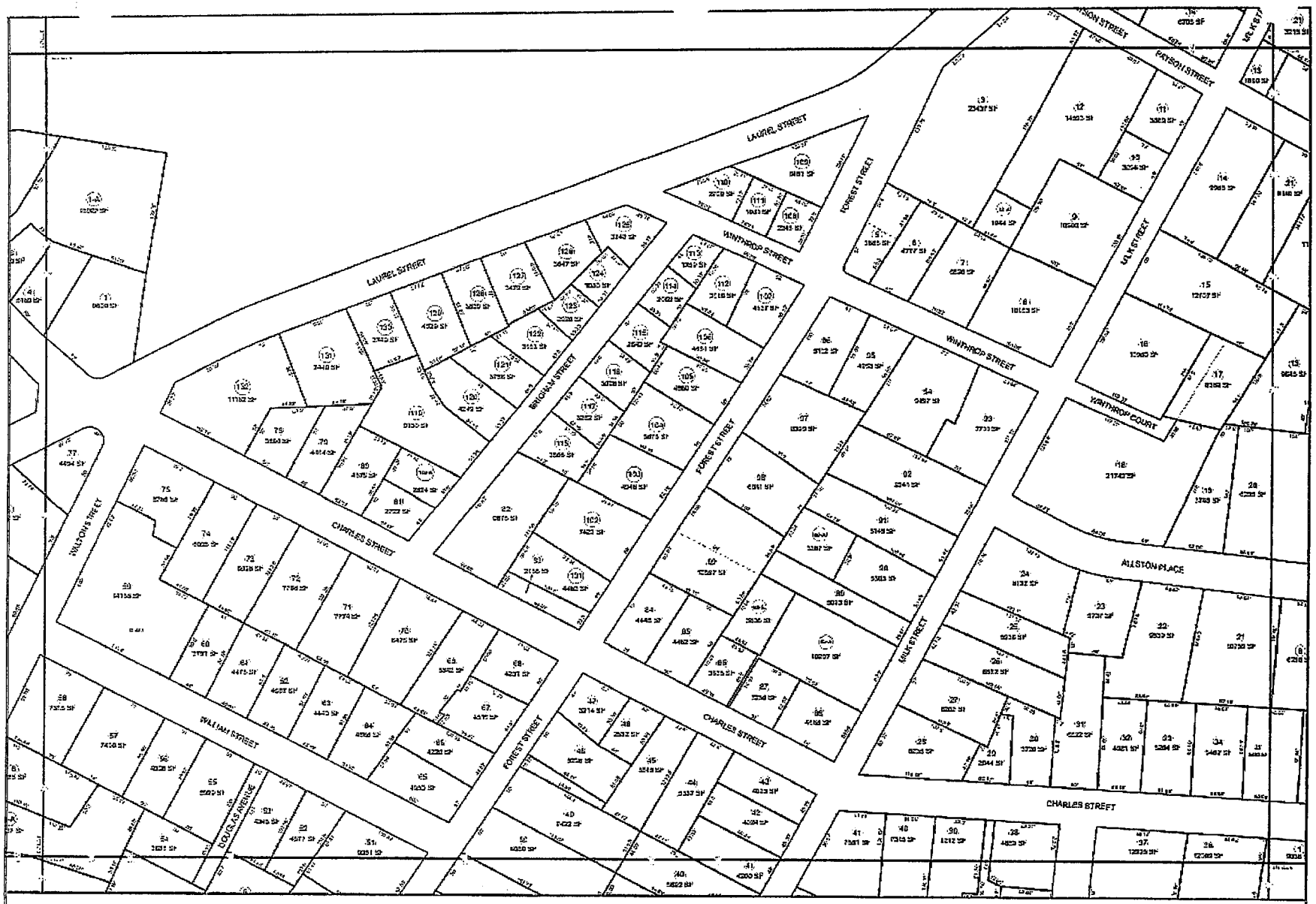
.....(Seal)
—Notary Public

"Notary Public"
R. Craig Reynolds
Commonwealth of Massachusetts
My Commission Expires on Dec. 28, 2012

©1986 - 2003 Standard Solutions, Inc. (781)324-0550

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 09-29-2006 @ 02:59pm
Ctl#: 176 Doc#: 22446
Fee: $1,224.36 Cons: $268,400.00

ATTEST: NO. WORC. REGISTRY OF DEEDS
JOHN B. McLAUGHLIN, REGISTER



CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Street Number: 67

53 05622	54 05623	55 05624
66 10402	67 10403	68 10404
79 10407	80 10408	81 10409

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	67-102-0	Account Number	
Prior Parcel ID	-1.175-0.00043		
Property Owner	BANK OF AMERICA, N.A.	Property Location	33 FOREST ST
		Property Use	3 FAMLY
Mailing Address	7105 CORPORATE DRIVE	Most Recent Sale Date	11/4/2016
		Legal Reference	8693-95
City	PLANO	Grantor	ST. MARTIN, KENNETH (JT),
Mailing State	TX Zip 75024	Sale Price	414,384
ParcelZoning	RC	Land Area	0.170 acres

Current Property Assessment

Card 1 Value	Building Value 108,200	Xtra Features Value 400	Land Value 28,000	Total Value 136,600

Building Description

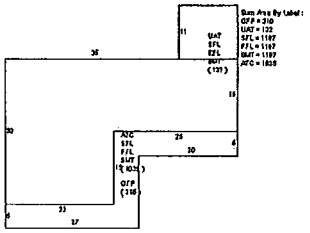
Building Style 3 FAMILY	Foundation Type MASONRY	Flooring Type HARDWOOD
# of Living Units 3	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure GABLE	Heating Type STEAM
Building Grade AVERAGE	Roof Cover SLATE	Heating Fuel OIL
Building Condition Average	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 2748	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 11	# of Bedrooms 5	# of Full Baths 3
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.170 acres of land mainly classified as 3 FAMLY with a(n) 3 FAMILY style building, built about 1900 , having VINYL exterior and SLATE roof cover, with 3 unit(s), 11 room(s), 5 bedroom(s), 3 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____1_____(1, 2 or 3)
Street number and name: 35 Birch St.
City: Fitchburg
Parcel Id # : 95-101-0

Name of Property Owner or Owners: Wilmington Savings Fund SOC. D/B/A Christiana TR. C/O Selene Finance LP

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2.5__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes___X___ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Return - Prime Title
100 Brickstone Sq.
Andover, MA 01810
hrt

Bk 4226 Pg131 #17143
06-17-2002 @ 12:56p

DEED

Property Address: 35 Birch St, Fitchburg

I, **Gino Ricciardelli** of 320 Central Street, Saugus, Massachusetts, Administrator of the Estate of Joseph J. Ramondelli, by power conferred by a Licensed to Sell issued by the Worcester County Probate & Family Court, Docket No. 01P-2833-AD1, for consideration paid of Forty-Two Thousand and No/100 Dollars ($42,000.00) grant to **Carmen Santiago**, now of 25 Grant Street, Gardner, Massachusetts, with quitclaim covenants

A certain tract of land situated in Fitchburg, Massachusetts on the southerly side of Birch Street and the northwesterly side of Heywood Street and bounded and described as follows:

Beginning at the most easterly corner thereof at a street bound at the intersection of the southerly sideline of Birch Street, and the northwesterly sideline of Heywood Street; thence south 51° 57' west, one hundred and sixty nine and 40/100 (169.40) feet by the northwesterly sideline of Heywood Street to a street bound at land of Michael A. Fasano, thence north 59° 55' west, sixty-seven (67) feet by Fasano land to an iron pipe; thence north 18° 03' east, one hundred twenty-sxi and 64/100 (126.64) feet by land of the Roman Catholic Bishop of Springfield to a nail in the southerly sideline of Birch Street; thence south 71° 57' east, one hundred sixty (160) feet by the southerly sideline of Birch Street to the point of beginning. Said tract contains an area of 15,898 square feet.

For title of Joseph J. Ramondelli, see Deed dated March 26, 1958 and recorded at Worcester North District Registry of Deeds at Book 815, Page 331.

LOCUS: 35 Birch Street, Fitchburg, Worcester County, Massachusetts

WITNESS my hand and seal this 7th day of June, 2002.

FITCHBURG
DEEDS REG 21
WORC NORTH
06/17/02 12:56PM 01
000000 #2119
FEE $191.52
CASH $191.52

GINO RICCIARDELLI,
Administrator of the Estate of Joseph J. Ramondelli

COMMONWEALTH OF MASSACHUSETTS

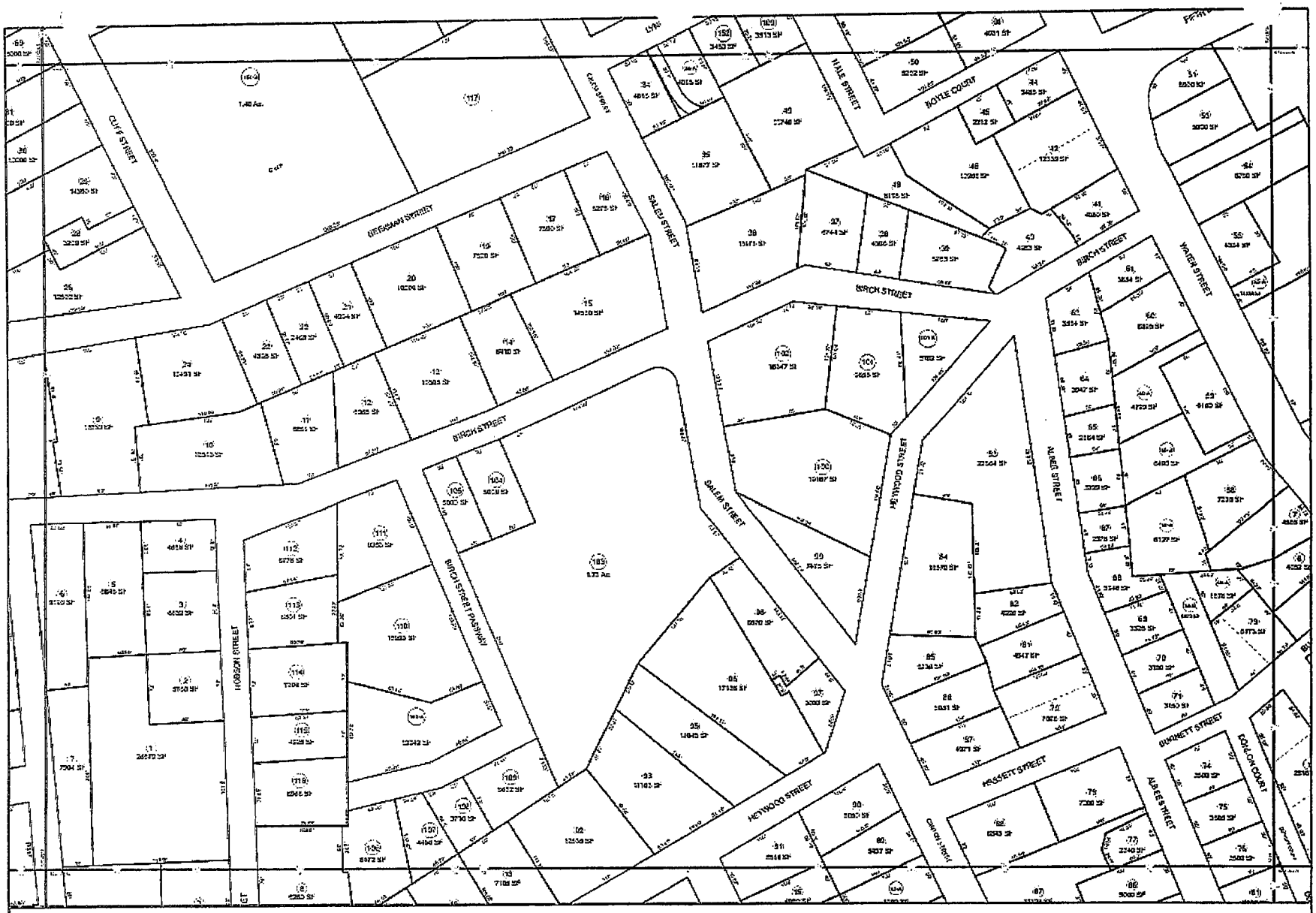
ESSEX, ss. JUNE 7, 2002

Then personally appeared the above-named **Gino Ricciardelli** and acknowledged the foregoing instrument to be his free act and deed, before me

ATTEST: NO. WORC. REGISTRY OF DEEDS
JOHN B. McLAUGHLIN, REGISTER

RICHARD M MAGNAN, Notary Public
My Commission Expires: OCTOBER 27, 2007

Prime Title Services
100 Brickstone Sq.
Andover, MA 01810



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Scale: 1 inch = 40 feet

0 20 40 80 120 160 200 240 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 95

81 10409	82 10410	83 10505
94 10414	95 10415	96 10511
107 10419	108 10420	109 10516

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	95-101-0	Account Number	
Prior Parcel ID	-103.469-0.03892		
Property Owner	WILMINGTON SAVINGS FUND SOC. D/B/A CHRISTIANA TR. C/O SELENE FINANCE LP	Property Location	35 BIRCH ST
		Property Use	ONE FAM
Mailing Address	9990 RICHMOND AV., STE. 400S	Most Recent Sale Date	10/19/2016
		Legal Reference	8677-228
City	HOUSTON	Grantor	SANTIAGO, CARMEN,
Mailing State	TX Zip 77042	Sale Price	65,000
ParcelZoning	RC	Land Area	0.223 acres

Current Property Assessment

Card 1 Value	Building Value 118,900	Xtra Features Value 0	Land Value 27,200	Total Value 146,100

Building Description

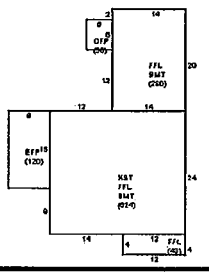
Building Style CAPE	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1930	Roof Structure GABLE	Heating Type STEAM
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Average	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 1420	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 6	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.223 acres of land mainly classified as ONE FAM with a(n) CAPE style building, built about 1930 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information
3) Property Type (# of units): _____1_____ (1, 2 or
Street number and name: 54 Milk St.
City: Fitchburg
Parcel Id # : 67-16-0

Name of Property Owner or Owners: Saldana, Maritza

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __1.5__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes___X__ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk 7701 Pg253 #13959
08-17-2012 @ 02:19p

QUITCLAIM DEED

I, **STEVEN P. OZELIUS** of 54 Milk Street Fitchburg, Massachusetts 01420

for consideration paid, and in full consideration of less than One Hundred ($100.00) Dollars

grant to **MARITZA SALDAÑA**

WITH QUITCLAIM COVENANTS

The land with the house situated thereon located in Fitchburg, Worcester County, Massachusetts, being more particularly bounded and described as follows:

54 Milk Street Fitchburg, Massachusetts 01420

A certain tract of land, with the buildings thereon, situated in Fitchburg, Worcester, County, Massachusetts, on the easterly side of Milk Street, bounded as follows:

Beginning at a stake and stones at said street, at land now or formerly of H.L. Sawyer;

Thence running N.37-1/2° E. by said street 127.5 feet, more or less, to a bound at land now or formerly of Fitzgerald;

Thence S.56 1/4° E. 100 feet, more or less to a bound at land now or formerly of one Clark;

Thence S.37-1/2° W. 127.5 feet, more or less, by said Clark land to a bound at said Sawyer land;

Thence N.56-1/4° W.100 feet, more or less, by said Sawyer land to the place of beginning.

Subject to a right of way 20 feet wide across the southerly end of the premises, as reserved in a deed from Samuel Burnap to Samuel D. Smith, dated October 3, 1851, recorded with Worcester Northern District Deeds in Book 482, Page 197.

Being the same premises conveyed to us by deed of Gilles Y. Blanchette and Mary A. Blanchette dated January 29, 1999 and recorded with the Worcester Northern District Registry of Deeds in Book 3329, Page 341.

This Deed was prepared at the Grantor's Request. No title examination was conducted and no representations as to clear and marketable title are made by the preparation of this Deed.

IN WITNESS WHEREOF, we set our hands and seals this 14 day of August, 2012.

STEVEN P. OZELIUS

{Client Files/35191/0001/01047369.DOC }

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 14 day of August, 2012, before me, the undersigned notary public, personally appeared **STEVEN P. OZELIUS**, proved to me through satisfactory evidence of identification, which was ☑ photographic identification with signature issued by a federal or state governmental agency, ☑ oath or affirmation of a credible witness, ☑ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

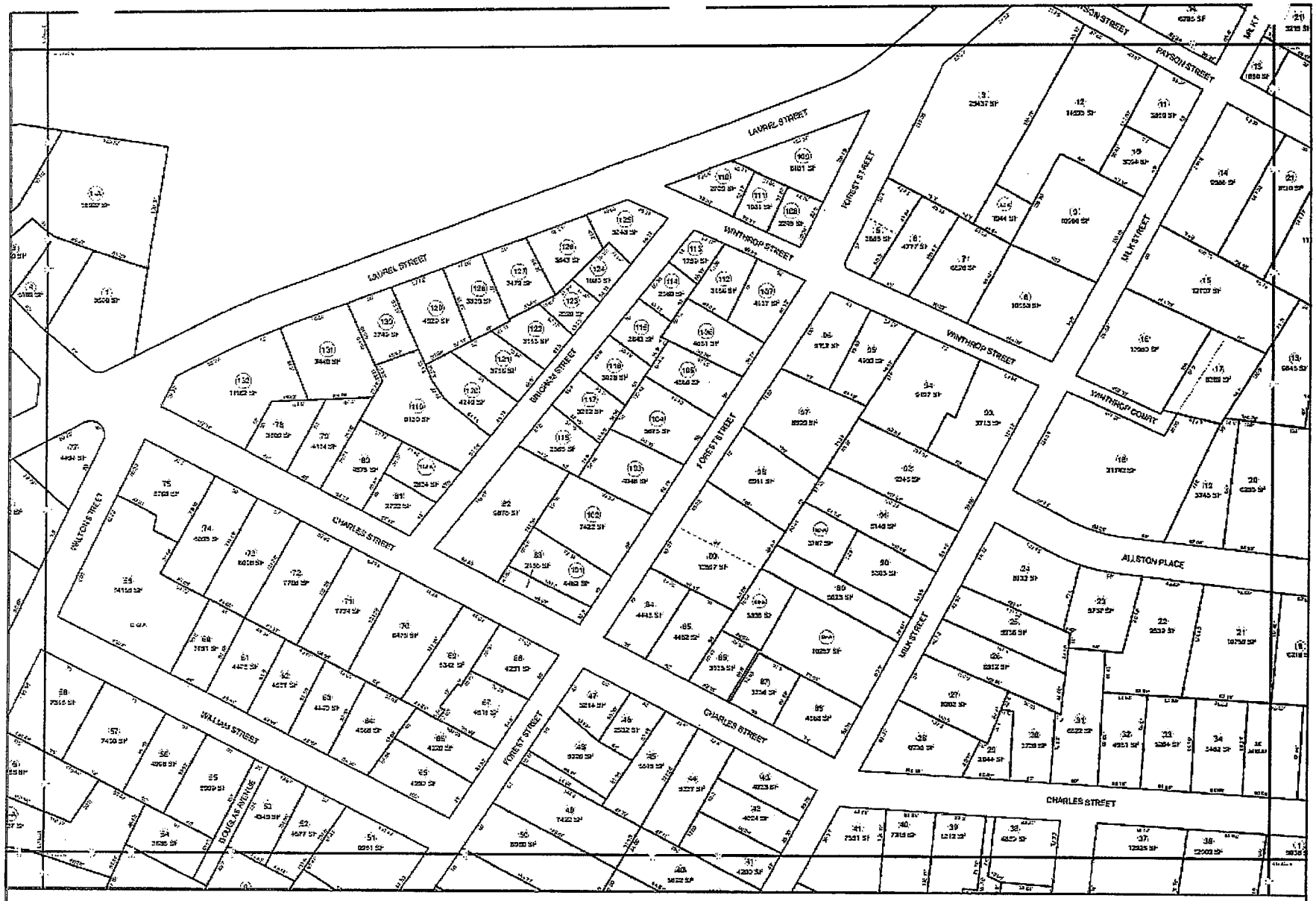
ART CALVILLO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 22, 2017

Return To:

Samantha P. McDonald, Esq.
Fletcher Tilton PC
370 Main Street 12th Floor
Worcester, MA 01608

ATTEST NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER

{Client Files/35191/0001/01047369.DOC }2



CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 67

53 09622	54 09623	55 09624
66 10402	67 10403	68 10404
79 10407	80 10408	81 10409

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	67-16-0	Account Number	0
Prior Parcel ID	-8.168-0.00294		
Property Owner	SALDANA, MARITZA	Property Location	54 MILK ST
		Property Use	ONE FAM
Mailing Address	54 MILK STREET	Most Recent Sale Date	8/17/2012
		Legal Reference	7701-253
City	FITCHBURG	Grantor	OZELIUS, STEVEN P.,
Mailing State	MA Zip 01420	Sale Price	1
ParcelZoning	RB	Land Area	0.252 acres

Current Property Assessment

Card 1 Value	Building Value 119,600	Xtra Features Value 0	Land Value 29,000	Total Value 148,600

Building Description

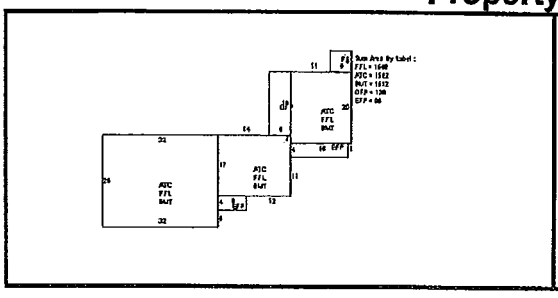
Building Style CAPE	Foundation Type MASONRY	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1890	Roof Structure GABLE	Heating Type STEAM
Building Grade AVERAGE	Roof Cover SLATE	Heating Fuel OIL
Building Condition Average	Siding CLAPBOARD	Air Conditioning 0%
Finished Area (SF) 2152.80002	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 9	# of Bedrooms 5	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

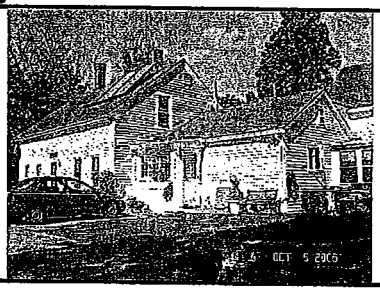
Legal Description

Narrative Description of Property

This property contains 0.252 acres of land mainly classified as ONE FAM with a(n) CAPE style building, built about 1890 , having CLAPBOARD exterior and SLATE roof cover, with 1 unit(s), 9 room(s), 5 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____3_____(1, 2 or 3)
Street number and name: 64 Nashua St.
City: Fitchburg
Parcel Id # : 68-83-0

Name of Property Owner or Owners: Cabrera, Branny A. Traveras-Encarnacion, Natalia Martinez

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __3__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes___X___ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes___X__ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

This and many other properties in the neighborhood are vacant and deteriorating

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk 8342 Pg59 #8603
06-11-2015 @ 03:58p

MASSACHUSETTS (Quitclaim) revised 01/01/92

REO NO.: P1501DX

"FANNIE MAE" A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its principal office in the City of Washington, District of Columbia, and an office for the conduct of business at **P.O. Box 650043, Dallas, Texas 75265-0043** (hereinafter called the Grantor)

for consideration of **Thirty-Eight Thousand Nine Hundred and 00/100 Dollars ($38,900.00),** paid

grants to **Branny A. Taveras-Cabrera,** married **and Natalia Martinez-Encarnacion,** married, now of **64 Nashua Street, Fitchburg, MA 01420,**

with quitclaim covenants,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

For Title Reference, see Deed iin Lieu of Foreclosure recorded in the Worcester County (Northern District) Registry of Deeds, in Book 8268, Page 269, on February 5, 2015, and Quitclaim Deed dated June 11, 2015, recorded with said Registry of Deeds in Book 8342, Page 056.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

THIS DEED is given in the usual course of the Grantor's business and is not a conveyance of all or substantially all of the Grantor's assets in Massachusetts.

The Grantor is exempt from paying the Massachusetts state excise stamp tax by virtue of 12 United States Code §1452, §1723a, or §1825.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, passages, water, watercourses, right, liberties, privileges, hereditaments, and appurtenances whatsoever hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

Property Address: 64 Nashua Street, Fitchburg, MA 01420

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 06-11-2015 @ 03:58pm
Ctl#: 98 Doc#: 8603
Fee: $177.84 Cons: $38,900.00

Executed as a sealed instrument this 4 day of June, 20 15.

For Authority see Limited Power of Attorney recorded in the Suffolk County Registry District of the Land Court at Document 825990 and Delegation of Authority and Appointment recorded in the Suffolk County Registry of Deeds in Book 53813, Page 12.

"FANNIE MAE" A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
By: Orlans Moran PLLC
Its Attorney-in-Fact

By: _____
Jody DiGiacomandrea,
Authorized Signatory, Real Property

STATE OF MASSACHUSETTS

County of Middlesex, ss.

On this 4th day of June, 20 15, before me, the undersigned notary public, personally appeared **Jody DiGiacomandrea,** Esq., Employee, Authorized Signatory, Real Property, of ORLANS MORAN PLLC, as Attorney-in-Fact for "FANNIE MAE" A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION who is either personally known to me, or proved to me through satisfactory evidence of identification, to be the person who signed the preceding or attached document, and acknowledged to me that he/she executed the same for its stated purpose as the free act and deed of "FANNIE MAE" A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION.

_____
Monica T. Dapkas, Notary Public
My Commission Expires: 9/1/17

MONICA T. DAPKAS
MY COMMISSION EXPIRES SEP. 1, 2017
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Property Address: 64 Nashua Street, Fitchburg, MA 01420

EXHIBIT "A"

A certain tract of land, with the buildings thereon, in Fitchburg, Worcester County, Massachusetts, on the southerly side of Nashua Street, bounded as follows:

Beginning at the most northeasterly corner thereof on said street, at a point distant 126 feet from the easterly side of Crown Street; thence running

Southerly, 135 feet to a corner; thence

Westerly, 63 feet to a corner at land now or formerly of Michael O'Rourke; thence

Northerly, by said O'Rourke land, 135 feet to said Nashua Street; thence

Easterly, by Nashua Street, 63 feet to the place of beginning.

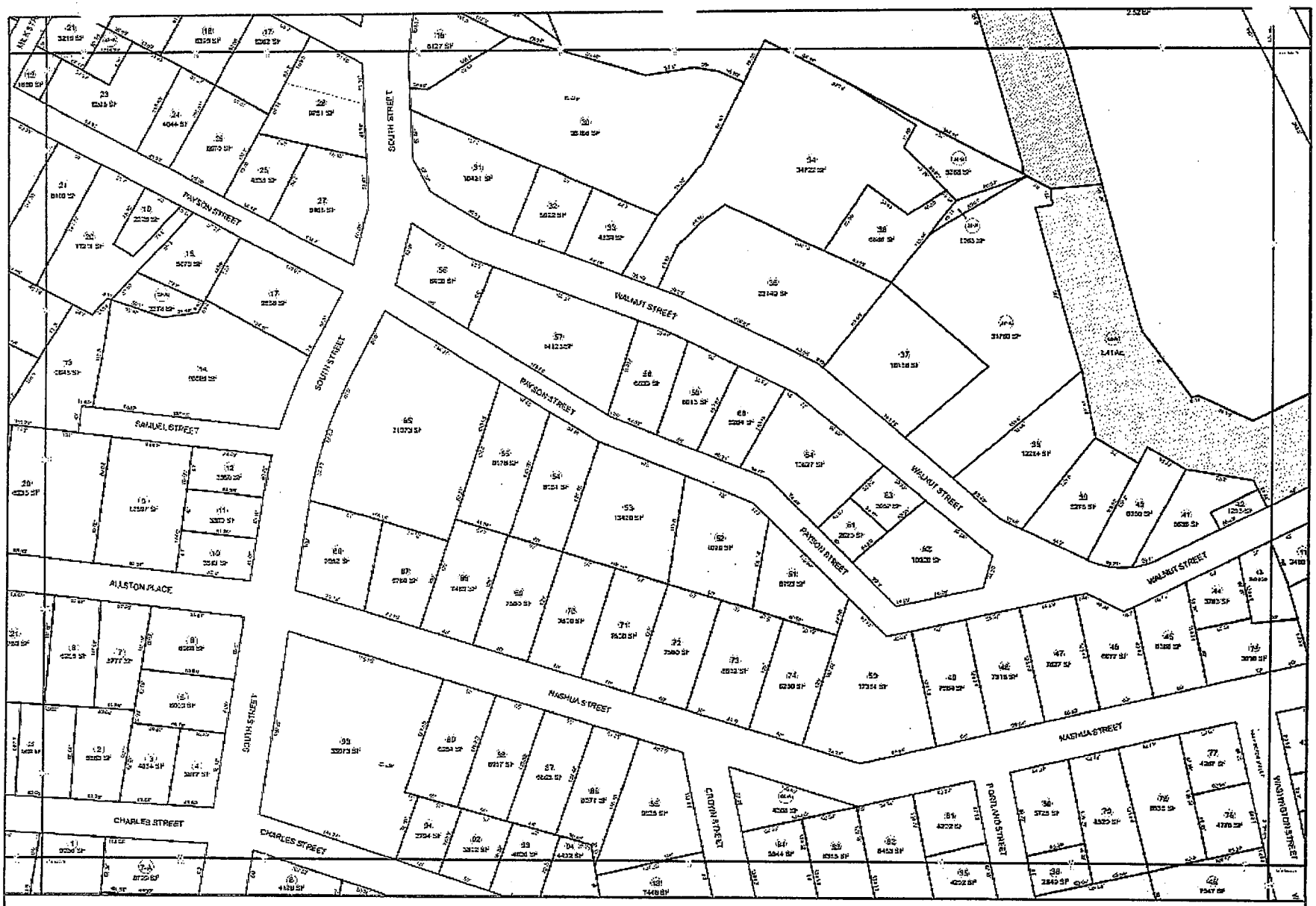
Containing 8,500 square feet, more or less, and being Lot #38 on a plan of lots known as the Harrington Plan, recorded with Worcester North Registry of Deeds at Plan Book 446, Page 654.

Together with the right to pass, with teams or otherwise, over a triangular piece of land located between Lot #38, as above described, and Nashua Street.

Property Address: 64 Nashua Street, Fitchburg, MA 01420

Property Address: 64 Nashua Street, Fitchburg, MA 01420

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.
Scale: 1 inch = 40 feet

0 35 70 140 210 280 350 420 490 560 630 700 770 840 910 980 1050 1120 220 Feet

Legend
- Easement
- Historic Lot Line
- Open Water
- Wetland
- Parcel on adjacent map

Sheet Number: 68

54 09623	55 09624	56 09625
67 10403	68 10404	69 10405
80 10408	81 10409	82 10410

N W E S

Map Produced By. AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	68-83-0	Account Number 0	
Prior Parcel ID	--1.919--0.00077		
Property Owner	CABRERA, BRANNY A. TAVERAS-ENCARNACION, NATALIA MARTINEZ-	Property Location 64 NASHUA ST	
		Property Use 3 FAMLY	
Mailing Address	64 NASHUA STREET	Most Recent Sale Date 6/11/2015	
		Legal Reference 8342-59	
City FITCHBURG		Grantor FEDERAL NAT'L MORTGAGE ASSOC,	
Mailing State MA	Zip 01420	Sale Price 38,900	
ParcelZoning RC		Land Area 0.192 acres	

Current Property Assessment

Card 1 Value	Building Value 96,400	Xtra Features Value 0	Land Value 26,900	Total Value 123,300

Building Description

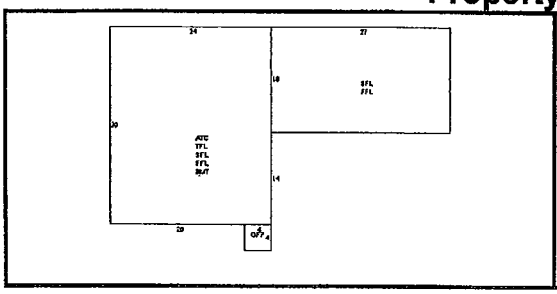
Building Style 3 FAMILY	Foundation Type MASONRY	Flooring Type SOFTWOOD
# of Living Units 3	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Average	Siding ASBESTOS	Air Conditioning 0%
Finished Area (SF) 3312	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 14	# of Bedrooms 7	# of Full Baths 3
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 1

Legal Description

Narrative Description of Property

This property contains 0.192 acres of land mainly classified as 3 FAMLY with a(n) 3 FAMILY style building, built about 1900 , having ASBESTOS exterior and ASPHALT SH roof cover, with 3 unit(s), 14 room(s), 7 bedroom(s), 3 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____1_____(1, 2 or 3)
Street number and name: 67 South St.
City: Fitchburg
Parcel Id # : 68-17-0

Name of Property Owner or Owners: Harris, Charles W. III (JT); Duffy Juliet L.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No__X____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No__X_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No___X_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____X____

Property has significant presence of overgrown or dead vegetation: Yes___X___ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No____X___

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Property has been vacant since 2014 and is in an area of high concentration of vacant properties, contributing to the blight.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings

Rochefort Fox
(3)

Bk 6709 Pg235 #6995
04-28-2008 @ 02:17p

Deed

We, **Michael P. Nogueria and Theresa D. Nogueria f/k/a Theresa D. Cook,**
of Fitchburg, Massachusetts,
for consideration paid, and in full consideration of

One Hundred Eighty Thousand and 00/100 Dollars
(180,000.00)

Grant to

Charles W. Harris, III and Juliet L. Duffy, of
67 South Street, Fitchburg, MA, as joint tenants
with right of survivorship,

With ***Quitclaim Covenants***

Property: 67 South Street, Fitchburg, Massachusetts

A certain tract of land, with the buildings thereon, situated at the intersection of Payson Street and South Street, in Fitchburg, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at the most easterly corner thereof at the intersection of the northwesterly side of South Street and the southwesterly side of Payson Street at a stone bound marked "T.F.";

THENCE South 42° 11' West 57.30 feet by South Street to a point of curvature at street bound "T.F.";

THENCE Southwesterly by a curve to the left having a radius of 378.05 feet for a distance measured on the arc of 19.00 feet by South Street to a drill hole at land now or formerly of Louise E. Lyons;

THENCE North 51° 18' 30" West 124.55 feet by land of said Lyons to a corner at land now or formerly of Rodney Wallace et ux;

THENCE North 40° 00' East 76.91 feet by said Wallace land to the southwesterly side of Payson Street;

THENCE South 50° 59' East 126.97 feet by Payson Street to the point of beginning.

CONTAINING 9,611 square feet, more or less.

BEING the same premises depicted on a plan of "Land in Fitchburg, Massachusetts owned by Ann Malone, April 8, 1982" recorded with Worcester Northern District Deeds in Plan Book 253, Page 25.

SUBJECT, however, to the right of I. Carlton Farwell and E. Louise Lyons and their successors in title, to maintain sewer lines running from adjacent premises now or formerly of said Farwell and Lyons, through the back of the lot to Payson Street, together with the right to enter upon said premises to make necessary repairs at their own expense.

For Grantors' title see deed recorded in Book 2158 Page 30

Witness my hand and seal this 28th day of April 2008.

Michael P. Nogueria

Theresa D. Nogueria

Commonwealth of Massachusetts

Worcester, ss

On this 28th day of April 2008 before me, the undersigned notary public, personally appeared **Michael P. Nogueria and Theresa D. Nogueria**, proved to me through satisfactory evidence of identification, which were MA DL LLC, the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

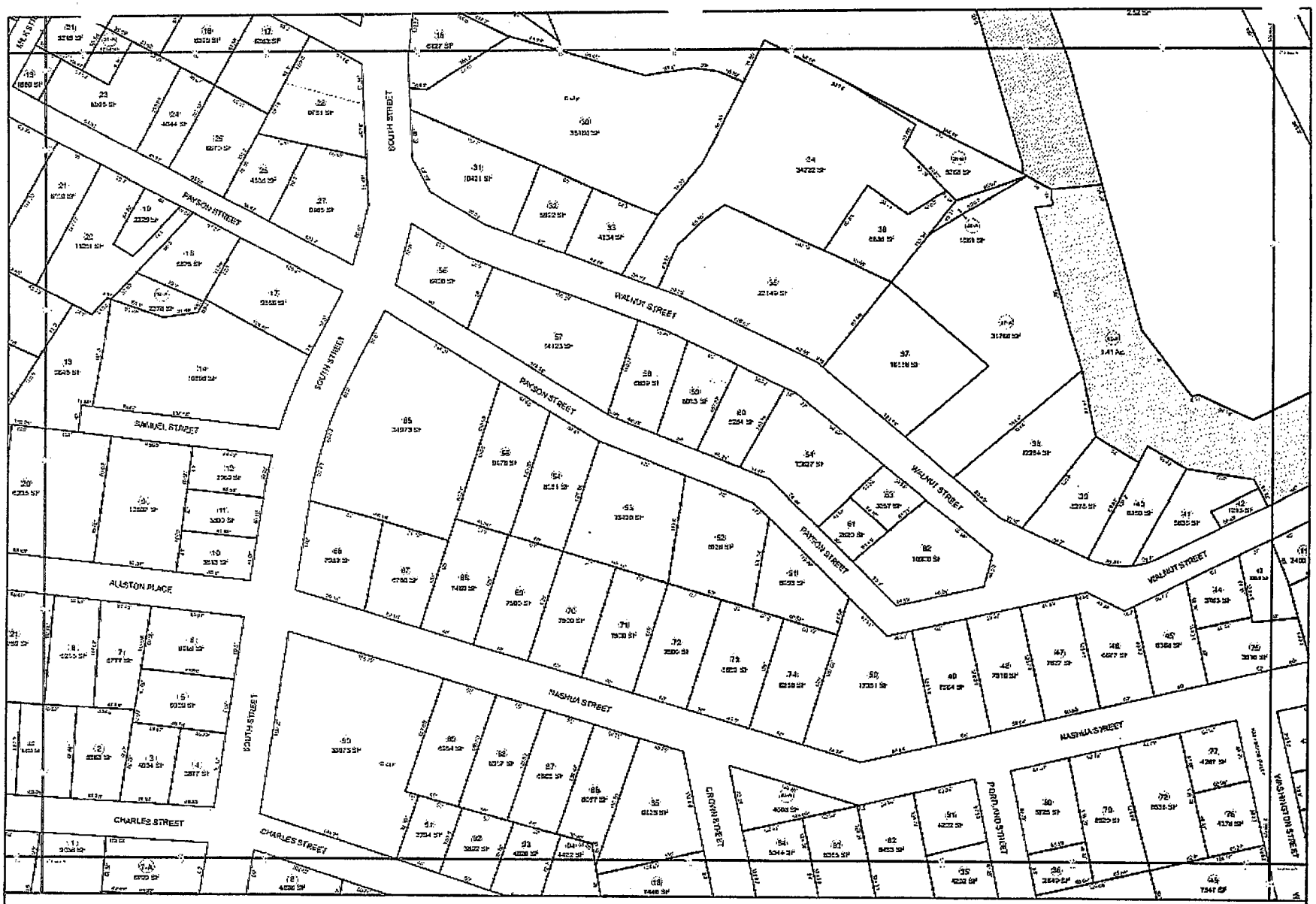
DAVID R. ROCHEFORD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 10, 2011

Notary Public
My Commission Exp:

3

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 04-28-2008 @ 02:17pm
Ctl#: 104 Doc#: 6995
Fee: $820.80 Cons: $180,000.00

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.
Scale: 1 inch = 40 feet

Legend
- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 68

54 05623	55 05624	56 05625
67 10403	68 10404	69 10405
80 10408	81 10409	82 10410

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 68-17-0
Prior Parcel ID -109.794-0.04779
Property Owner HARRIS, CHARLES W. III (JT)
DUFFY, JULIET L.
Mailing Address 108 CENTRAL AVE.

City AYER
Mailing State MA Zip 01432
ParcelZoning RC

Account Number

Property Location 67 SOUTH ST
Property Use ONE FAM
Most Recent Sale Date 4/28/2008
Legal Reference 6709-235
Grantor NOGUERIA, MICHAEL P. (JT),
Sale Price 180,000
Land Area 0.219 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	92,600	200	28,600	121,400

Building Description

Building Style RANCH
# of Living Units 1
Year Built 1952
Building Grade AVERAGE
Building Condition Average
Finished Area (SF) 1092
Number Rooms 5
# of 3/4 Baths 0

Foundation Type CONCRETE
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPHALT SH
Siding VINYL
Interior Walls DRYWALL
# of Bedrooms 2
# of 1/2 Baths 0

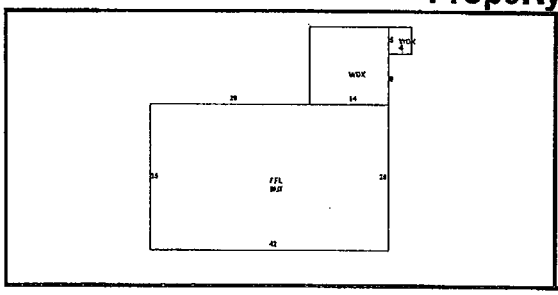
Flooring Type CARPET
Basement Floor N/A
Heating Type FORCED H/W
Heating Fuel OIL
Air Conditioning 0%
# of Bsmt Garages 0
# of Full Baths 1
# of Other Fixtures 0

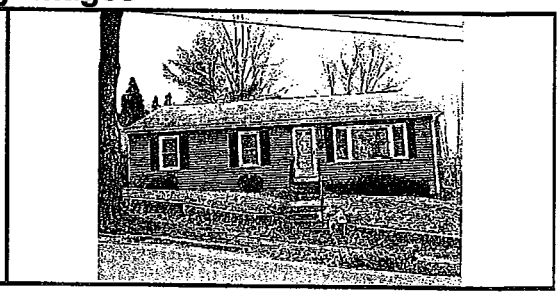
Legal Description

Narrative Description of Property

This property contains 0.219 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1952 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 2 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____1_____ (1, 2 or 3)
Street number and name: 80 South St.
City: Fitchburg
Parcel Id # : 68-65-0

Name of Property Owner or Owners: Silviera, Stephanie, Trustee Atee. South Realty Trust

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes___X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes___X__ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes___X___ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

BK02693PG287

MASSACHUSETTS (warranties)

revised 01/02/92
REO # 940959

FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its principal office in the City of Washington, District of Columbia, and an office for the conduct of business at 1900 Market Street, Suite 800, Philadelphia, Pennsylvania 19103-0012 (hereinafter called the Grantor) for consideration of One Hundred Twelve Thousand Five Hundred and 00/100 Dollars ($ 112500.00) paid, grants to Miguel Vazquez & Rosario Vazquez AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP with quitclaim covenants, a certain parcel of land with the building thereon situated in Fitchburg, Worcester County, Massachusetts, bounded and described as follows:

The property is commonly known as 80 South Street, Fitchburg, MA 01420, and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

BEING the same property which was granted and conveyed unto Grantor herein in fee, by ~~Foreclosure~~ Deed made by the United States of America, , dated March 17, 1994 and recorded on March 23, 1994, in the Worcester North Registry of Deeds in Book 2547, Page 343.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, passages, water, watercourses, right, liberties, privileges, hereditaments, and appurtenances whatsoever hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

WITNESS the execution and corporate seal of FEDERAL NATIONAL MORTGAGE ASSOCIATION on this 12th day of January, 1995, the day and year first above written.

ATTEST:

Kathleen Cropper
Assistant Secretary

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY Nicholas Figlo, Vice President

For authority to sign see instruement recorded with Middlesex South Land Land Court Division as Document Number 910071.

Return

80 South Street, Fitchburg, MA 01420

95 APR -5 PM 2:48

004346

BK02693PG288

STATE OF PENNSYLVANIA :
:ss
COUNTY OF PHILADELPHIA :

On the 12th day of January, 1995, personally appeared Nicholas Figlo, to me personally known, who being by me duly sworn, did say that he is the Vice President of Federal National Mortgage Association and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the authority of its Board of Directors, and Kathleen Cropper said Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

Padmini Venkataraman

Notary Public

NOTARIAL SEAL
PADMINI VENKATARAMAN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Nov. 04, 1997

Exhibit A - Property Description

Closing date: 4/5/95

Borrower(s): **Miguel Vazquez and Rosario Vazquez**

Property Address: **80 South Street, Fitchburg, Massachusetts 01420**

A certain tract of land, with any buildings thereon situated on the easterly side of South Street and on the southerly side of Payson Street in Fitchburg, Worcester County, Massachusetts being bounded and described as follows:

BEGINNING at the northwesterly corner thereof at the junction of South Street and Payson Street;

THENCE southeasterly by said Payson Street one hundred forty-four and 27/100 (144.27) feet to a stone set in the ground for a bound at land formerly of John E. Grant;

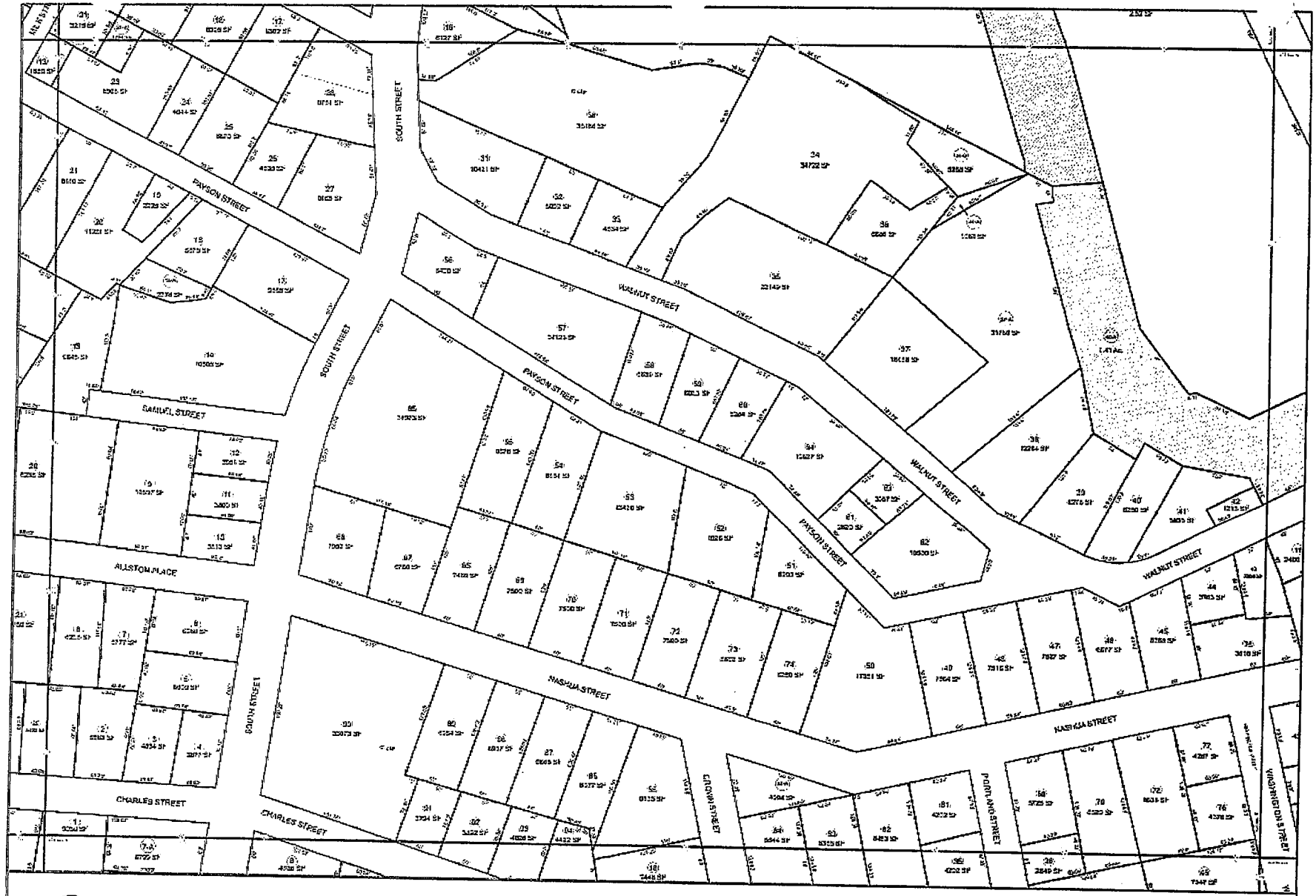
THENCE southwesterly one hundred eighty-three and 80/100 (183.80) feet by said Grant land and land now or formerly of George Copeland to a corner at land formerly of one Stoddard;

THENCE westerly by said Stoddard land and by land now or formerly of one Twitchell, one hundred fifty-five and 12/100 (155.12) feet to said South Street;

THENCE northerly and northwesterly by said South Street two hundred twenty-three and 85/100 (223.85) feet more or less to the place of beginning.

Containing by estimation 31,991 square feet of land.

ATTEST: NO. WORC. REGISTRY OF DEEDS
JOHN B. McLAUGHLIN, REGISTER



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.
Scale: 1 inch = 40 feet

0 20 40 80 120 160 200 240 Feet

Legend
- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 68

54 09523	55 09524	56 09525	
67 10403	68 10404	69 10405	
80 10408	81 10409	82 10410	

Map Produced By: AppGeo January 2015

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 68-65-0
Prior Parcel ID -82.419-0.05022
Property Owner SILVEIRA, STEPHANIE, TRUSTEE
ATEE SOUTH REALTY TRUST
Mailing Address 75 SOUTH STREET

City FITCHBURG
Mailing State MA Zip 01420
ParcelZoning RC

Account Number 0

Property Location 80 SOUTH ST
Property Use ONE FAM
Most Recent Sale Date 8/15/2014
Legal Reference 8174-170
Grantor CHRISTMAS OAKS DEVELOPMENT,
Sale Price 25,000
Land Area 0.734 acres

Current Property Assessment

Card 1 Value | Building Value 44,600 | Xtra Features Value 7,800 | Land Value 35,100 | Total Value 87,500

Building Description

Building Style COLONIAL
# of Living Units 1
Year Built 1908
Building Grade GOOD (-)
Building Condition Fair
Finished Area (SF) 7565.79999
Number Rooms 12
# of 3/4 Baths 0

Foundation Type MASONRY
Frame Type WOOD
Roof Structure GABLE
Roof Cover SLATE
Siding STUCCO
Interior Walls PLASTER
# of Bedrooms 5
# of 1/2 Baths 1

Flooring Type HARDWOOD
Basement Floor N/A
Heating Type FORCED H/W
Heating Fuel OIL
Air Conditioning 0%
# of Bsmt Garages 0
# of Full Baths 4
# of Other Fixtures 1

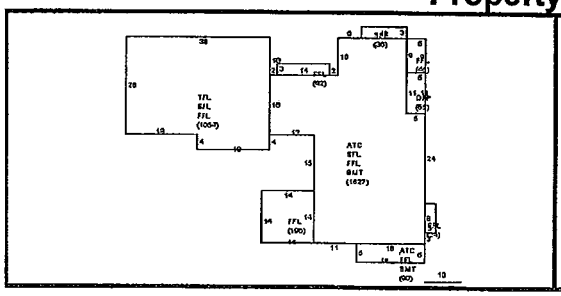
Legal Description

SEE 2/2013 ZBA DECISION BOOK 7843 PG. 93

Narrative Description of Property

This property contains 0.734 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 1908 , having STUCCO exterior and SLATE roof cover, with 1 unit(s), 12 room(s), 5 bedroom(s), 4 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____1_____ (1, 2 or 3)
Street number and name: 108 Birch St.
City: Fitchburg
Parcel Id # : 95-10-0

Name of Property Owner or Owners: U.S. Bank Trust, N.A. Trs C/O Caliber Home Loans, INC.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2.5__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes__x___ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes__x____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No_____X____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No___x_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes___X___ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Prolonged vacancy is a contributing factor to blight in the neighborhood.

Bk 5059 Pg96 #45340
11-21-2003 @ 03:05p

Deed

We, Gary P. Agnelli and Ruth M. Agnelli, of 108 Birch Street, Fitchburg, Massachusetts 01420

in consideration of Two Hundred Forty-Nine Thousand, Nine Hundred and 00/100 Dollars ($249,900.00)

grant to Christopher J. Cucchiara and Susan W. Cucchiara, husband and wife, as tenants by the entirety

of 108 Birch Street, Fitchburg, Massachusetts 01420

with *QUITCLAIM COVENANTS*

A certain lot of land, with the buildings thereon, situated on the northerly side of Birch Street in Fitchburg, Worcester County, Massachusetts, bounded and described as follows:

Beginning at the southeasterly corner thereof at said Birch Street and at land now or formerly of Thomas Roy;
THENCE S. 76° W. by said Birch Street, sixty-two (62) feet to an angle in said street;
THENCE northerly in a straight line, thirty-four (34) feet, more or less, to the northeasterly corner of Munroe Street;
THENCE N. 83° W. by said Munroe Street, eighty (80) feet to a corner of land late of Hiram Davis, deceased;
THENCE N. 6 1/2° E. by said Davis land, seventy-two (72) feet to land late of Samuel Hale, deceased;
THENCE easterly by said Hale land, one hundred thirteen (113) feet to an angle;
THENCE N. 76° E. still by said Hale land, twenty-six (26) feet, more or less, to said Roy land;
THENCE S. 11° E. by said Roy land, one hundred (100) feet to the place of beginning.

Being the same premises conveyed to Gary P. Agnelli and Ruth M. Agnelli by Mary A. Morey, et als, by deed dated May 11, 1987, recorded with the Worcester North District Registry of Deeds at Book 1570 Page 251

Executed as a sealed instrument this 21st day of November, 2003.

Gary P. Agnelli

Ruth M. Agnelli

Commonwealth of Massachusetts Worcester, ss:

On this 21st day of November, 2003, before me personally appeared Gary P. Agnelli and Ruth M. Agnelli, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Kathleen M. Patenaude
Notary Public
My Commission Expires: May 19, 2006

PROPERTY ADJUSTED. 10 of 32 Birch St. FITCHBURG, MA

FITCHBURG
DEEDS REG 21
WORC NORTH

11/21/03 3:08PM 01
000000 #7574

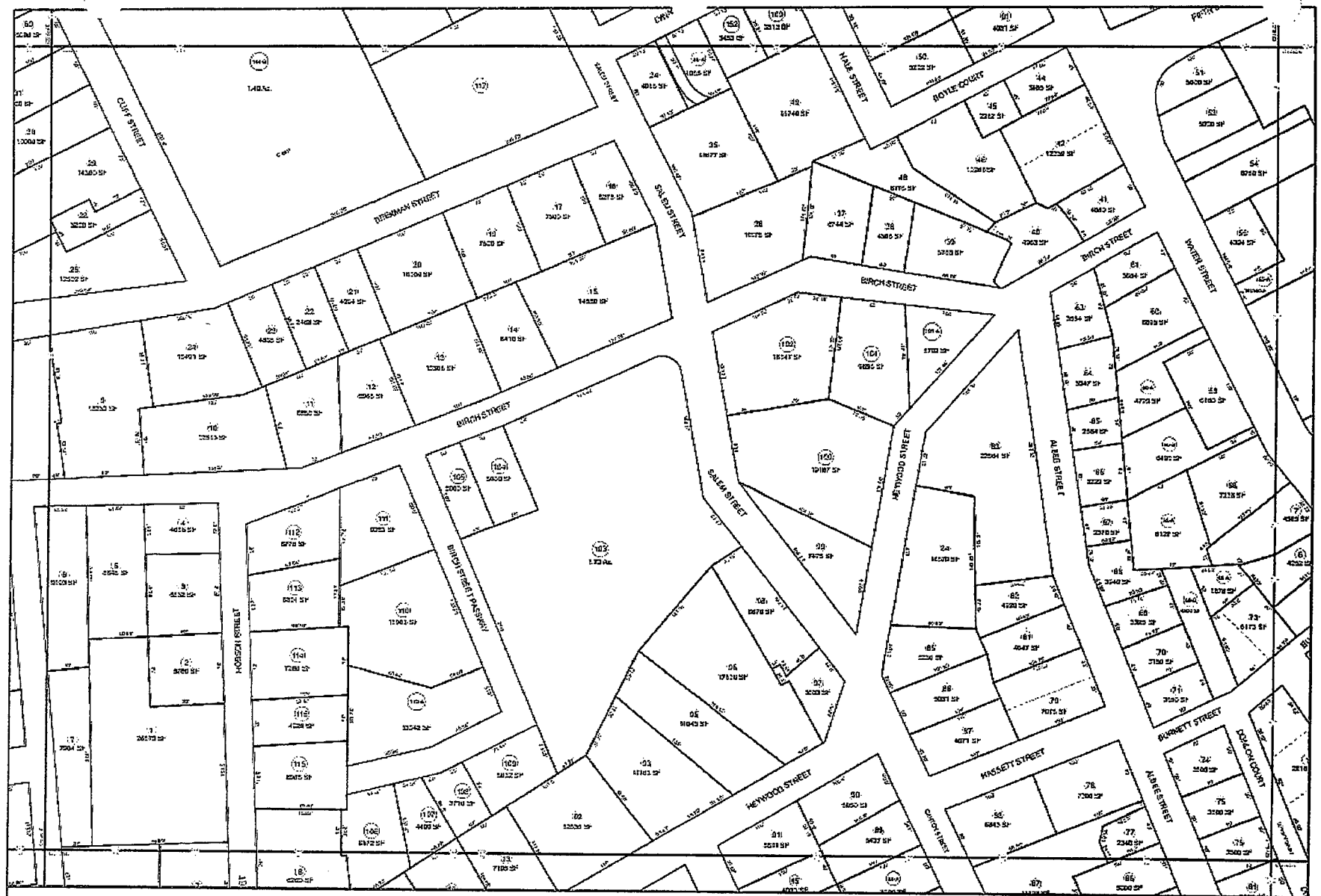
FEE $1140.00

CASH $1140.00

LAW OFFICE OF
KATHLEEN M PATENAUDE
6 Pondview Place
Tyngsboro, MA 01879

ATTEST: NO. WORC. REGISTRY OF DEEDS
JOHN B. McLAUGHLIN, REGISTER

©1986-2003 Standard Solutions, Inc 781-324-0550



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.
Scale: 1 inch = 40 feet

Legend
- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 95

81 10409	82 10410	83 10505
94 10414	95 10415	96 10511
107 10419	108 10420	109 10516

Map Produced By AppGeo January 2015

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 95-10-0
Prior Parcel ID -206.155-0.05613
Property Owner U.S. BANK TRUST, N.A. TRS.
C/O CALIBER HOME LOANS, INC.
Mailing Address 13801 WIRELESS WAY

City OKLAHOMA CITY
Mailing State OK .Zip 73134
ParcelZoning RA2

Account Number

Property Location 108 BIRCH ST
Property Use ONE FAM
Most Recent Sale Date 9/27/2017
Legal Reference 8921-155
Grantor CUCCHIARA, CHRISTOPHER J. (TE),
Sale Price 321,770
Land Area 0.287 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	146,100	7,800	41,000	194,900

Building Description

Building Style COLONIAL
# of Living Units 1
Year Built 1880
Building Grade AVERAGE
Building Condition Good
Finished Area (SF) 2128
Number Rooms 8
# of 3/4 Baths 0

Foundation Type MASONRY
Frame Type WOOD
Roof Structure HIP
Roof Cover ASPHALT SH
Siding VINYL
Interior Walls PLASTER
# of Bedrooms 4
# of 1/2 Baths 0

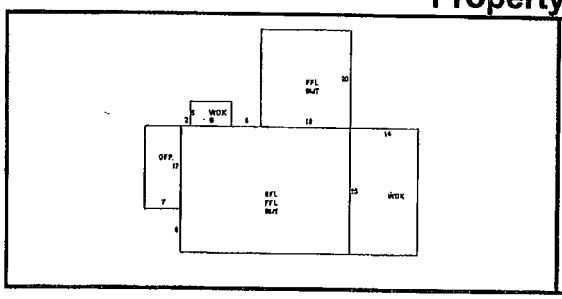
Flooring Type SOFTWOOD
Basement Floor N/A
Heating Type FORCED H/W
Heating Fuel OIL
Air Conditioning 0%
# of Bsmt Garages 0
# of Full Baths 2
# of Other Fixtures 0

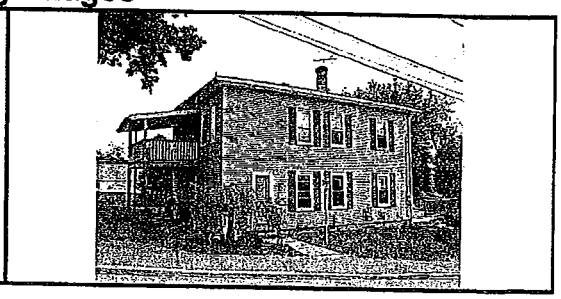
Legal Description

Narrative Description of Property

This property contains 0.287 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 1880 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 8 room(s), 4 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____1_____ (1, 2 or 3)
Street number and name: 177 Milk St.
City: Fitchburg
Parcel Id # : 80-28-0

Name of Property Owner or Owners: Johnson, Robert (TE); Johnson, BeverlyJ.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No___x___

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No___x_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No__x_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No____x_____

Property has significant presence of overgrown or dead vegetation: Yes___X____ No_____

Property has an accumulation of trash, refuse or other debris: Yes___x__ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Long term vacancy of the property is a contributing factor for blight in this neighborhood. It appears that foreclosure process was started and filings may contain errors that are keeping foreclosure from completing in timely manner.

Bk 6594 Ps108 #21393
10-26-2007 @ 03:11p

Quitclaim Deed

I/We, **Justine L. Fairbanks-Morrison, of PO Box 1483, Fitchburg, Massachusetts 01420** in consideration of **One Hundred Ninety-Six Thousand and 00/100 Dollars ($196,000.00)** Dollars grant to **Robert Johnson and Beverly J. Johnson**, husband and wife **tenants by the entirety** of **48 Walnut St., Apt 3, Fitchburg, Massachusetts 01420** with ***QUITCLAIM COVENANTS***

A certain tract of land with the buildings thereon situated on the northwesterly side of Milk Street in Fitchburg, Worcester County, Massachusetts, being bounded and described as follows:

Beginning at a stone set in the ground at the most easterly corner thereof at said Street and at land now or formerly of Samuel H. Benjamin;

Thence running S. 37.5° W. by said Milk Street, seventy-five (75) feet to a stone set in the ground at land now or formerly of Charles C. Poore;

Thence N. 54° W. by said Poore land, one hundred forty-five (145) feet to a stone set in the ground at land now or formerly of S.A. Billings;

Thence N. 37.5° E. by said Billings land, seventy-five (75) feet to a stone bound;

Thence S. 54° E. by lands now or formerly of said Billings and said Benjamin, one hundred forty-five (145) feet to a place at the beginning.

Being the same premises conveyed to Justine L. Fairbanks-Morrison, by Deed from Deutsche Bank National Trust Company as Trustee for Certificate Holders of the Morgan Stanley ABS Capital I, Inc. Trust 2003-NC10 dated January 5, 2007 and recorded with the Worcester North Registry of Deeds on January 31, 2007 at Book 6372 Page 98.

Milk St Fitchburg MA

Executed as a sealed instrument this **26th day of October, 2007.**

Justine L. Fairbanks-Morrison

Commonwealth of Massachusetts Worcester, ss:

On this **26th day of October, 2007**, before me, the undersigned notary public, personally appeared **Justine L. Fairbanks-Morrison**, proved to me through satisfactory evidence of identification, which were ☑ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public

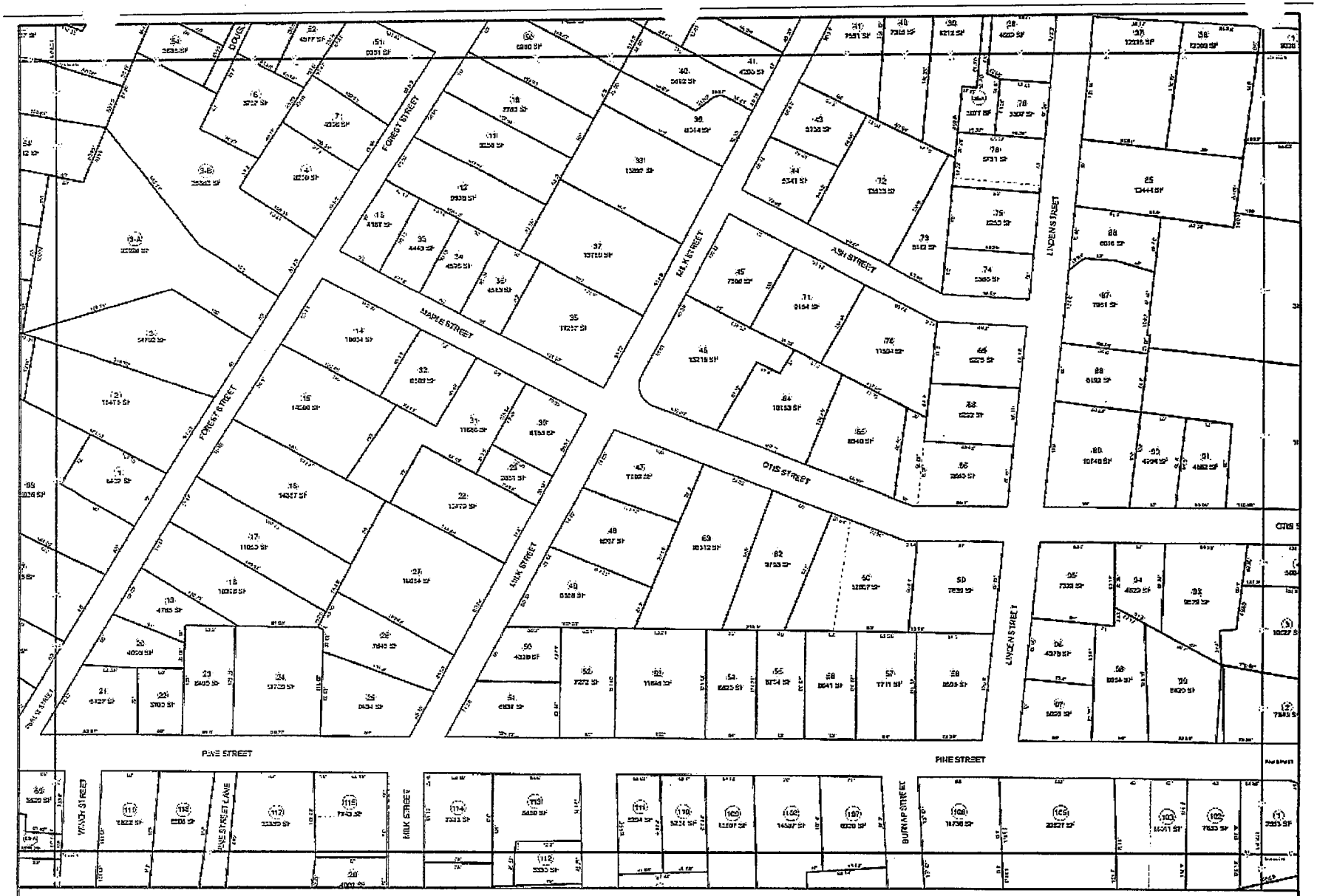
DARREN JOHN LANZA
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 8/25/2011

Gibbons
Bol

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 10-26-2007 @ 03:11pm
Ctl#: 122 Doc#: 21393
Fee: $893.76 Cons: $196,000.00

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER

07-0336P-14



CITY OF FITCHBURG

MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 80

66 10402	67 10403	68 10404
79 10407	80 10408	81 10409
92 10412	93 10413	94 10414

Map Produced By. AppGeo January 2015

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	80-28-0	Account Number	0
Prior Parcel ID	-215.442-0.08614		
Property Owner	JOHNSON, ROBERT (TE) JOHNSON, BEVERLY J.	Property Location	177 MILK ST
		Property Use	ONE FAM
Mailing Address	177 MILK STREET	Most Recent Sale Date	10/26/2007
		Legal Reference	6594-108
City	FITCHBURG	Grantor	MORRISON, JUSTINE L FAIRBANKS-,
Mailing State	MA Zip 01420	Sale Price	196,000
ParcelZoning	RB	Land Area	0.247 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	94,500	400	40,300	135,200

Building Description

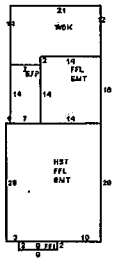
Building Style CONVENT'NL	Foundation Type MASONRY	Flooring Type CARPET
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Average	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 1320	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 7	# of Bedrooms 3	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.247 acres of land mainly classified as ONE FAM with a(n) CONVENT'NL style building, built about 1900 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 7 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____2_____ (1, 2 or 3)
Street number and name: 196 Hazel St.
City: Fitchburg
Parcel Id # : 79-18-A

Name of Property Owner or Owners: Goodhue, Angelique

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __2__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes___X____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes___X__ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Prolonged Vacancy

Bk 8199 Pg260 #13173
09-29-2014 @ 01:35p

Tax Parcel #: 79 18 B 79 18 A)
This Document Prepared by:)
Angelique Goodhue)
8 oak St Fitchburg, MA 01420)
After Recording Return to:)
Angelique Goodhue)
8 oak St Fitchburg, MA 01420)

Above this line reserved for official use only

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

On September 3, 2014, Teresa Donahue, not married, of 64 lakehurst ave weymouth, MA 01289, (the "Grantor"), for and in consideration of the sum of $0, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim to Angelique Goodhue, not married, of 8 Oak st fitchburg, MA 01420, (the "Grantee"), all of the following lands and property, together with all improvements located thereon in the County of worcester, Commonwealth of Massachusetts:

Lot B Lot A, Massachusetts. See exhibit A.

Prior Instrument Reference: Book 6221, Page 127,
Document No. 19556, of the Recorder of Worcester North Registry of Deeds
Massachusetts.

The above premises are subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

196 Harel St. Fitchburg, MA 01420

4

Exhibit A

Two certain tracts of land with the buildings thereon situated on the easterly side of Hazel Street, in said Fitchburg, Worcester County, Massachusetts, more fully described as follows:

Parcel ONE

BEGINNING at the Northwesterly corner thereof at the junction of Hazel Street and Tuttle Street;

THENCE running Southerly by the Easterly line of Hazel Street eighty (80) feet to land formerly of Francis D. Tuttle and now or late Abram Tofferi;

THENCE Easterly by last named land fifty (50) feet to an angle;

THENCE Easterly by last named land eighty (80) feet to the Southerly line of Tuttle Street;

THENCE Westerly by the Southerly line of Tuttle Street, fifty (50) feet to the place of beginning.

Parcel TWO

Beginning at the Southeasterly corner of the above parcel, formerly land of Edwin Rankin;

THENCE Westerly at right angles in a straight line by said Parcel 1 fifty (50) feet to the easterly line of Hazel Street;

THENCE South twenty (20) feet by said Hazel Street to a point at land late of Francis D. Tuttle;

THENCE Easterly fifty (50) feet at right angles by said Tuttle land to a stake;

Thence Northerly at right angles twenty (20) feet to the place of beginning.

DEED REFERENCE: BOOK 6221, PAGE 127

TO HAVE AND TO HOLD the property unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances belonging on the property.

Taxes for tax year 2006 will be paid by the Grantee.

IN WITNESS WHEREOF the Grantor has executed this quitclaim deed on the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:
Sign:
Name: Heidi DeWee

Teresa Donahue

Grantor Acknowledgement

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Worcester

On this 27th day of September, 2014, the foregoing instrument was acknowledged before me, Heidi DeLuco, a notary public in and for the Commonwealth of Massachusetts, by Teresa Donahue, to be a free and voluntary act of the Grantor with all requisite lawful authority.

Witness my hand and official seal.

HEIDI DeLUCO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 4, 2016

(SEAL)

Notary Public for the Commonwealth of Massachusetts

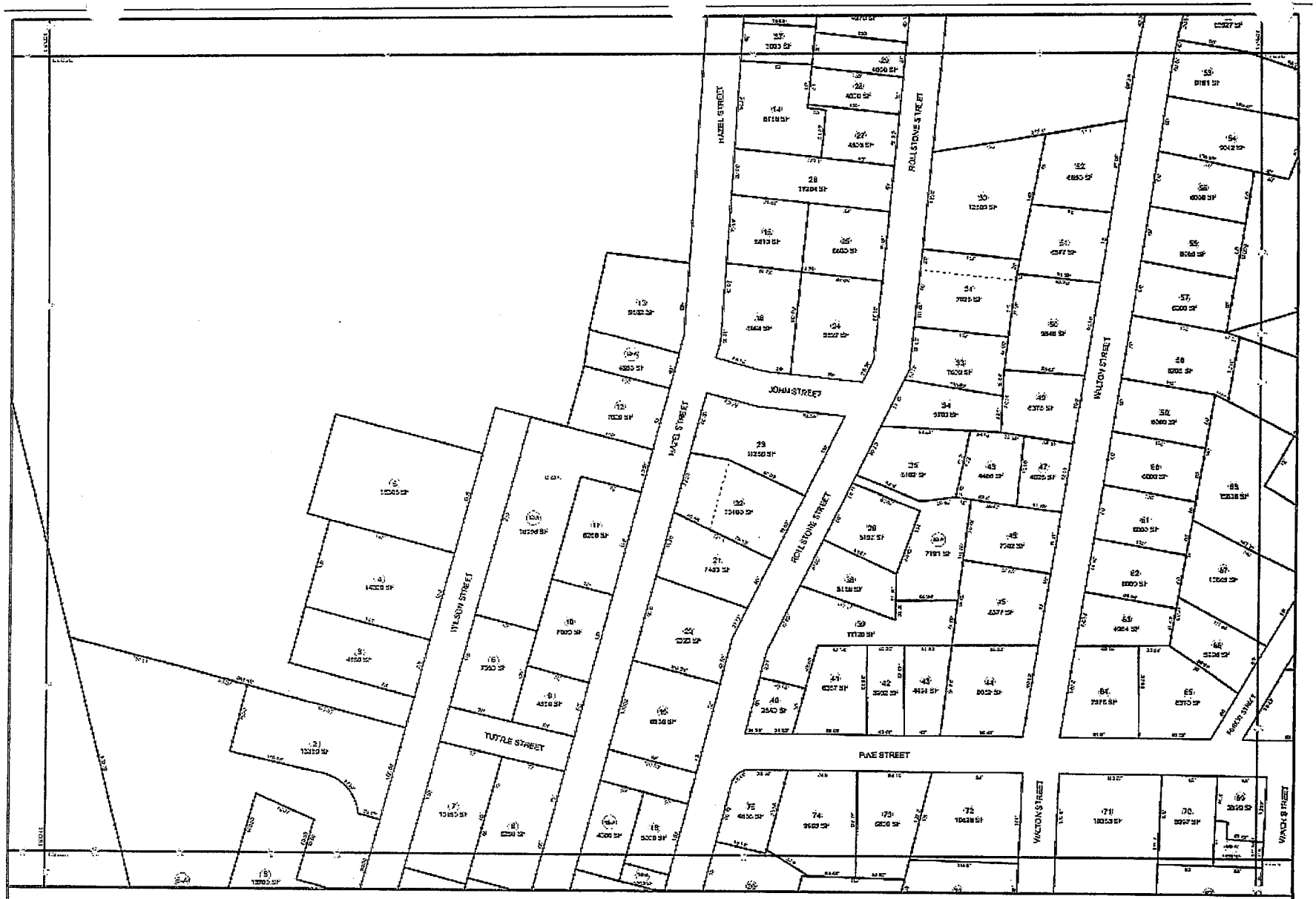
County of Worcester

My commission expires: 2/4/16

Send tax statements to: Angelique Goodhue
8 oak St Fitchburg, MA 01420

ATTEST NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER

©2002-2014 LawDepot.com™



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.

Scale: 1 inch = 40 feet

0 20 40 80 120 160 200 Feet

Legend

- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 79

65 10401	66 10402	67 10403	
78 10406	79 10407	80 10408	
91 10411	92 10412	93 10413	

Map Produced By: AppGeo January 2019

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID 79-18-A
Prior Parcel ID -41.217-0.01656
Property Owner GOODHUE, ANGELIQUE

Mailing Address 8 OAK STREET

City FITCHBURG
Mailing State MA Zip 01420
ParcelZoning RB

Account Number

Property Location 196 HAZEL ST
Property Use TWO FAM
Most Recent Sale Date 9/29/2014
Legal Reference 8199-260
Grantor GOODHUE, ANGELIQUE (JT),
Sale Price 1
Land Area 0.092 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	105,000	2,700	25,700	133,400

Building Description

Building Style MULTI-GRDN
# of Living Units 2
Year Built 1900
Building Grade AVERAGE
Building Condition Average
Finished Area (SF) 1758.89996
Number Rooms 8
# of 3/4 Baths 0

Foundation Type MASONRY
Frame Type WOOD
Roof Structure GABLE
Roof Cover SLATE
Siding VINYL
Interior Walls PLASTER
# of Bedrooms 4
# of 1/2 Baths 0

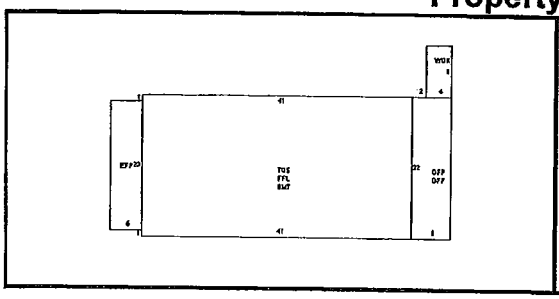
Flooring Type SOFTWOOD
Basement Floor N/A
Heating Type STEAM
Heating Fuel OIL
Air Conditioning 0%
# of Bsmt Garages 0
# of Full Baths 2
# of Other Fixtures 0

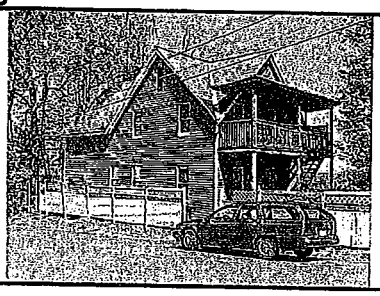
Legal Description

Narrative Description of Property

This property contains 0.092 acres of land mainly classified as TWO FAM with a(n) MULTI-GRDN style building, built about 1900 , having VINYL exterior and SLATE roof cover, with 2 unit(s), 8 room(s), 4 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____1_____ (1, 2 or 3)
Street number and name: 479 Milk St.
City: Fitchburg
Parcel Id # : 106-66-0

Name of Property Owner or Owners: Fannie Mae AKA Federal Nat'l Mortgage Assoc.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes___X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes____X____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data? Y

Number of Years Property has been Vacant: __1.5__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____

Property has been taken for foreclosure of mortgage. Yes___X__ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Prolonged Vacancy in neighborhood that includes many vacancies

MASSACHUSETTS FORECLOSURE DEED

CIT Bank, N.A.

a national association duly established under the laws of the United States of America and having its usual place of business at 75 N. Fair Oaks Ave., Pasadena, CA 91103

the current holder by assignment of a mortgage

from Rose F. Alario

to Financial Freedom Senior Funding Corporation, A Subsidiary of IndyMac Bank, FSB

dated March 28, 2007 and recorded with the Worcester County (Northern District) Registry of Deeds at Book 6422, Page 311

, by the power conferred by said mortgage and

every other power for TWO HUNDRED EIGHT THOUSAND AND 00/100 ($208,000.00) DOLLARS

paid, grants to Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of 14221 Dallas Pkwy, Ste 1000, Dallas, TX 75254, the premises conveyed by said mortgage.

The grantee is exempt from paying the Massachusetts state excise stamp tax by virtue of 12 United States Code §1452(e), §1723a, and §1825.

Property Address: 479 MILK STREET, FITCHBURG, MA 01420

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 08-03-2017 @ 11:13am
Ctl#: 36 Doc#: 13551
Fee: $.00 Cons: $1.00

WITNESS the execution of said national association this ____ day of JUL 24 2017, 2017

CIT Bank, N.A.

By: _____

Name: Rachel Hook

Title: Assistant Secretary

State of Texas

Travis County, ss. JUL 24 2017, 2017

On this ___ day of JUL 24 2017 2017, before me, the undersigned notary public, personally appeared Rachel Hook, proved to me through satisfactory evidence of identification, which were Drivers License (form of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose as the free act and deed of CIT Bank, N.A.

Capacity: (as Assistant Secretary (title)

for CIT Bank, N.A.)

_____ (Affix Seal)
Notary Signature Terri Taylor

TERRI TAYLOR
Notary ID # 130446542
My Commission Expires
November 19, 2019

My commission expires: NOV 19 2019

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section. .

AFFIDAVIT

I, EMERY C MARKLES, Esquire of Harmon Law Offices, PC as attorneys for CIT Bank, N.A., make oath and say that the principal and interest obligation stated in the mortgage referred to was not paid or tendered or performed when due or prior to the sale following the death of the Mortgagor whose principal place of residence was the property, and that on behalf of CIT Bank, N.A. this office caused to be published on May 30, 2017, June 6, 2017 and June 13, 2017 in the Sentinel and Enterprise, a newspaper having a general circulation in FITCHBURG, a notice of which the following is a true copy. (See attached Exhibit A)

This office also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed CIT Bank, N.A. sold the mortgaged premises at public auction by Robert Goldman, a licensed auctioneer, to CIT Bank, N.A. for TWO HUNDRED EIGHT THOUSAND AND 00/100 ($208,000.00) DOLLARS bid by CIT Bank, N.A., being the highest bid made therefor at said auction. Said bid was then assigned by CIT Bank, N.A.to Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America as evidenced by assignment of bid to be recorded herewith.

By: _____
EMERY C MACKLES Esquire

Commonwealth of Massachusetts

Middlesex, ss. July 27, 2017

On this 27th day of July 2017, before me, the undersigned notary public, personally appeared EMERY C MACKLES, Esquire proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

Capacity: (as _____

for _____)

_____ (Affix Seal)
Notary Signature Sarah B. McLean

My commission expires: 7-29-22

SARAH B. McLEAN
MY COMMISSION EXPIRES JULY 29, 2022
MASSACHUSETTS NOTARY PUBLIC

EXHIBIT A

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Rose F. Alario to Financial Freedom Senior Funding Corporation, A Subsidiary of IndyMac Bank, FSB, dated March 28, 2007 and recorded with the Worcester County (Northern District) Registry of Deeds at Book 6422, Page 311, of which mortgage the undersigned is the present holder by assignment from Financial Freedom Senior Funding Corporation to Mortgage Electronic Registration Systems, Inc., as nominee for Financial Freedom Acquisition LLC dated September 25, 2009 and recorded with said Registry on October 5, 2009 at Book 7042, Page 117 and by assignment from Mortgage Electronic Registration Systems, Inc., as nominee for Financial Freedom Acquisition LLC to CIT Bank, N.A. dated July 8, 2016 and recorded with said Registry on August 10, 2016 at Book 8623, Page 177, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 a.m. on June 23, 2017, on the mortgaged premises located at 479 MILK STREET, FITCHBURG, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT: A certain parcel of land, with any buildings thereon, situated on the westerly side of Milk Street, Fitchburg, Mass., bounded and described as follows:

Beginning at the northeasterly corner of lot #138 on plan hereinafter referred to, at the intersection of Milk Street and a proposed street called Hutchison Street;

Thence South 11° 30' West by said Milk Street one hundred thirty-five (135) feet to an angle at land of one Haulman;

Thence North 78° 30' West by said Haulman land one hundred eight (108) feet to lot #161 on said plan;

Thence North 11° 30' East by said lot #161, thirty-five (35) feet to the southeasterly corner of lot #140;

Thence North 78° 30' West by lot #161, fifty (50) feet to lot #141 on said plan;

Thence North 11° 30' East by lot #141, one hundred (100) feet to said Hutchison Street;

Thence South 78° 30' East by said Hutchison Street one hundred fifty-eight (158) feet to the place of beginning.

Containing 19,580 square feet, more or less.

Being lots #138, 139, 140 and a portion of lot #162 as shown on a plan of Ellis Heights recorded with the Worcester Northern District Registry of Deeds in Plan Book 34, Page 15. For title reference, see Book 6326, Page 271. For mortgagor's(s') title see deed recorded with Worcester County (Northern District) Registry of Deeds in Book 6326, Page 271.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

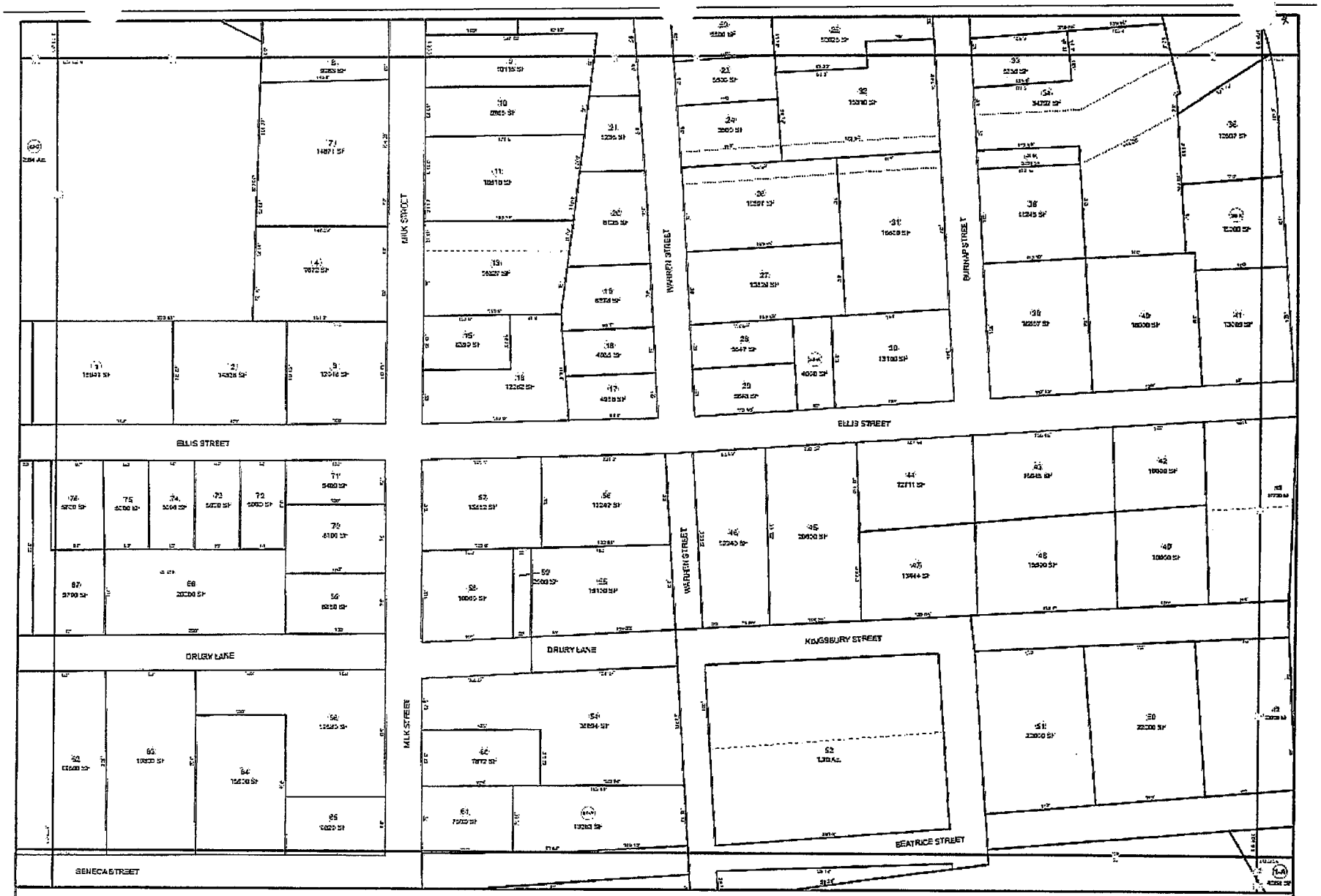
TERMS OF SALE:

A deposit of Five Thousand ($5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

CIT BANK, N.A.
Present holder of said mortgage
By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201608-0313 - YEL
May 30, June 6 & 13, 2017

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER



CITY OF FITCHBURG
MASSACHUSETTS

Parcel boundaries shown on this map are for assessment and planning purposes only.
Scale: 1 inch = 40 feet

0 20 40 80 120 160 200 240 Feet

Legend
- Easement
- Historic Lot Line
- Open water
- Wetland
- Parcel on adjacent map

Sheet Number: 106

92 10412	93 10413	94 10414
105 10417	106 10418	107 10419
117 10422	118 10423	119 10424

Map Produced By AppGeo January 2013

Unofficial Property Record Card - Fitchburg, MA

General Property Data

Parcel ID	106-66-0	Account Number	
Prior Parcel ID	-162.421-0.04497		
Property Owner	FANNIE MAE AKA FEDERAL NAT'L MORTGAGE ASSOC.	Property Location	479 MILK ST
		Property Use	ONE FAM
Mailing Address	14221 DALLAS PKWY STE 1000	Most Recent Sale Date	8/3/2017
		Legal Reference	8877-344
City	DALLAS	Grantor	ALARIO, ROSE F. ,
Mailing State	TX Zip 75254	Sale Price	208,000
ParcelZoning	RA2	Land Area	0.449 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	127,800	400	56,200	184,400

Building Description

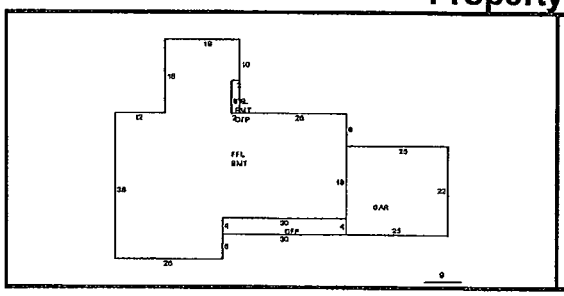
Building Style RANCH	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1959	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel OIL
Building Condition Average	Siding ALUMINUM	Air Conditioning 0%
Finished Area (SF) 2040	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 6	# of Bedrooms 3	# of Full Baths 1
# of 3/4 Baths 1	# of 1/2 Baths 0	# of Other Fixtures 1

Legal Description

Narrative Description of Property

This property contains 0.449 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1959 , having ALUMINUM exterior and ASPHALT SH roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



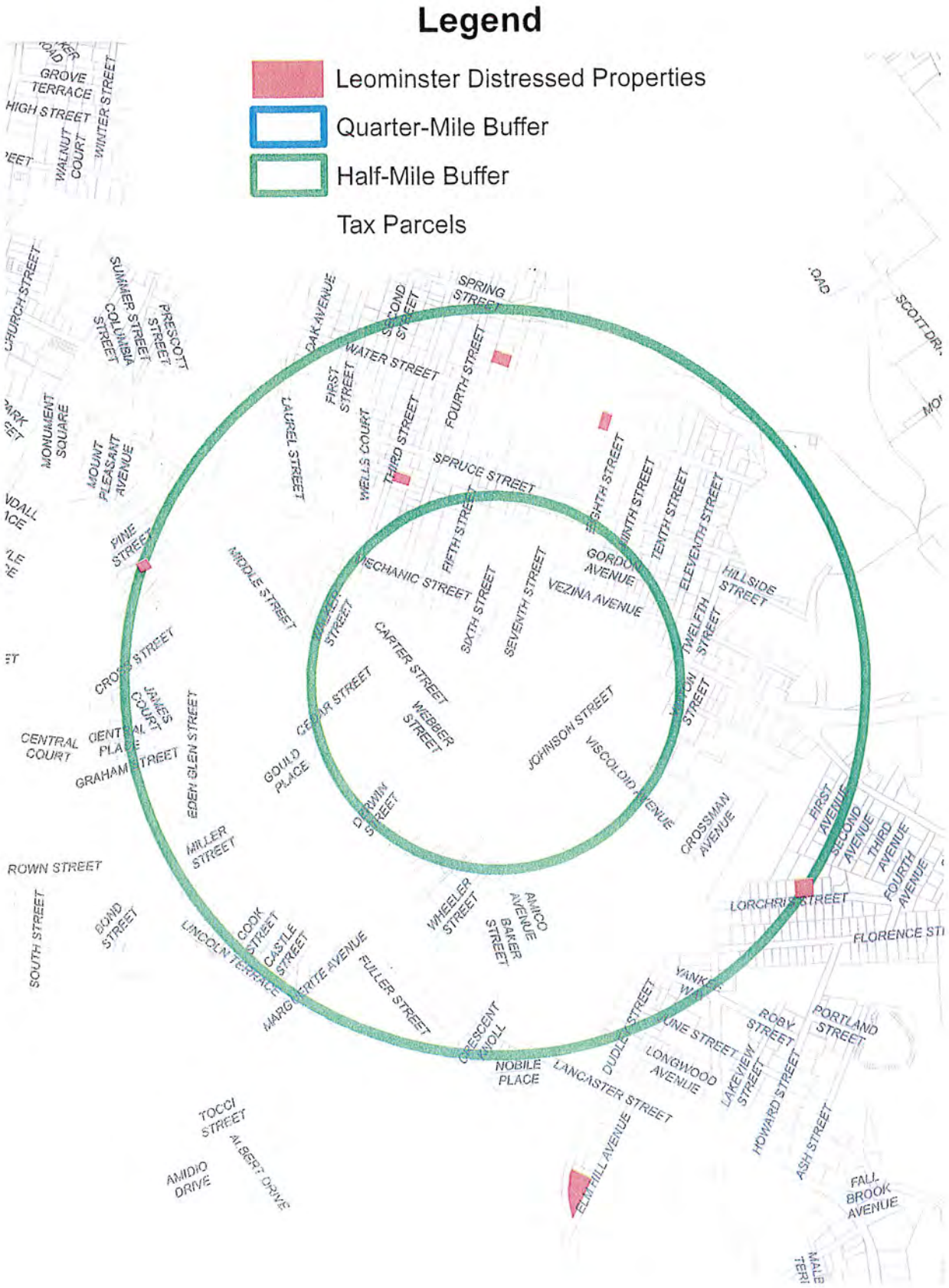
Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

			Property Type					Years Vacancy								
Municipality		# of Properties Submitted	1	2	3	more		1	2	3 or more	Unknown	Blight - 2 or more or explanation	Missing Back-up Docs	Comments	Assessed Value	
Leominster	**Leominster**															
1	146 Third Street	x			1						1	y			240,100	
1	63 Harrison Street	x			1						1	y			239,800	
1	42 Lorchris Street	x	1								1	y			147,700	
1	38 Lorchris Street	x	1								1	y			130,600	
1	286 Water Street	x	1								1	y			202,400	
1	25 Fifth Street	x		1							1	y			195,200	
1	5 Eaton Place	x	1								1	y			147,800	
7	**sub-total**	**7**	**4**	**1**	**2**			**0**	**0**	**0**	**7**			***Average Value***	***1,303,600***	***186,229***

City of Leominster, Massachusetts

Distressed Residential Properties

Target Area



48

LTA Municipality Property Check List

To be submitted for each property included in the application submission

Property Information Property Type (# of units): 3 (1, 2 or 3)

Street number and name: 146 Third St.

City: Leominster

Parcel Id # : 43/17

Name of Property Owner or Owners:

Michael P. Comeau

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: Unknown DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes ✓ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes ✓ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes ✓ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes ✓ No_____

Property has significant presence of overgrown or dead vegetation: Yes ✓ No_____

Property has an accumulation of trash, refuse or other debris: Yes ✓ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No ✓

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Favabro + Schreier
348 Park St.
N. Reading, MA
01864

011660

25

QUITCLAIM DEED

BK02885PG024

WE, THEODORE VERDONE, JR. and GRACE F. VERDONE, Trustees of GRACE REALTY TRUST u/d/t dated May 26, 1961, recorded with the Worcester District Registry of Deeds in Book 7854, Page 372, as amended

For Consideration Paid: ONE HUNDRED FOUR THOUSAND AND NO/100 ($104,000.00) DOLLARS

Grant To: MICHAEL P. COMEAU, an undivided 1/2 interest, and to LINDA L. COMEAU; and MARK S. COMEAU an undivided 1/2 interest as husband and wife, tenants by the entirety; each undivided one-half interest held collectively as tenants in common

of: 148 Third Street, Leominster, Worcester County, Massachusetts

with **Quitclaim Covenants**

148 Third St.
Leominster, MA

A certain lot of land, together with any buildings thereon, situated on the easterly side of Third Street in Leominster, bounded and described as follows:

BEGINNING at the most northerly corner thereof on the easterly line of Third Street and at a point one hundred sixty and 7/10 (160.7) feet southerly from the junction of the easterly line of Third Street with the southerly line of Spruce Street;

THENCE S. 60 1/2 degrees E. one hundred twenty (120) feet to a corner;

THENCE S. 29 1/2 degrees W. sixty and 7/10 (60.7) feet;

THENCE N. 60 1/2 degrees W. one hundred twenty (120) feet to the easterly line of said Third Street;

THENCE along the easterly line of said Third Street N. 29 1/2 degrees E. sixty and 7/10 (60.7) feet to the place of beginning.

CONTAINING seven thousand two hundred eighty-four (7284) square feet, more or less, and being shown as lot #5 on a plan of lots made for George L. Rice by G. F. Miller, C.E. dated May 10, 1900 and recorded with the Worcester Northern District Registry of Deeds in Book 129, Page 661 and in Plan Book 15, Page 16.

96 JUL 23 PM 3:17

For Grantors' Title see Deed of Mark S. Lacouture and Catherine M. Lacouture dated May 31, 1984, recorded with the Worcester District Registry of Deeds in Book 1354, Page 45.

Witness our hand and seal on this 17TH day of July, 1996.

Theodore Verdone Jr. TRUSTEE
THEODORE VERDONE, JR., TRUSTEE

Grace F. Verdone Trustee
GRACE F. VERDONE, TRUSTEE

DEEDS RDG 21
FITCHBURG
07/23/96
TAX 474.24
CASH 474.24
3356A000 15:12
EXCISE TAX

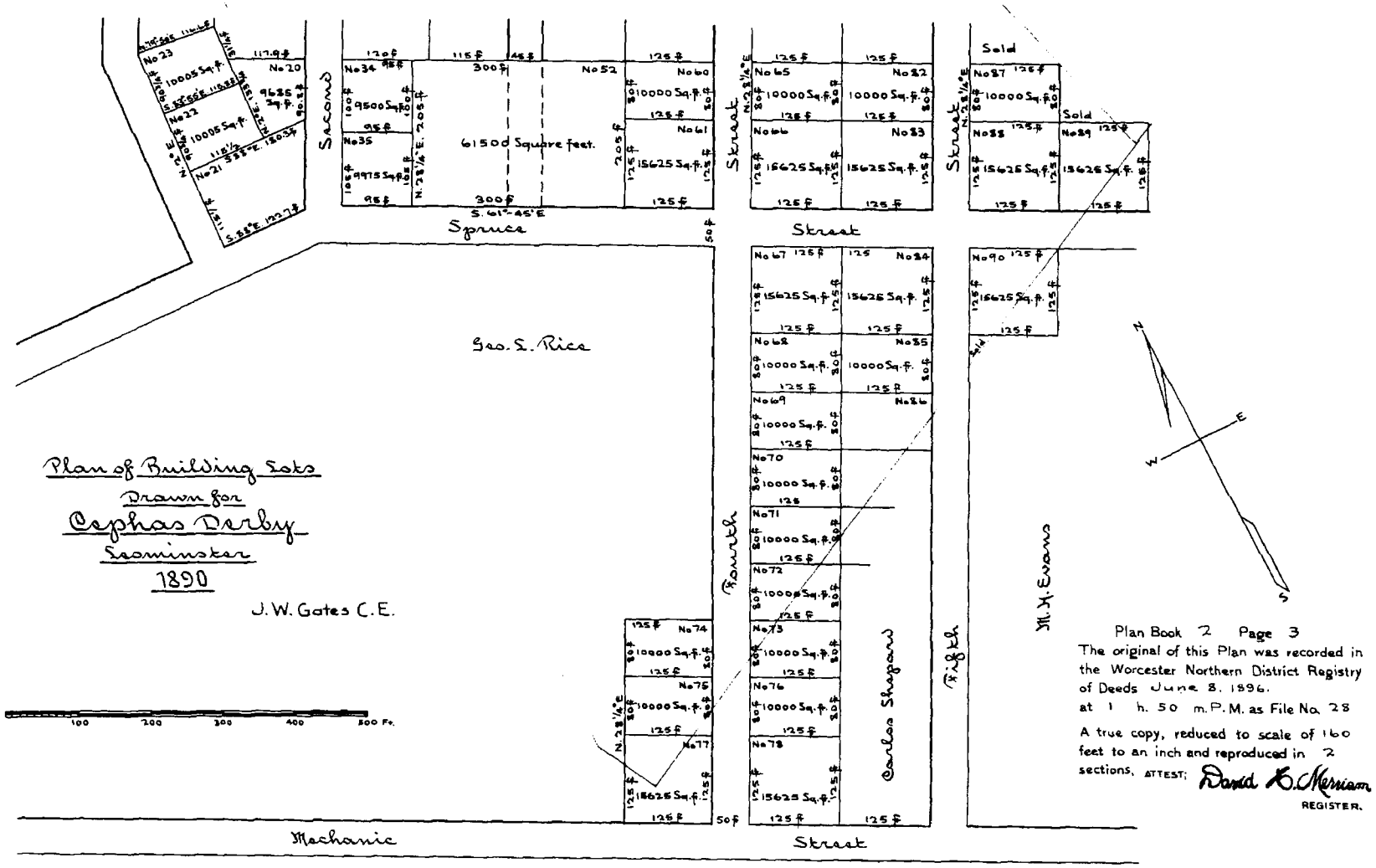
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. July 17, 1996

Then before me personally appeared Theodore Verdone, Jr. and Grace F. Verdone, Trustees, to me known to be the person(s) described In and who executed the foregoing instrument, and acknowledged this as their free act and deed, before me.

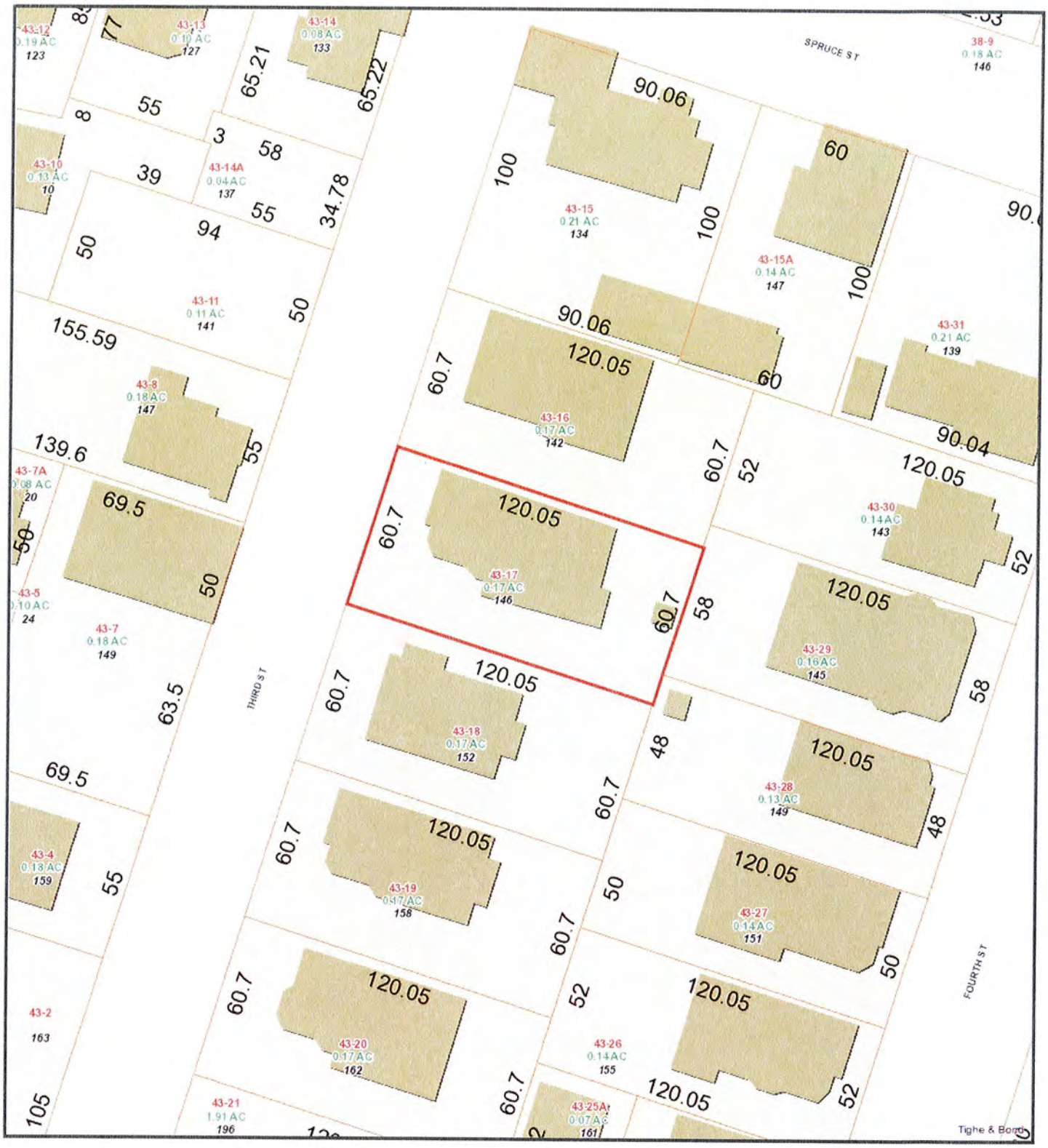
Gregory G. Mitrakas, Notary Public
My commission expires: July 29, 1999
c:\wp51\docs\verdone-.ded

ATTEST: NO. WORC REGISTRY OF DEEDS
JOHN B. Mc.LAUGHLIN, REGISTER



Plan Book 2 Page 3
The original of this Plan was recorded in the Worcester Northern District Registry of Deeds June 8. 1896.
at 1 h. 50 m. P. M. as File No. 28
A true copy, reduced to scale of 160 feet to an inch and reproduced in 2 sections, ATTEST; David H. Merriam
REGISTER.

PLAN No. 28 SHEET A



7/30/2018 2:38:20 PM

Scale: 1"=50'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Property Location 146 THIRD ST | MAP ID: 43/ 17/ / / | Bldg Name: | State Use: 1110

Vision ID: 858 | Account # | Bldg #: 1 of 1 | Sec # 1 of 1 | Card 1 of 1 | Print Date: 12/14/2017 08:07

CURRENT OWNER

COMEAU MICHAEL P ETALS
LINDA L / MARK S T/C
171 DALE AV

LEOMINSTER, MA 01453
Additional Owners:

TOPO.		UTILITIES		STRT./ROAD		LOCATION	
1	Level	1	All Public	1	Paved	1	Urban
				5	Curb & Gutter		
				6	Sidewalk		

SUPPLEMENTAL DATA

Other ID:		HISTORIC	
SubDiv		TAX TITLE	
Photo		AMOUNT DI	
Ward	2	3ABC	
Precinct	C	TT AGREEN	
Tract	0016		
GIS ID:	F_588655_3016545	ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1110	189,500	189,500
RES LAND	1110	50,600	50,600
Total		240,100	240,100

325
LEOMINSTER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
COMEAU MICHAEL P ETALS	2885/ 024	07/23/1996	Q	I	104,000	00
VERDONE THEODORE JR ETUX	01354/0045	06/01/1984	Q	I	96,500	00
LACOUTURE MARK S ETUX	01208/0577	09/06/1978			35,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
2018	1110	189,500	2017	1110	167,900	2016	1110	156,400
2018	1110	50,600	2017	1110	47,300	2016	1110	47,300
	Total:	240,100		Total:	215,200		Total:	203,700

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int
02	FINE - 38D NOT FIL	0	50	0
02	FINE - 38D NOT FIL	0	50	0
02	FINE - 38D NOT FIL	0	50	0
02	FINE - 38D NOT FIL	0	50	0

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	189,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	50,600
Special Land Value	0
Total Appraised Parcel Value	240,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	240,100

ASSESSING NEIGHBORHOOD

NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

GREEN

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/22/2014	04		RLD	56	Photo Update Only
10/18/2004			WH	02	Measur+2Visit - Info Car
02/08/1995			RM	00	Measur+Listed
01/30/1995			RM	02	Measur+2Visit - Info Car
05/07/1980			38	10	Measu/LtrSnt Letter Se

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A	Acre Disc	C. Factor	ST. Idx	Adj	Notes-Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1110	4 to 8 Family R	RC				7,287	SF	8.17	0.8500	4	1.0000	1.00		0.00				1.00		50,600

Total Card Land Units: 0.17 AC | Parcel Total Land Area: 0.17 AC | Total Land Value: 50,600

Property Location: 146 THIRD ST *MAP ID:* 43/ 17/ / / *Bldg Name:* *State Use:* 1110

Vision ID: 858 *Account #* *Bldg #:* 1 of 1 *Sec #* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 12/14/2017 08:07

CONSTRUCTION DETAIL

Element	Cd	Ch.	Description
Style	00		Res Model Apartment
Model	03		Multi-Family
Grade	03		03
Stories	3		3 Stories
Occupancy	6		
Exterior Wall 1	18		Asphalt
Exterior Wall 2			
Roof Structure	01		Flat
Roof Cover	04		Tar & Gravel
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	09		9+ Bedrooms
Total Bthrms	6		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	23		23 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

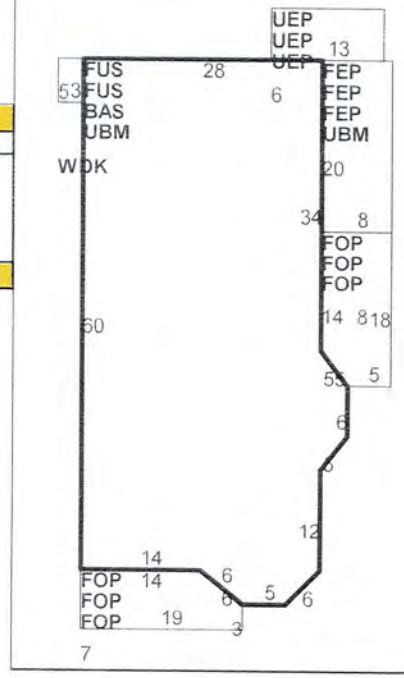
Element	Cd	Ch.	Description

MIXED USE

Code	Description	Percentage
1110	4 to 8 Family R	100

COST/MARKET VALUATION

Adj Base Rate	45.75
	291,611
Net Other Adj	0.00
Replace Cost	291,611
AYB	1910
EYB	1982
Dep Code	F
Remodel Rating	
Year Remodeled	
Dep %	35
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	65
Apprais Val	189,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/F	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME			1.	64	15.00	1995		0		0	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,748	1,748		45.75	79,971
FEP	Porch, Enclosed	0	480		41.18	19,764
FOP	Porch, Open	0	783		11.45	8,967
FUS	Upper Story, Finished	3,496	3,496		45.75	159,942
UBM	Basement, Unfinished	0	1,908		9.16	17,477
UEP	Porch, Enclosed, Unfinished	0	234		22.88	5,353
WDK	Deck, Wood	0	15		9.15	137
	Ttl. Gross Liv/Lease Area:	5,244	8,664	6,374		291,611

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information
Street number and name: 63 Harrison St.
City: Leominster
Parcel Id # : 59/21

Property Type (# of units): _____ (1, 2 or 3)

Name of Property Owner or Owners:
Yunxiang Zhong

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: UNKNOWN DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No ✓

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes ✓ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes ✓ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes ✓ No_____

Property has significant presence of overgrown or dead vegetation: Yes ✓ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No ✓

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Return To After Recording:
Vantage Point Title, Inc.
Attn: Default Services
25400 US 19 North, Suite 135
Clearwater, FL 33763
Reference Number: D-MA402902

Mail Tax Statements To:
Yunxiang Zhong and Yan Wu
63 Harrison Street
Leominster, MA 01453

67682
Metropolitan Title LLC
Worcester, MA
(508) 7[illegible]

63 Harrison St., Leominster, MA

QUITCLAIM DEED

FLAGSTAR BANK, FSB, of 440 S. LaSalle St, Suite 2000, Chicago, IL 60605, for consideration paid, and in full consideration of less than One Hundred Thirty Thousand and 00/100 Dollars ($130,000.00) grants to **YUNXIANG ZHONG AND YAN WU** of 63 Harrison Street, Leominster, MA 01453, with quitclaim covenants, the land situated and described as follows: * husband and wife as Tenants by the entirety

A certain lot of land with the buildings thereon lying Northerly of Main Street, in said Leominster, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at the Southwesterly corner thereof at a bound at the junction of Harrison and Morton Streets, and
THENCE by the line of said Harrison Street North 68° East, 80 feet to a bound; THENCE by land now or formerly of Michael Doyle South 22' East, 70 feet to a bound; THENCE by land now or formerly of one Ashton South 68° West, 80 feet to the East line of said Morton Street; THENCE by the line of said Street North 22' West, 70 feet to the first named corner. Containing 5,600 square feet, more or less.

No boundary lines changed by this conveyance.

Being the same premises conveyed to Flagstar Bank, FSB by Foreclosure Deed from Flagstar Bank, FSB, said deed being dated March 1, 2012 and recorded March 19, 2012 in Book 7592, Page 30, with the Worcester North Registry of Deeds, Massachusetts.

Property Address: 63 Harrison Street, Leominster, MA 01453
Assessor's Parcel Number: 59/ 21 ///

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

The Grantor hereby releases all homestead rights he may have in the property which may have arisen by operation of law or by the filing of a homestead declaration with the Worcester North Registry of Deeds.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 10-24-2017 @ 11:52am
Ctl#: 63 Doc#: 19333
Fee: $592.80 Cons: $130,000.00

WITNESS my/our hand and seal this 10th day of July, 2017.

Flagstar Bank, FSB
By: Fay Servicing, LLC., as attorney in fact by Limited Power of Attorney recorded June 6, 2017 in Book 8833, Page 9451 in the North Worcester County Register of deeds.

By _____
Print Name: Daren M. Perez
Title: VP, REO

COMMONWEALTH OF ~~MASSACHUSETTS~~
Hillsborough, ss Florida

On this 10 day of July, 2017, before me appeared Daren M. Perez to me personally known, who being by me duly sworn (or affirmed), did say that they are the VP, REO (Title of Officer) of Fay Servicing, LLC., as attorney in fact for Flagstar Bank, FSB and that said instrument was signed and acknowledged on behalf of said _____ by authority of its board of directors, and said Daren M. Perez acknowledged said instrument to be the free act and deed of said corporation and that said _____ has no corporate seal.

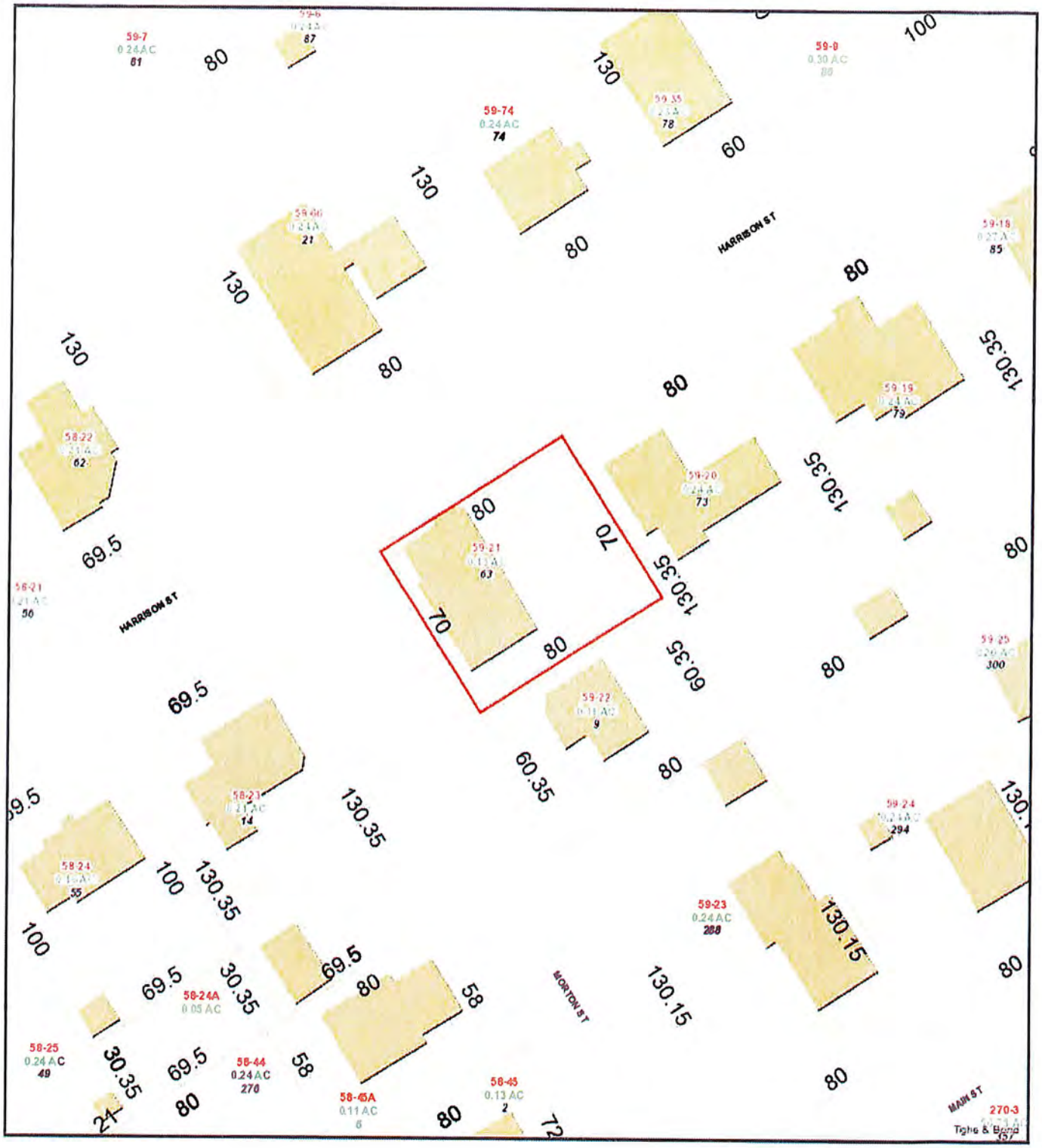
_____
Official Signature and Seal of Notary

DENISE A. JOHNS
MY COMMISSION # FF 017184
EXPIRES: September 10, 2019
Bonded Thru Notary Public Underwriters

Denise A Johns
Printed Name of Acknowledging Officer
My commission expires_____

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER



7/31/2018 12:22:42 PM

Scale: 1"=50'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Property Location 63 HARRISON ST | MAP ID: 59/ 21/ / / | Bldg Name: | State Use: 1050

Vision ID: 1267 | Account # | Bldg #: 1 of 1 | See # 1 of 1 Card 1 of 1 | Print Date: 12/14/2017 08:25

CURRENT OWNER

FLAGSTAR BANK FSB

5151 CORPORATE DR

TROY, MI 48098

Additional Owners:

TOPO.

2	Above Street

UTILITIES

1	All Public
2	Public Water
3	Public Sewer

STRT./ROAD

1	Paved
4	Sidewalk

LOCATION

1	Urban

SUPPLEMENTAL DATA

Other ID:
SubDiv
Photo
Ward 5
Precinct A
Tract 0021
GIS ID: F_588495_3020300

HISTORIC
TAX TITLE
AMOUNT DI
3ABC
TI AGREEA

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1050	181,700	181,700
RES LAND	1050	58,100	58,100
Total		239,800	239,800

325
LEOMINSTER, MA

VISION

RECORD OF OWNERSHIP

Owner	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ZHONG YUNXIANG ETUX	08942/ 226	10/24/2017	U	1	130,000	1S
FLAGSTAR BANK FSB	07592/ 030	03/19/2012	U	1	350,425	1L
FORBES CHANTAL AF ETUX	06337/ 074	12/19/2006	Q	1	297,000	00
SECINO ROSEMARY	06337/ 072	12/19/2006	U	1	0	1F
SECINO ROSEMARY ETAL	02629/ 193	09/27/1994	U	1	0	1J
SECINO JOHN ETUX	00577/0508	10/29/1941			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
2018	1050	181,700	2017	1050	162,200	2016	1050	147,800
2018	1050	58,100	2017	1050	54,200	2016	1050	54,200
Total:		239,800	Total:		216,400	Total:		202,000

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD SUB	NBHD Name	Street Index Name	Tracing	Batch
1/A				

NOTES

BEIGE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	181,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	58,100
Special Land Value	0
Total Appraised Parcel Value	239,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**239,800**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd	Purpose/Result
09/20/2016	02		WH	04	Measur/Vac/Boarded up
09/17/2007			WH	02	Measur+2Visit - Info Car
11/01/2001			RD	01	Measur+1Visit
07/08/1995			JT	02	Measur+2Visit - Info Car
03/22/1995			JT	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I Factor	S.A.	Acre Disc	C Factor	ST. Idx	Adj	Notes-Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1050	THREE FAM MDL-01	RB				5,600	SF	10.37	1.0000	5	1.0000	1.00	1	1.00				1.00		58,100

Total Card Land Units: 0.13 AC | Parcel Total Land Area: 0.13 AC | Total Land Value: 58,100

Property Location: 63 HARRISON ST *MAP ID:* 59/21/1/ *Bldg Name:* *State Use:* 1050
Vision ID: 1267 *Account #* *Bldg #:* 1 of 1 *Sec #* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 12/14/2017 08:25

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style	51		Three Family
Model	03		Multi-Family
Grade	03		03
Stories	3		3 Stories
Occupancy	3		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	01		Flat
Roof Cover	04		Tar & Gravel
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	3		
Total Hall Baths	0		
Total Xtra Fixtrs			
Total Rooms	15		15 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

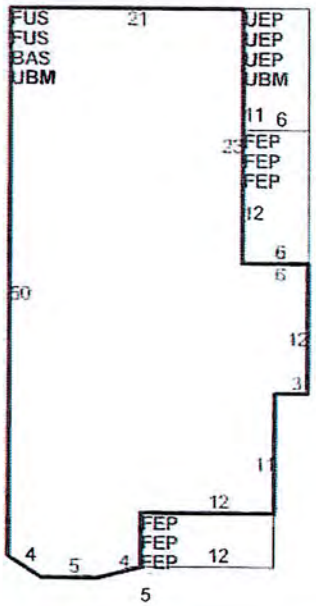
Element	Cd	Ch	Description

MIXED USE

Code	Description	Percentage
1050	THREE FAM MDL-01	100

COST/MARKET VALUATION

Adj Base Rate	63.15
	259,547
Net Other Adj	0.00
Replace Cost	259,547
AYB	1920
EYB	1987
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	70
Apprais Val	181,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	Ht	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,138	1,138		63.15	71,865
FEP	Porch, Enclosed	0	396		56.77	22,481
FUS	Upper Story, Finished	2,276	2,276		63.15	143,729
UBM	Basement, Unfinished	0	1,204		12.64	15,219
UEP	Porch, Enclosed, Unfinished	0	198		31.58	6,252
	Ttl. Gross Liv/Lease Area:	3,414	5,212	4,110		259,547

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information
Street number and name: 42 Lowell St.
City: Lawrence
Parcel Id # : 0323/328

Property Type (# of units): 1 (1, 2 or 3)

Name of Property Owner or Owners:
Richard J. French

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: UNKNOWN DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No X

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No X

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No X

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No X

Property has significant presence of overgrown or dead vegetation: Yes X No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No X

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

BK 03231 PG 328

PLEASE RETURN TO:
Richard O. French
42 Lorchris Street
Leominster, MA 01453

016554 25

QUITCLAIM DEED

I, Richard O. French, Executor under the Will of Irene M. French, Worcester Probate and Family Court, Docket Number 92P0943EP1 for consideration paid of Less Than One Hundred and 00/100 ($100.00) Dollars grant to Richard O. French, of 42 Lorchris Street, Leominster, Worcester County, Massachusetts with QUITCLAIM COVENANTS

A certain tract of land with the buildings thereon, situated in Leominster, Worcester County, Massachusetts, on Lorchris Street, being lot #42 on a plan entitled "Plan of Building Lots in Leominster, Mass., Hiramar Corporation of Arlington, Mass." dated November 19, 1951 recorded with Worcester Northern District Deeds in Plan Book 91, Page 14, bounded according to said plan as follows:
Southerly by Lorchris Street sixty-five (65) feet;
Westerly by Lot #38 on said plan one hundred twenty-five (125) feet;
Northerly by land now or formerly of John J. Tocci, sixty-five (65) feet;
Easterly by Lot #46 on said plan one hundred twenty-five (125) feet.
Containing according to said plan 8125 square feet of land.

The premises are conveyed with and subject to the benefit of easements, restrictions, agreements and reservations of record, if any , and in so far as applicable.

Being the same premises conveyed to Irene M. French by Deed of Leland A. French and Irene M. French dated July 17, 1980 and recorded with Worcester North District Registry of Deeds at Book 1255, Page 425.

For my title see Will of Irene M. French, Worcester Probate and Family Court, Docket Number 92P-0943-EP1.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of August 18, 1998.

98 AUG 18 AM 10:28

Richard O. French, Executor
of the Estate of Irene M. French

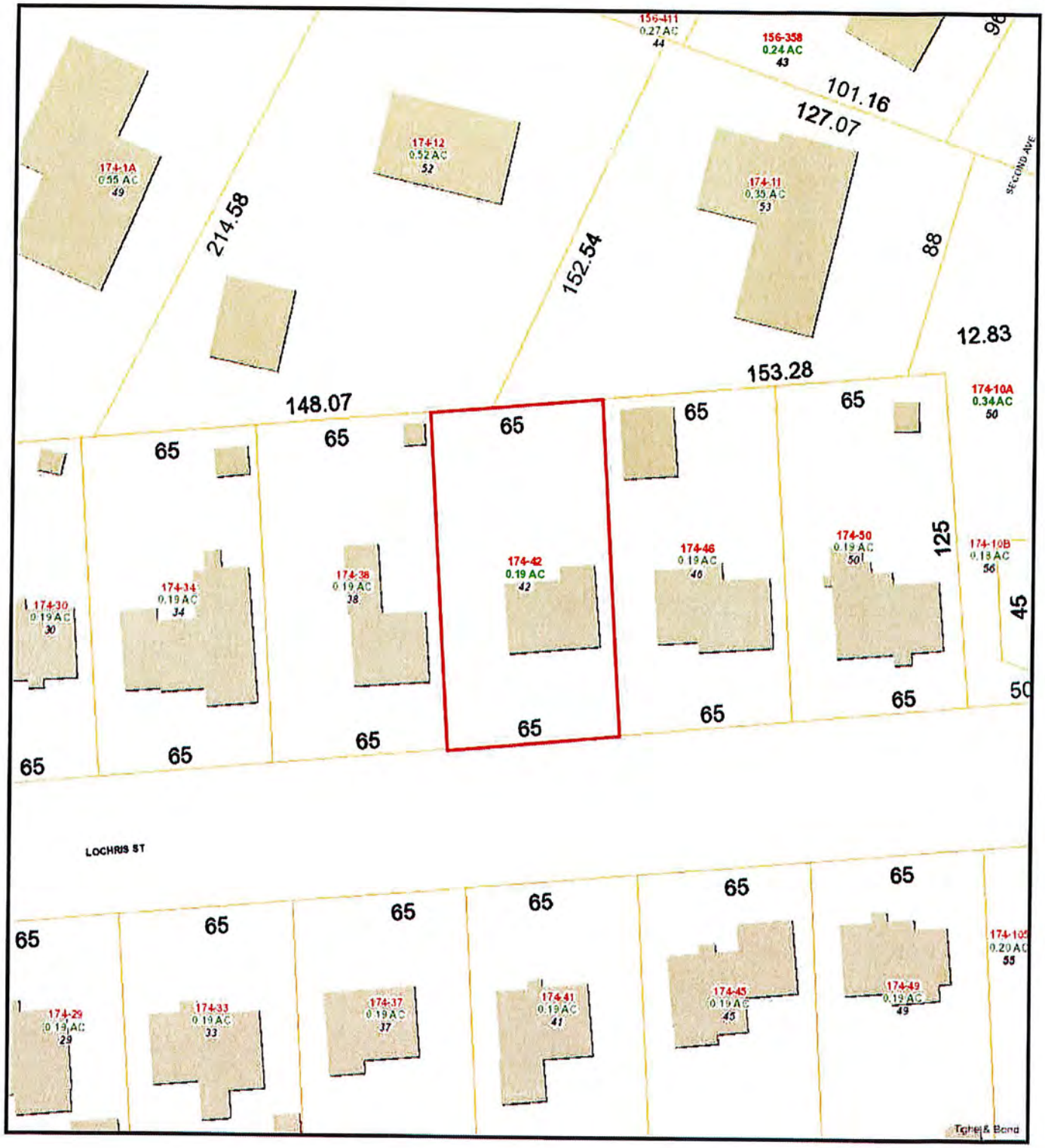
COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss. August 18, 1998

Then personally appeared the above-named, Richard O. French and acknowledged the foregoing instrument to be his free act and deed, before me,

NOTARY PUBLIC
My commission expires: 5/22/2003

ATTEST: NO. WORC REGISTRY OF DEEDS
JOHN B. Mc.LAUGHLIN, REGISTER



7/31/2018 12:36:25 PM

Scale: 1"=50'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Property Location 42 LORCHRIS ST | MAP ID: 174/ 42/ / / | Bldg Name: | State Use: 1010

Vision ID: 3809 | Account # | Bldg #: 1 of 1 | Sec # 1 of 1 | Card 1 of 1 | Print Date: 12/14/2017 12:24

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
FRENCH RICHARD O	1 Level	1 All Public	1 Paved	1 Urban
42 LORCHRIS ST			6 Sidewalk	
LEOMINSTER, MA 01453				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:		HISTORIC	
SubDiv		TAX TITLE	
Photo		AMOUNT DI	
Ward	2	3ABC	
Precinct	B	TT AGREEM	
Tract	0017		
GIS ID: F_591572_3013684		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	87,500	87,500
RES LAND	1010	60,200	60,200
Total		147,700	147,700

325 LEOMINSTER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	V/U	W/I	SALE PRICE	.C.
FRENCH RICHARD O	03231/ 328	08/18/1998	U	I	0	1H
FRENCH RICHARD O	01255/0425	03/08/1994			0	1H
FRENCH IRENE M	01255/0425	11/24/1980			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	87,500	2017	1010	79,700	2016	1010	76,700
2018	1010	60,200	2017	1010	56,300	2016	1010	56,300
Total:		147,700	Total:		136,000	Total:		133,000

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
2/A				

NOTES

SHD=NV-OPEN

SLAB, WHITE IA

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	87,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	60,200
Special Land Value	0
Total Appraised Parcel Value	147,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	147,700

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
699	01/18/1989	RS	Residential	6,700		0		VINYL SID

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/13/2009			WH	00	Measur+Listed
07/25/2003			WH	00	Measur+Listed
03/02/1995			AL	00	Measur+Listed
04/22/1980			43	10	Measu/LtrSnt Letter Se

LAND LINE VALUATION SECTION

B	Use Code	Use Description	Zone	LD	Front	Depth	Units		Unit Price	I. Factor	SA	Acre Disc	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RB				8,125	SF	7.41	1.0000	5	1.0000	1.00	2	1.00				1.00		60,200

Total Card Land Units: 0.19 AC | Parcel Total Land Area: 0.19 AC | Total Land Value: 60,200

Property Location: 42 LORCHRIS ST *MAP ID:* 174/ 42/ / / *Bldg Name:* *State Use:* 1010

Vision ID: 3809 *Account #* *Bldg #:* 1 of 1 *Sec #* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 12/14/2017 12:24

CONSTRUCTION DETAIL

Element	Cd.	Ch	Description
Style	01		Ranch
Model	01		Residential
Grade	02		02
Stories	1		1 Story
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

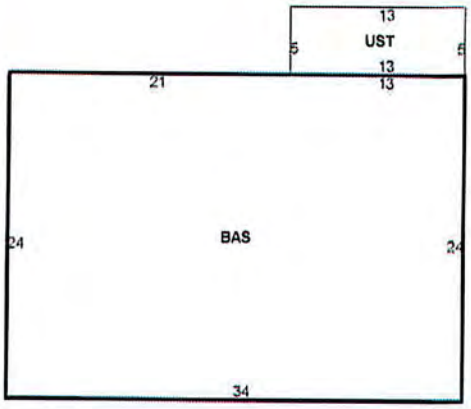
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj Base Rate	140.79
	116,715
Net Other Adj	0.00
Replace Cost	116,715
AYB	1952
EYB	1992
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	25
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	75
Apprais Val	87,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descrip	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	% Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	816	816		140.79	114,885
UST	Utility, Storage, Unfinished	0	65		28.16	1,830
	Ttl. Gross Liv/Lease Area:	816	881	829		116,715

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information
Street number and name: 38 Lorchris St.
City: Leominster
Parcel Id # : 174/38

Property Type (# of units): 1 (1, 2 or 3)

Name of Property Owner or Owners:

Douglas Rau

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: unknown DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No X

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No X

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No X

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes X No_____

Property has significant presence of overgrown or dead vegetation: Yes X No_____

Property has an accumulation of trash, refuse or other debris: Yes X No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk 8123 Pg271 #6029
05-15-2014 @ 12:39p

FIDUCIARY DEED

38 Lorchris Street, Leominster, Massachusetts

Rebecca Amaral as Conservator of the Estate of Jean Daniels, previously known as Jean N. Malloy, (Worcester County Probate and Family Court, Docket # WO13P3285PM), pursuant to a license to sell (See Order dated April 30, 2014).

for consideration paid, and in full consideration of Forty Thousand Dollars ($40,000),

grants to Douglas Rau, of Gardner, Massachusetts, individually,

A certain parcel of land with any buildings thereon, situated in Leominster, Mass., being shown as Lot 38 on plan entitled, "Plan of Building Lots in Leominster, Mass., Hiramar Corporation of Arlington, Mass.", dated November 19, 1951, recorded with Worcester Northern District Registry of Deeds in Plan Book 91, Page 14, and bounded as follows:

SOUTHERLY by Lorchris Street, sixty-five (65) feet;

WESTERLY by Lot 34, one hundred twenty-five (125) feet;

NORTHERLY by land now or formerly of John J. Tocci, sixty-five (65) feet;

EASTERLY by Lot 42, one hundred twenty-five (125) feet.

Containing according to said plan, 8,125 square feet of land.

Said premises are conveyed subject to and with the benefit of easements, restrictions, agreements and reservations of record, if any there be, insofar as the same may be in force and applicable, as in deed, Book 713, Page 45.

Being the same premises described in a deed to Grantor dated November 12, 1975 and recorded with the Worcester Northern Registry of Deeds in Book 1152, Page 533.

Jean Daniels and Paul Daniels declare under the pains and penalties of perjury that they are presently married and hereby release and terminate any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or by declaration.

RETURN TO:
Starr Vander Linden

4

Witness our hands and seal this 15th day of May, 2014.

REBECCA AMARAL, Conservator of Jean Daniels

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 15th day of May, 2014, before me, the undersigned notary public, personally appeared Rebecca Amaral who was personally known to me or who was proved to me through satisfactory evidence of identification, which was a government issued photo identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

, Notary Public

My commission expires:

EMILY S. STARR
NOTARY PUBLIC
My commission expires Feb. 26, 2021

Paul C. Daniels
PAUL DANIELS

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

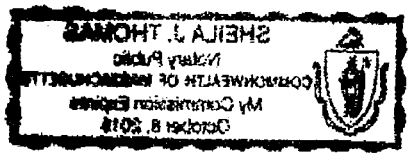
On this 13th day of March, 2014, before me, the undersigned notary public, personally appeared Paul Daniels who was personally known to me or who was proved to me through satisfactory evidence of identification, which was a government issued photo identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

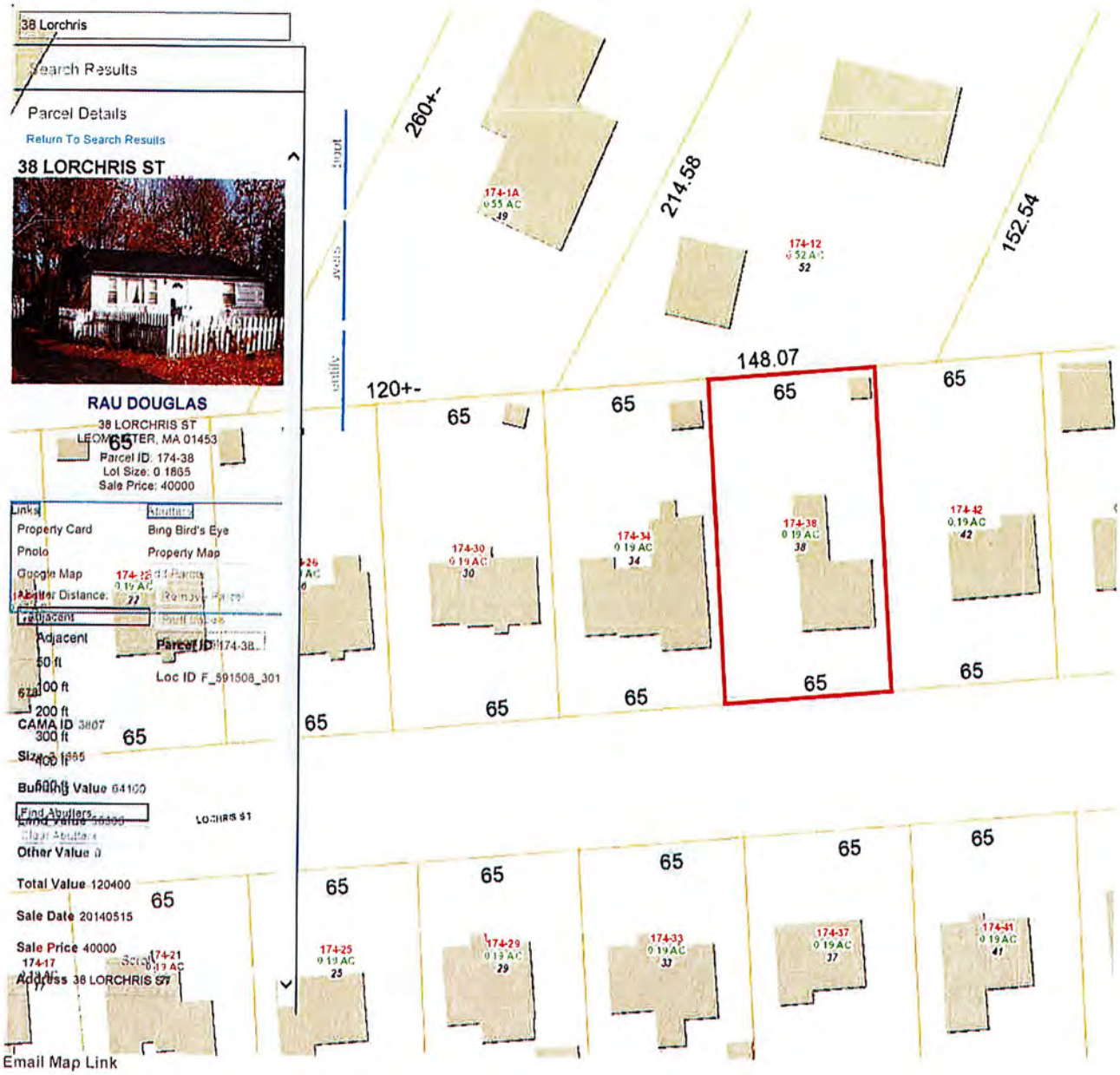
Sheila J. Thomas, Notary Public
My commission expires:

SHEILA J. THOMAS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 8, 2015

MASSACHUSETTS STATE EXCISE TAX
WORCESTER NORTHERN REGISTRY OF DEED
Date: 05-15-2014 @ 12:39pm
Ctl#: 79 Doc#: 6029
Fee: $182.40 Cons: $40,000.00

ATTEST NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER





Email Map Link

Copy and paste the following string into an email to link to the current map view:

Print Map

10m
40ft
Close

Size:

Scale: 1" = ft. Title:

Close Print

lat 42.5177, long -71.7395

Property Location 38 LORCHRIS ST | MAP ID: 174/ 38/ / / | Bldg Name: | State Use: 1010

Vision ID: 3807 | Account # | Bldg #: 1 of 1 | Sec # 1 of 1 | Card 1 of 1 | Print Date: 12/14/2017 12:24

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
RAU DOUGLAS	1 Level	1 All Public	1 Paved	1 Urban
38 LORCHRIS ST			6 Sidewalk	
LEOMINSTER, MA 01453				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:		HISTORIC	
SubDiv		TAX TITLE	
Photo		AMOUNT DI	
Ward	2	3ABC	
Precinct	B	TT AGREEM	
Tract	0016		
GIS ID: F_591508_3013678		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	70,400	70,400
RES LAND	1010	60,200	60,200
Total		130,600	130,600

325 LEOMINSTER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	qu	vi	SALE PRICE	V.C.
RAU DOUGLAS	08123/ 271	05/15/2014	U	I	40,000	1H
MALLOY JEAN N	1152/ 533	11/12/1975			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	70,400	2017	1010	64,100	2016	1010	61,900
2018	1010	60,200	2017	1010	56,300	2016	1010	56,300
		Total: 130,600			Total: 120,400			Total: 118,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD SUB	NBHD Name	Street Index Name	Tracing	Batch
2/A				

NOTES

WHITE

IF

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	70,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	60,200
Special Land Value	0
Total Appraised Parcel Value	130,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	130,600

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments:
B13186	08/07/2014	RE	Remodel	40,000		0		RES - REMODELING I
12875	05/22/2014	RS	Residential	5,750		0		SIDING, WINDOWS &
5612	03/04/2008	RR	Re-shingle	4,000	05/06/2008	100	05/06/2008	RR

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose Result
01/13/2009			WH	00	Measur+Listed
07/24/2003			WH	00	Measur+Listed
03/02/1995			AL	00	Measur+Listed
04/22/1980			43	10	Measu/LtrSnt Letter Se

LAND LINE VALUATION SECTION

B	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	L Factor	LA	Acre Disc	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RB				8,125	SF	7.41	1.0000	5	1.0000	1.00	2	1.00				1.00		60,200

Total Card Land Units: 0.19 AC | Parcel Total Land Area: 0.19 AC | Total Land Value: 60,200

Property Location: **38 LORCHRIS ST** *MAP ID:* **174/ 38/ / /** *Bldg Name:* *State Use:* **1010**

Vision ID: **3807** *Account #* *Bldg #:* **1 of 1** *Sec #* **1** *of* **1** *Card* **1** *of* **1** *Print Date:* **12/14/2017 12:24**

CONSTRUCTION DETAIL

Element	Cd.	Ch	Description
Style	01		Ranch
Model	01		Residential
Grade	02		02
Stories	1		1 Story
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	06		Inlaid Sht Gds
Interior Flr 2			
Heat Fuel	03		Gas
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

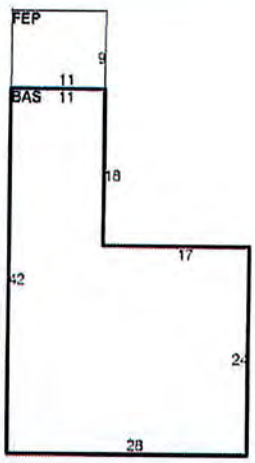
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj Base Rate	124.94
	117,322
Net Other Adj	0.00
Replace Cost	117,322
AYB	1952
EYB	1977
Dep Code	VP
Remodel Rating	
Year Remodeled	
Dep %	40
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	60
Apprais Val	70,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME			L	64	15.00	1995		0		0	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	870	870		124.94	108,701
FEP	Porch, Enclosed	0	99		87.08	8,621
	Ttl. Gross Liv/Lease Area:	870	969	939		117,322

286 water

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information
Street number and name: 286 Water St.
City: Leominster
Parcel Id # : 136/27

Property Type (# of units): 1 (1, 2 or 3)

Name of Property Owner or Owners:
Glen Marceau

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: unknown DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No X

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes X No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No X

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes X No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No X

Property has an accumulation of trash, refuse or other debris: Yes_____ No X

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

PLEASE RETURN TO:
Glenn Marceau
286 Water Street
Leominster, MA 01453

BK 03323 PG 314

001135

MASSACHUSETTS (warranties)

revised 01/02/92
REO # P982753

FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its principal office in the City of Washington, District of Columbia, and an office for the conduct of business at 13455 Noel Road, Suite 600, Dallas, Texas 75240-5003 (hereinafter called the Grantor) for consideration of ONE HUNDRED THOUSAND and 00/100 Dollars ($100,000.00) paid, grants to GLENN J. MARCEAU with quitclaim covenants, a certain parcel of land with the building thereon situated in LEOMINSTER, WORCESTER County, Massachusetts, bounded and described as follows:

The property is commonly known as 286 WATER STREET, LEOMINSTER, MA 01453 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

BEING the same property which was granted and conveyed unto Grantor herein in fee, by Foreclosure Deed made by Federal National Mortgage Association, dated July 21, 1998 and recorded on _____, in the Worcester North Registry of Deeds in Book 3221, Page 155.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, passages, water, watercourses, right, liberties, privileges, hereditaments, and appurtenances whatsoever hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

WITNESS the execution and corporate seal of FEDERAL NATIONAL MORTGAGE ASSOCIATION on this 13 day of JANUARY, 1999 the day and year first above written.

ATTEST:

Tonya S. Wimberly
Assistant Secretary

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY _____
Randy L. Conatser Vice President

CORPORATE SEAL 1938

PROPERTY: 286 Water Street, Fitchburg, MA 01420

99 JAN 19 PM 4:00

Exhibit A - Property Description

A certain tract of land with any buildings thereon, situated on the northerly side of Water Street, Leominster, Mass., bounded as follows:

BEGININNG at the southeasterly corner thereof at said Water Street and running
THENCE: N. 28 1/4° E. one hundred thirteen (113) feet to a bound;
THENCE: N. 61 3/4° W. sixty-six (66) feet to a bound;
THENCE: S. 28 1/4° W. one hundred thirteen (113) feet to said Water Street;
THENCE: by said Street South 61 3/4° E. sixty-six (66) feet to the place of beginning, containing 7,458 square feet, more or less.

Being the same premises conveyed to it by Deed of John M. Comeau and Barbara A. Comeau dated July 21, 1998 and recorded with Worcester North District Registry of Deeds at Book 3221, Page 155

STATE OF TEXAS :
:ss
COUNTY OF DALLAS :

On the 13TH day of JANUARY, 1999, personally appeared Randy L. Conatser, to me personally known, who being by me duly sworn, did say that he is the Vice President of Federal National Mortgage Association and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the authority of its Board of Directors, and Tonya S. Wimberly said Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

Notary Public

STACEY PARKER
Notary Public, State of Texas
My Commission Expires 06-25-02

ATTEST: NO. WORC REGISTRY OF DEEDS
JOHN B. McLAUGHLIN, REGISTER

Bk 7826 Pg68 #1417
01-24-2013 @ 01:48p

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

HOUSING COURT
C.A. No. 12-CV-734

CITY OF LEOMINSTER, Petitioner	)	
v.	)	ORDER
GLENN J. MARCEAU, Respondent	)	

After hearing on January 18, 2013, on a Motion by Receiver, Ronald C. Rheault, Oxford Deleading, Inc., to Sell 286 Water Street, Leominster, Massachusetts by Public Auction in Order to Foreclose the Lien Granted to it by the Court Pursuant to M.G.L. c. 111, §127I, said Motion was allowed and the Court makes the following findings and it is hereby Ordered:

1.) Ronald C. Rheault, Oxford Deleading, Inc., as Receiver (the "Receiver") of the real estate known as and located at 286 Water Street, Leominster, Massachusetts (the "Real Estate"), reported to the Court that it had fulfilled its Receivership obligations.

2.) The Receiver has duly and properly recorded a Priority Lien, as amended, with the Worcester County (Northern District) Registry of Deeds to cover the costs of the Receivership.

3.) The Court finds that the Receiver has a lien as described under M.G.L. c. 111, §127I.

4.) The Court orders that the Receiver may foreclose on its lien which shall be conducted in the following manner:

(a) The Receiver shall obtain a title report from a company or attorney/law firm which conducts business at the Worcester Registry of Deeds to determine ownership, mortgages and other interests in the Real Estate.

(b) The Receiver shall notify all parties to this case, the record owner and all others, whether parties or not, who hold a record interest in the Real Estate of the date and time of the auction sale, by certified mail.

(c) The Receiver shall post notice of the sale by auction of the Real Estate once in each of three successive weeks, with the first publication to be not less than 21 days before the date of sale, in a newspaper, if any, published in the City or Town, where the Real Estate lies or in a newspaper with general circulation in the City or Town where the land lies.

A TRUE COPY, ATTEST:

James A. Biscegla

(d) The Receiver shall engage the services of a licensed auctioneer to conduct the sale by auction of the Real Estate

(e) The Receiver's Notice shall read as shown in Exhibit #1 attached hereto.

5.) The disbursement of funds recovered from the foreclosure shall occur in the following order of priority:

(a) all municipal liens as required by M.G.L. c. 111, §127I;

(b) all legal fees, costs and expenses, including fees and costs of foreclosure on the Receiver's lien;

(c) all fees and costs of the Receivership, as amended, through its termination; and,

(d) the Receiver shall disburse any excess in the following order: to mortgagees and lienholders, if any, and lastly to the owner of record.

6.) After foreclosure on the Receiver's lien, the Receiver shall file a final report along with Motions:

(a) for approval of the foreclosure sale, and

(b) to discharge the Receiver and terminate the Receivership.

Entered this 18th day of January, 2013.

, J.
Justice of the Housing Court Department

A TRUE COPY, ATTEST:

James A. Buscegla

ATTEST NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER

BK 03221 PG 155

015112

Federal National Mortgage Association

a corporation duly established under the laws of the United States of America and having a usual place of business at Philadelphia, Pennsylvania holder of a mortgage by assignment from John M. Comeau and Barbara A. Comeau to Crossland Mortgage Corp. dated November 1, 1995 recorded with the Worcester County (Northern District) Registry of Deeds Book 2778 Page 89 by the power conferred by said mortgage and every other power for Ninety Five Thousand Five Hundred Fifty Eight and 70/100 ($95,558.70) Dollars paid grant to Federal National Mortgage Association

the premises conveyed by said mortgage.

Grantee's Address: 1900 Market Street
Philadelphia, PA 19103

98 JUL 29 PM 3:05

RETURN TO:
Adelson
Two Center Plaza
Bos 02108

PROPERTY ADDRESS: 286 Water Street, Leominster, Massachusetts

In Witness Whereof the said Federal National Mortgage Association has caused its corporate seal to be hereto affixed and these presents to be signed, in its name and behalf by CAROL M. HOLBROOK ASST. VICE PRESIDENT of Crossland Mortgage Corp., attorney in fact for Federal National Mortgage Association, hereto duly authorized this 21ST day of JULY, 1998.

Federal National Mortgage Association

By: Crossland Mortgage Corp.,
attorney in fact

By: Carol M. Holbrook
CAROL M. HOLBROOK, ASSISTANT VICE PRESIDENT

THE STATE OF UTAH

Salt Lake ss. JULY 21, 1998

Then personally appeared the above named CAROL M. HOLBROOK, ASSISTANT VICE PRESIDENT of Crossland Mortgage Corp., attorney in fact for Federal National Mortgage Association and acknowledged the foregoing instrument to be the free act and deed of Federal National Mortgage Association, before me,

NOTARY PUBLIC
SABRA J. RICHINS
3902 South State
S.L.C., UT 84107
COMMISSION EXPIRES
JULY 28, 2001
STATE OF UTAH

Sabra J. Richins
Notary Public
My commission expires:

ATTEST: NO. WORC REGISTRY OF DEEDS
JOHN B. McLAUGHLIN, REGISTER

RETURN TO:
Adelson
2 Center Plaza
Bos 02108

BK03221PG157

015113 10

AFFIDAVIT

I, CAROL M. HOLBROOK, ASST. VICE PRES. of Crossland Mortgage Corp., attorney in fact for Federal National Mortgage Association named in the foregoing deed, make oath and say that the principal and interest obligation mentioned in the mortgage above referred to was not paid or tendered or performed when due or prior to the sale, and that I published on the 27th day of May, 1998 and on the 3rd and 10th days of June, 1998 in the Sentinel & Enterprise a newspaper published, or by its title page purporting to be published in Fitchburg and having a circulation in Leominster, there being no newspaper published in said Leominster, a notice of which the following is a true copy:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

I also complied with Chapter 244, Section 14, of Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed _____

I sold the mortgaged premises at public auction by Daniel P. McLaughlin an auctioneer to Federal National Mortgage Association above named for Ninety Five Thousand Five Hundred Fifty Eight and 70/100 (95,558.70) Dollars bid by Peter F. Jones attorney in fact for Federal National Mortgage Association pursuant to Power of Attorney dated May 28, 1998 recorded herewith, being the highest bid made therefor at said auction.

98 JUL 29 PM 3:05

Federal National Mortgage Association

By: Crossland Mortgage Corp.,
attorney in fact

By: Carol M. Holbrook
CAROL M. HOLBROOK, ASSISTANT VICE PRESIDENT

Signed and sworn to by the said CAROL M. HOLBROOK, ASSISTANT VICE PRESIDENT JULY 21, 1998, before me,

Sabra J. Richins
Notary Public
My commission expires: _____

NOTARY PUBLIC
SABRA J. RICHINS
3902 South State
S.L.C., UT 84107
COMMISSION EXPIRES
JULY 28, 2001
STATE OF UTAH

BK 0322 / PG 158 **EXHIBIT A**

MORTGAGEE'S SALE OF REAL ESTATE
286 Water Street
Leominster

By virtue and in execution of the Power of Sale contained in a certain mortgage given by John M. Comeau and Barbara A. Comeau to Crossland Mortgage Corp. dated November 1, 1985 and recorded with Worcester County (Northern District) Registry of Deeds, at Book 2778, Page 89 of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage, and for the purpose of foreclosing the same will be Public Auction on the mortgaged premises hereinafter described namely
286 Water Street
Leominster
Worcester County, Massachusetts, on July 1, 1998 at 2:00 PM all and singular premises described in said mortgage as follows:

A certain tract of land situated on the northeasterly side of Water Street, in said Leominster, Mass., Worcester County, bounded and described as follows:

Beginning at the southeasterly corner thereof at said Water Street and running thence North 28½° East one hundred thirteen (113) feet to a bound; thence North 61-¾° West sixty-six (66) feet to a bound; thence South 28½° West one hundred thirteen (113) feet to said Water Street; thence by said street South 61-¾° East Sixty-six (66) feet to the place of beginning. Containing 7,458 square feet, more or less.

Being the same premises conveyed to these mortgagors by Deed of Oscar J. Girouard and Jeanie Girouard dated November 28, 1977 and recorded with the Worcester North Registry of Deeds in Book 1193, Page 119.

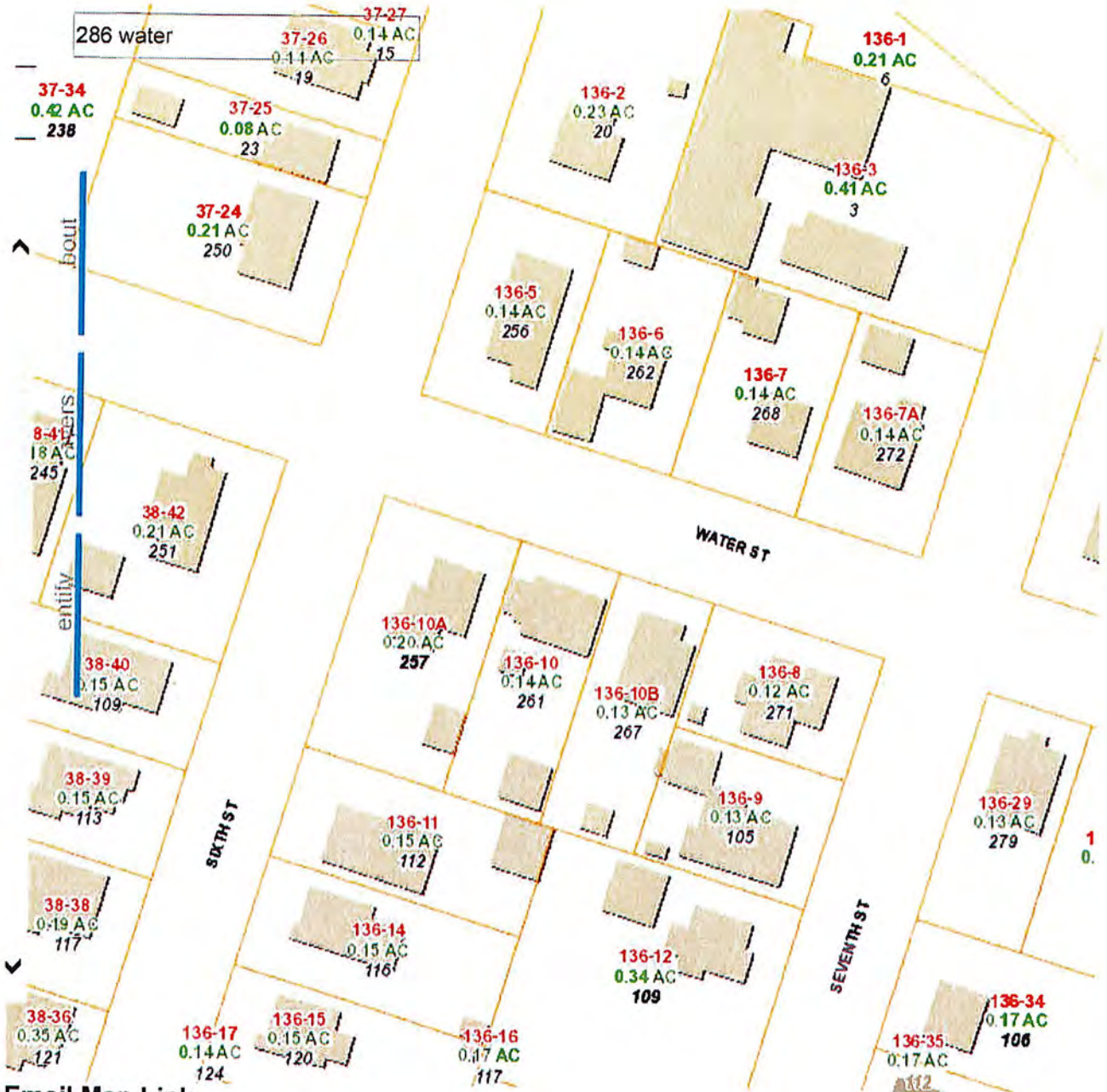
Said premises will be sold subject to any and all unpaid taxes, assessments, betterments and municipal liens, if any there be.

Terms: Five Thousand and 00/100 ($5,000.00) Dollars in cash or certified check at the time and place of the sale, balance to be paid at the office of ADELSON, GOLDEN, LORIA & SIMONS, P.C., Attorneys for Federal National Mortgage Association Two Center Plaza, Suite 500, Boston, MASSACHUSETTS 02108, within thirty days of the sale. Other terms if any to be announced at the sale.

Federal National Mortgage Association
Present Holder of said Mortgage
By its Attorneys
ADELSON, GOLDEN, LORIA & SIMONS, P.C.
TWO CENTER PLAZA, SUITE 500
BOSTON, MASSACHUSETTS 02108

Auctioneer: Daniel P. McLaughlin & Co., Inc., Mass. Lic. No. 2107
May 27, 1998
June 3, 10, 1998

ATTEST: NO. WORC REGISTRY OF DEEDS
JOHN B. Mc.LAUGHLIN, REGISTER



Email Map Link

Copy and paste the following string into an email to link to the current map view:

20m

60ft

Close

Print Map

lat:42.5270, long:-71.7464

Property Location 286 WATER ST | MAP ID: 136/ 27/ / / | Bldg Name: | State Use: 1040

Vision ID: 2964 | Account # | Bldg #: 1 of 1 | Sec # 1 of 1 | Card 1 of 1 | Print Date: 12/14/2017 09:39

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
MARCEAU GLEN J	1 Level	1 All Public	1 Paved	2 Suburban

286 WATER ST

LEOMINSTER, MA 01453

Additional Owners:

SUPPLEMENTAL DATA

Other ID:		HISTORIC	
SubDiv		TAX TITLE	
Photo		AMOUNT DI	
Ward	2	3ABC	
Precinct	A	TF AGREEN	
Tract	0027		
GIS ID: F_590107_3016965		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1040	132,400	132,400
RES LAND	1040	59,700	59,700
RESIDNTL	1040	10,300	10,300
Total		202,400	202,400

325 LEOMINSTER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C
MARCEAU GLEN J	03960/ 276	10/29/2001	U	1	129,412	1S
FEDERAL NATIONAL MTG ASSOC	03221/ 155	07/29/1998	U	1	95,559	11
COMEAU JOHN M ETUX	1193/ 119	11/28/1977			33,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
2018	1040	132,400	2017	1040	97,900	2016	1040	92,000
2018	1040	59,700	2017	1040	55,700	2016	1040	55,700
2018	1040	10,300	2017	1040	10,300	2016	1040	10,300
	Total:	202,400		Total:	163,900		Total:	158,000

EXEMPTIONS

Year	Type	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
2/A				

NOTES

WHITE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	132,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	10,300
Appraised Land Value (Bldg)	59,700
Special Land Value	0
Total Appraised Parcel Value	202,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	202,400

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd	Purpose/Result
11/17/2009			WH	02	Measur+2Visit - Info Car
10/20/2003			WH	02	Measur+2Visit - Info Car
03/13/1995			DI	02	Measur+2Visit - Info Car
01/04/1980			57	10	Measu/LtrSnt Letter Se

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	LU	Front	Depth	Units		Unit Price	I Factor	S.A.	Acre Disc	C Factor	SI Adj	Adj	Notes-Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj Unit Price	Land Value
1	1040	TWO FAMILY MDL-0	RB				7,458	SF	8.00	1.0000	5	1.0000	1.00	2	1.00				1.00		59,700

Total Card Land Units: 0.17 AC | Parcel Total Land Area: 0.17 AC | Total Land Value: 59,700

Property Location: 286 WATER ST *MAP ID:* 136/ 27/ / / *Bldg Name:* *State Use:* 1040
Vision ID: 2964 *Account #* *Bldg #:* 1 of 1 *Sec #* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 12/14/2017 09:39

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style	46		Two Family
Model	03		Multi-Family
Grade	03		03
Stories	1.75		1 3/4 Stories
Occupancy	2		
Exterior Wall 1	26		Muminum Sidng
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	11		Slate
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	09		Pine/Soft Wood
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	10		10 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

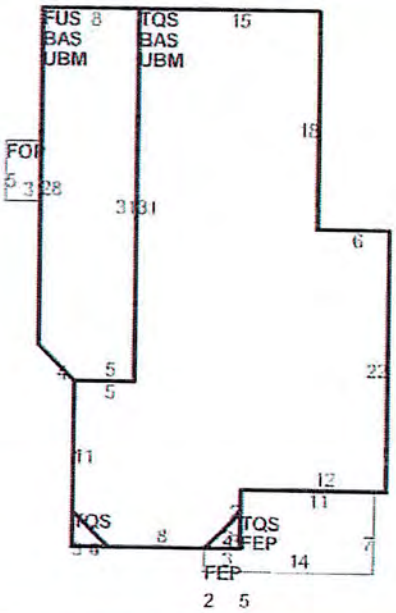
Element	Cd	Ch	Description

MIXED USE

Code	Description	Percentage
1040	TWO FAMILY MDL-01	100

COST/MARKET VALUATION

Adj Base Rate	$3.73
	189,146
Net Other Adj	0.00
Replace Cost	189,146
AYB	1915
EYB	1987
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obs/Inc	0
External Obs/Inc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	70
Apprais Val	132,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descrip	LK	Units	Unit Price	Yr	Grade	Dep %	Cond	% Cond	Appr Value
FGR1	GARAGE-AVI			L	660	26.00	1995		0		60	10,300
SHD3	METAL			L	80	6.00	2002		0		0	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,082	1,082		83.73	90,596
FEP	Porch, Enclosed	0	87		75.07	6,531
FOP	Porch, Open	0	15		22.33	335
FUS	Upper Story, Finished	244	244		83.73	20,430
TQS	Three Quarter Story	635	846		62.85	53,169
UBM	Basement, Unfinished	0	1,082		16.72	18,086
	Ttl. Gross Liv/Lease Area:	1,961	3,356	2,259		189,146

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information
Street number and name: 25 Fifth St.
City: Leominster
Parcel Id # : 37/14

Property Type (# of units): 2 (1, 2 or 3)

Name of Property Owner or Owners:
Francis J. Arsenault

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: Unknown DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No ✓

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes ✓ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes ✓ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes ✓ No_____

Property has significant presence of overgrown or dead vegetation: Yes ✓ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No ✓

Property has been taken for foreclosure of mortgage. Yes_____ No ✓

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

On this 30th day of August, 19 83, before me personally appeared Robert E. Laramie and Louise C. Laramie, and acknowledged the foregoing to be their free act and deed.

My Commission expires: November 25, 1983

Edwin Eino Kaardla Notary Public

Sworn to before me this 23 day of August 1983. By Robert E. Laramie.

My Commission expires: 18 Feb 1986

STATE OF SOUTH CAROLINA)
:
COUNTY OF BEAUFORT)

Mary A. Dawson
Notary Public

Received August 31, 1983 at 11 h. 51 m. A. M. Entered & Examined.

★ ★ ★ **END OF INSTRUMENT** ★ ★ ★

I, EXILDA ARSENAULT

of 25 Fifth Street, Leominster, Worcester County, Massachusetts

being ~~unmarried~~, for consideration paid, and in full consideration of Thirty Thousand Dollars

grants to Francis J. Arsenault *

of 10 Chauncey Street, Leominster, Massachusetts with ~~quitclaim covenants~~

~~the land in~~

[Description and encumbrances, if any]

A certain lot of land, with the buildings thereon, situated on the westerly side of Fifth Street, in said Leominster, and bounded as follows:-

BEGINNING: At the southeasterly corner thereof on said Fifth Street, in said Leominster, at a point two hundred and five (205) feet northerly from Water Street;

THENCE: North 61 3/4° West one hundred and twenty-five (125) feet;

THENCE: North 28½° East eighty (80) feet;

THENCE: South 61 3/4° East one hundred and twenty-five (125) feet to Fifth Street;

THENCE: By Fifth Street South 28½° West eighty (80) feet to the place of beginning.

Meaning and intending to convey hereby the same premises conveyed to me by deed of Leominster Co-operative Bank dated January 11, 1935, and recorded with Worcester Northern District Registry of Deeds in Book 516, Page 521.

Said premises are conveyed subject to a life interest of the grantor.

No new boundaries are created by this deed.

Said premises are conveyed subject to real estate taxes for the year 1983, which the grantee assumes and agrees to pay.

25 Fifth Street, Leominster, Massachusetts 01453

RECEIVED

ADDRESS OF

Witness my hand and seal this 5 day of August 1983

Exilda Arsenault

COMMONWEALTH OF MASSACHUSETTS DEEDS EXCISE $0.40

The Commonwealth of Massachusetts

Worcester ss. August 5, 1983

Then personally appeared the above named Exilda Arsenault and acknowledged the foregoing instrument to be her free act and deed, before me

Notary Public – Justice of the Peace

My commission expires 2-2- 1990

Received August 31, 1983 11 h. 53 m. A. M. Entered & Examined.

★ ★ ★ **END OF INSTRUMENT** ★ ★ ★

I, FRANCIS J. ARSENAULT

of Leominster, Worcester County, Massachusetts,

being unmarried, for consideration paid, grants to Exilda Arsenault *

of said Leominster

with mortgage covenants to secure the payment of Thirty Thousand ($30,000.00) Dollars

in (or within) 20 years with 8 per cent interest, per annum payable monthly as provided in a note of even date,

[Description and encumbrances, if any]

A certain lot of land, with the buildings thereon, situated on the westerly side of Fifth Street, in said Leominster, and bounded as follows:-

BEGINNING: At the southeasterly corner thereof on said Fifth Street, in said Leominster, at a point two hundred and five (205) feet northerly from Water Street;

THENCE: North 61 3/4° West one hundred and twenty-five (125) feet;

THENCE: North 28¼° East eighty (80) feet;

THENCE: South 61 3/4° East one hundred and twenty-five (125) feet to Fifth Street;

THENCE: By Fifth Street South 28¼° West eighty (80) feet to the place of beginning.

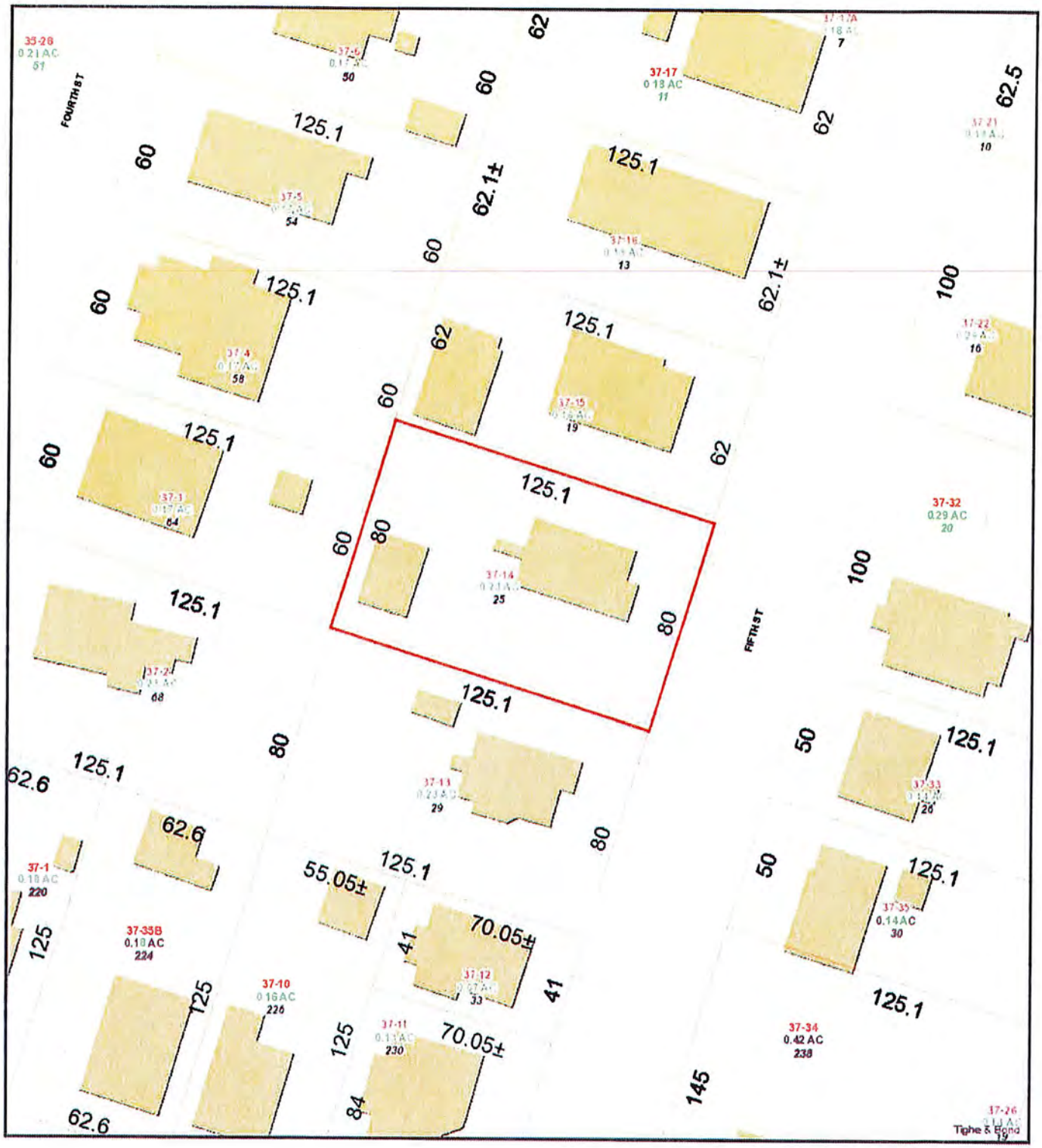
Meaning and intending to convey the same premises described in deed of Exilda Arsenault to me of even date to be recorded herewith.

RECORDED

This mortgage is upon the statutory condition,

for any breach of which the mortgagee shall have the statutory power of sale

PROPERTY: 25 Fifth Street, Leominster, Massachusetts 01453



7/31/2018 12:26:12 PM

Scale: 1"=50'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Property Location 25 FIFTH ST | MAP ID: 37/ 14/ / / | Bldg Name: | State Use: 1040

Vision ID: 695 | Account # | Bldg #: 1 of 1 | Sec # 1 of 1 Card 1 of 1 | Print Date: 12/14/2017 08:00

CURRENT OWNER

ARSENAULT FRANCIS J

25 FIFTH ST

LEOMINSTER, MA 01453

Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
1 Level	1 All Public	1 Paved	1 Urban
	3 Public Sewer	6 Sidewalk	
	4 Gas		

SUPPLEMENTAL DATA

Other ID:
SubDiv
Photo
Ward 2
Precinct A
Tract 0015
GIS ID: F_589365_3017400

HISTORIC Y
TAX TITLE
AMOUNT DI
3ABC
FT AGREEN
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1040	126,300	126,300
RES LAND	1040	61,900	61,900
RESIDNTL	1040	7,000	7,000
Total		195,200	195,200

325
LEOMINSTER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ARSENAULT FRANCIS J	1326/ 196	08/31/1983	U	I	30,000	1A
ARSENAULT EXILDA	516/ 521	01/15/1935			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
2018	1040	126,300	2017	1040	93,400	2016	1040	87,800
2018	1040	61,900	2017	1040	57,800	2016	1040	57,800
2018	1040	7,000	2017	1040	7,000	2016	1040	7,000
	Total:	195,200		Total:	158,200		Total:	152,600

EXEMPTIONS

Year	Type	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comment

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD SUB	NBHD Name	Street Index Name	Tracing	Batch
2/A				

NOTES

WHITE IA

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	126,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	7,000
Appraised Land Value (Bldg)	61,900
Special Land Value	0
Total Appraised Parcel Value	195,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	195,200

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp	Comments
7335	09/03/2009	RR	Re-shingle	7,000	06/10/2010	100	06/10/2010	RR
738	04/30/2001	RR	Re-shingle	9,840	05/22/2001	100	05/22/2001	ALUM/SHINGLES

VISIT/CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/28/2009			WH	02	Measur+2Visit - Info Ca
10/07/2003			WH	02	Measur+2Visit - Info Ca
05/22/2001			NM	00	Measur+Listed
03/06/1995			JT	01	Measur+1Visit
04/30/1980			30	10	Measu/LtrSnt Letter Se

LAND LINE VALUATION SECTION

B	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I Factor	S.A.	Acre Disc	C Factor	ST. Idx	Adj	Notes-Adj	Special Pricing Spec Use	Spec Code	S Adj Fact	Adj Unit Price	Land Value
1	1040	TWO FAMILY MDL-0	RC				10,008	SF	6.18	1.0000	5	1.0000	1.00	2	1.00				1.00		61,900

Total Card Land Units: 0.23 AC | Parcel Total Land Area: 0.23 AC | Total Land Value: 61,900

Property Location: 25 FIFTH ST **MAP ID:** 37/ 14/ / / **Bldg Name:** **State Use:** 1040

Vision ID: 695 **Account #** **Bldg #:** 1 of 1 **Sec #** 1 of 1 **Card** 1 of 1 **Print Date:** 12/14/2017 08:00

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style	46		Two Family
Model	03		Multi-Family
Grade	03		03
Stories	2		2 Stories
Occupancy	2		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	13		Interlock
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	8		8 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

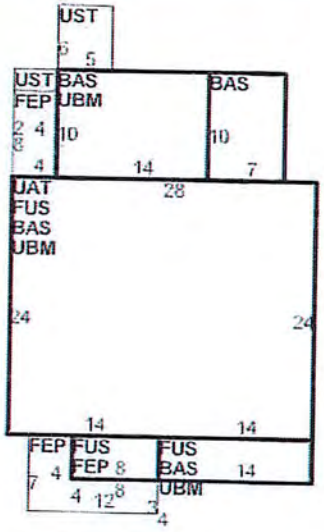
Element	Cd	Ch	Description

MIXED USE

Code	Description	Percentage
1040	TWO FAMILY MDL-01	100

COST/MARKET VALUATION

Adj Base Rate	87.61
	180,477
Net Other Adj	0.00
Replace Cost	180,477
AYB	1900
EYB	1987
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	50
Functional Obsloc	0
External Obsloc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	70
Apprais Val	126,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descrpt	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR3	GARAGE-PO			L	532	22.00	1995		0		60	7,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	938	938		87.61	82,178
FEP	Porch, Enclosed	0	116		78.55	9,111
FUS	Upper Story, Finished	760	760		87.61	66,584
UAT	Attic, Unfinished	0	672		8.73	5,870
UBM	Basement, Unfinished	0	868		17.56	15,244
UST	Utility, Storage, Unfinished	0	38		39.19	1,489
	Ttl. Gross Liv/Lease Area:	1,698	3,392	2,060		180,477

5 Eaton Place

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information
Property Type (# of units): 1 (1, 2 or 3)

Street number and name: 5 Eaton Pl.
City: Leominster
Parcel Id # : 17/36

Name of Property Owner or Owners:
Natasia Thomas

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: Unknown DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No X

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No X

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No X

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes X No_____

Property has significant presence of overgrown or dead vegetation: Yes X No_____

Property has an accumulation of trash, refuse or other debris: Yes X No_____

Property has been taken for foreclosure of mortgage. Yes_____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

We, Mark J. DiMeco and Pamela M. DiMeco

of 5 Eaton Place, Leominster, Worcester County, Massachusetts,

~~xxxxxxxxxx~~ for consideration paid $ 108,000.00 One hundred Eight thousand and 00/100 dollars

grant to Nathaniel A. Star and Christine E. Thompson, as Joint Tenants

of 615 Boston Road, Groton, MA with quitclaim covenants

the land ~~xx~~ situated on the southerly side of Eaton Place, in Leominster, Massachusetts, with the buildings thereon, bounded and described as follows:

(Description and encumbrances, if any)

Beginning at the most Northwesterly corner thereof, at the Southerly line of said Eaton Place, at land of one Hager, and running thence by the Southerly line of said Eaton Place Northeasterly Seventy-four and 8/100 (74.08) feet, more or less, to a corner at land now or formerly of one Butler; thence by last named land South 25½ East Sixty-seven and 8/10 (67.8) feet, more or less, to land now or formerly of one Maloney; thence by last named land South about 73 West Eighty-one and 10/100 (81.10) feet, more or less, to the Hager land; thence by last named land North 16 58' West Sixty-seven and 7/100 (67.07) feet, more or less, to the place of beginning.

For our title see deed from David A. Thomas to Mark J. DiMeco and Pamela M. DiMeco recorded with Worcester North Registry of Deeds, Book 1369, Page 236.

Property Address: 5 Eaton Place, Leominster, MA

Witness our hands and seals this 31st day of March 1987

Mark J. DiMeco

Mark J. DiMeco

Pamela M. DiMeco

Pamela M. DiMeco

M.D. (7) 246.24

The Commonwealth of Massachusetts

Worcester ss. March 31 1987

Then personally appeared the above named Mark J. DiMeco

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

Gary Sangiamo

GARY SANGIAMO Notary Public

My Commission expires 4-28-89

Recorded APR 29 1987 at 3 h 21 m P M

BK 03364 PG 032

10

DECLARATION OF HOMESTEAD

007191

KNOW ALL MEN BY THESE PRESENTS THAT I, PRATOOM PALGUT, OF 5 EATON PLACE, IN ~~[illegible]~~ LEOMINSTER, COUNTY OF **WORCESTER,** AND COMMONWEALTH OF **MASSACHUSETTS,** AS A HOUSEHOLD, AND HAVING A FAMILY AND BEING ENTITLED TO AN ESTATE OF HOMESTEAD IN THE LAND AND BUILDINGS HEREINAFTER DESCRIBED, DO HEREBY DECLARE THAT I OWN AND AM POSSESSED AND OCCUPY SAID PREMISES AS A RESIDENCE AND HOMESTEAD UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 188 AS AMENDED, TO WIT:

(DESCRIPTION)

BOOK: 3364
PAGE: 20

instrument # 7189

(Below to be filled out by and in presence of NOTARY PUBLIC)

WITNESS MY HAND AND SEAL THIS 31 DAY OF MARCH, 1999/20

Pratoom Palgut
PRATOOM PALGUT

THE COMMONWEALTH OF MASSACHUSETTS

Worcester SS. March 31, 19 /20

THERE PERSONALLY APPEARED THE ABOVE-NAMED PRATOOM PALGUT AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED, BEFORE ME.

NOTARY PUBLIC--JUSTICE OF THE PEACE
Christopher B. Sherwood
MY COMMISSION EXPIRES 5/26, ~~19~~ /2000

99 MAR 31 PM 2:23

RETURN TO:
Pratoom Palgut
5 Eaton Pl
Leominster MA 01453

ATTEST: NO. WORC REGISTRY OF DEEDS
JOHN B. Mc LAUGHLIN, REGISTER

BK 03364 PG 020

25

007189

5 Eaton Place Leominster

QUITCLAIM DEED

We, Nathaniel A. Star and Christine E. Thompson of 5 Eaton Place, Leominster, Worcester County, Massachusetts

For Consideration Paid of: Eighty-Seven Thousand ($87,000.00) Dollars paid

Grant to: Pratoom Palgut, individually, of 5 Eaton Place, Leominster, Worcester County, Massachusetts

With Quitclaim Covenants

The land situated on the southerly side of Eaton Place, in Leominster, Worcester County, Massachusetts, with the buildings thereon, bounded and described as follows:

Beginning at the most Northwesterly corner thereof, at the Southerly line of said Eaton Place, at land of One Hager, and running;

Thence by the Southerly line of said Eaton Place Northeasterly Seventy-four and 8/100 (74.08) feet, more or less, to a corner at land now or formerly of one Butler;

Thence by last named land South 25 1/4 East Sixty-seven and 8/10 (67.8) feet, more or less, to land now or formerly of one Maloney;

Thence by last named land South about 73 West Eighty-one and 10/100 (81.10) feet, more or less, to the Hager land;

Thence by last named land North 16 58' West sixty-seven and 7/100 (67.07) feet, more or less, to the place of beginning.

For Grantor's title see deed recorded at the Worcester North Registry of Deeds in Book 1564, Page 593.

99 MAR 31 PM 2:23

Witness our hands and seals this 31st day of March 1999.

Nathaniel A. Star

Nathaniel A. Star

Christine E. Thompson

Christine E. Thompson

FITCHBURG
DEEDS REG 21
WORC NORTH

03/31/99 2:20PM 01
000000 H0636

FEE $396.72

CASH $396.72

RETURN TO:
Cohen, Sherwood
38 Mechanic St
Foxboro 02035

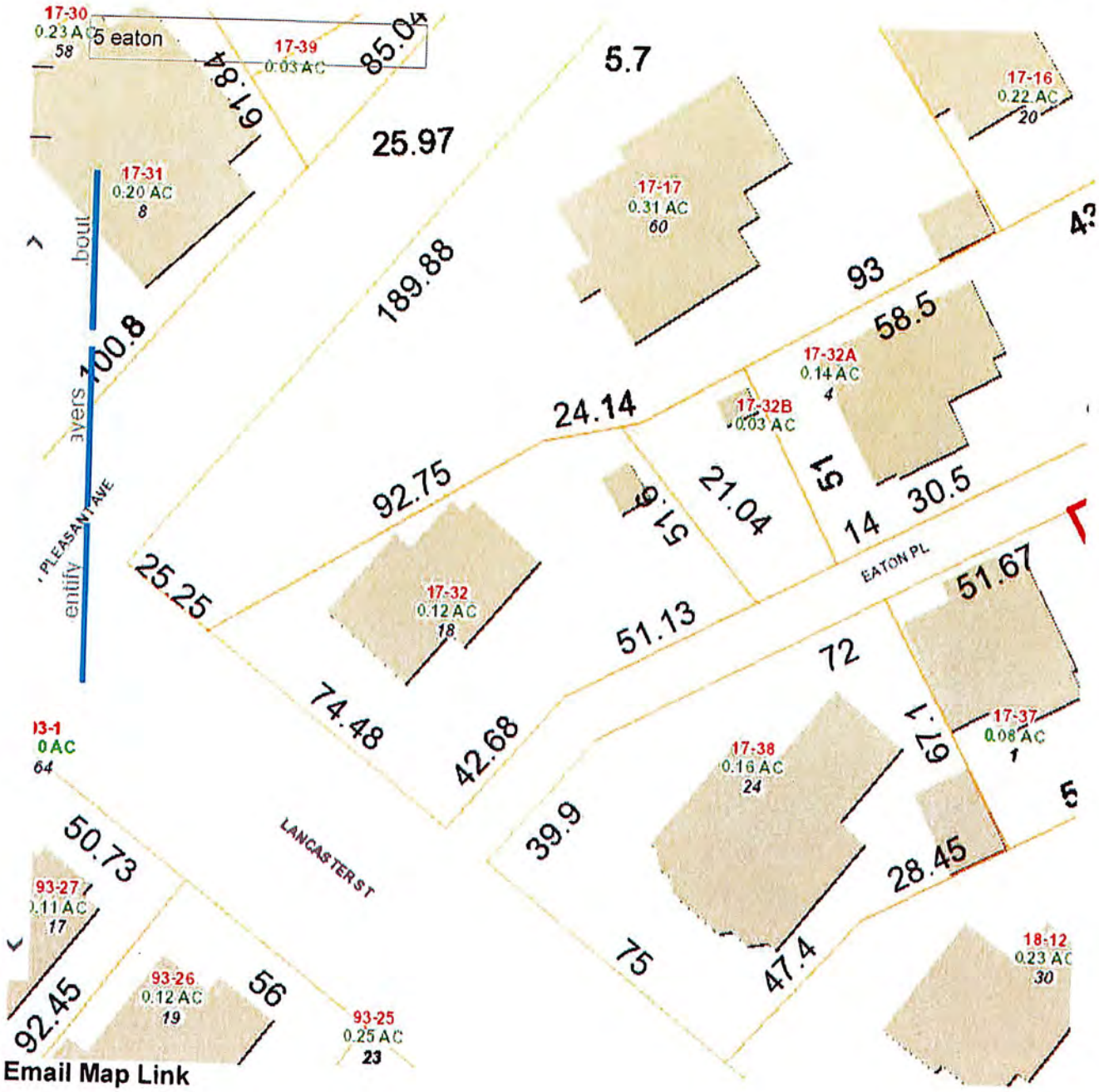
COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss March 31, 1999

Then personally appeared the above named Nathaniel A. Star and Christine E. Thompson and acknowledged the foregoing instrument to be their free act and deed before me.

Christopher B. Sherwood
Notary Public
My commission expires: 5/26/2000

ATTEST: NO. WORC REGISTRY OF DEEDS
JOHN B McLAUGHLIN, REGISTER



Email Map Link

Copy and paste the following string into an email to link to the current map view:

10m

Close

40ft

lat:42.5239, long:-71.7563

Property Location 5 EATON PL | MAP ID: 17/ 36/ / / | Bldg Name: | State Use: 1010

Vision ID: 326 | Account # | Bldg #: 1 of 1 | Sec # 1 of 1 | Card 1 of 1 | Print Date: 12/14/2017 07:44

CURRENT OWNER

THOMAS NATASIA

5 EATON PL

LEOMINSTER, MA 01453

Additional Owners:

TOPO.	UTILITIES	STRT/ROAD	LOCATION
1 Level	1 All Public	1 Paved	1 Urban

SUPPLEMENTAL DATA

Other ID:		HISTORIC	
SubDiv		TAX TITLE	
Photo		AMOUNT DI	
Ward	2	3ABC	
Precinct	C	TT AGREEN	
Tract	0039		
GIS ID: F_586826_3015912		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	93,300	93,300
RES LAND	1010	49,000	49,000
RESIDNTL	1010	5,500	5,500
Total		147,800	147,800

325 LEOMINSTER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
THOMAS NATASIA	08424/ 031	10/09/2015	Q	1	145,000	00
GENDREAU KATHERINE	04160/ 204	04/12/2002	Q	1	118,600	00
PALGUT PRATOOM	03364/ 020	03/31/1999	Q	1	87,000	00
STAR NATHANIEL A ETAL	01564/0593	04/29/1987	Q	1	108,000	00
DIMECO MARK J ETUX	01369/0236	10/03/1984	Q	1	53,000	00
THOMAS DAVID A	1099/ 214	10/11/1972			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
2018	1010	93,300	2017	1010	88,600	2016	1010	82,500
2018	1010	49,000	2017	1010	45,800	2016	1010	45,800
2018	1010	5,500	2017	1010	5,500	2016	1010	5,500
	Total:	147,800		Total:	139,900		Total:	133,800

EXEMPTIONS

Year	Type	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD. SUB	NBHD Name	Street Index Name	Tracing	Batch
2/A				

NOTES

BLUE - COLONIAL

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	93,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	5,500
Appraised Land Value (Bldg)	49,000
Special Land Value	0
Total Appraised Parcel Value	147,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	147,800

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp	Comments
132	07/28/1989	NC	New Construct	4,380	03/31/2016	100	03/31/2016	ALTERATIO
317	09/15/1988	RS	Residential	4,400	03/31/2016	100	03/31/2016	ALT/RE-RO

VISIT/CHANGE HISTORY

Date	Type	IS	ID	Cd	Purpose/Result
03/31/2016	02		RLD	51	Sales Review
10/27/2009			WH	00	Measur+Listed
10/20/2009			WH	02	Measur+2Visit - Info Car
10/24/2003			WH	00	Measur+Listed
10/16/2003			WH	02	Measur+2Visit - Info Car

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I Factor	S.A.	Acre Disc	C Factor	ST. Idx	Adj	Notes-Adj	Special Pricing Spec Use	Spec Cde	N Adj Fact	Adj Unit Price	Land Value
1	1010	Single Fam MDL-01	RC				5,216	SF	11.06	0.8500	4	1.0000	1.00	2	1.00				1.00		49,000

Total Card Land Units: 0.12 AC | Parcel Total Land Area: 0.12 AC | Total Land Value: 49,000

Property Location: 5 EATON PL *MAP ID:* 17/ 36/ / / *Bldg Name:* *State Use:* 1010

Vision ID: 326 *Account #* *Bldg #:* 1 of 1 *Sec #* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 12/14/2017 07:44

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style	03		Colonial
Model	01		Residential
Grade	03		03
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2	21		Laminate
Heat Fuel	03		Gas
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths			
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

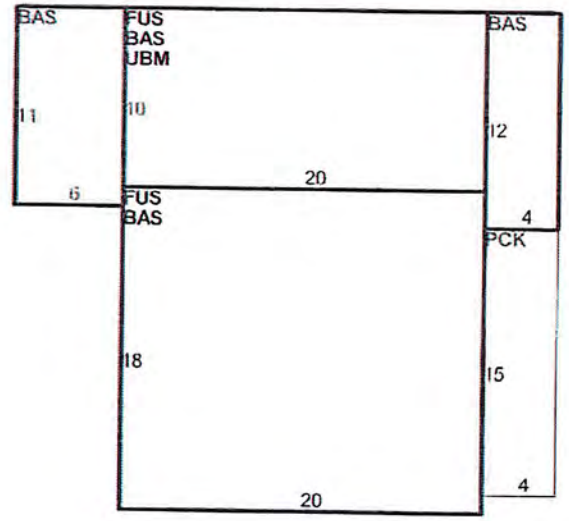
Element	Cd	Ch	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj Base Rate	102.45
	133,287
Net Other Adj	0.00
Replace Cost	133,287
AYB	1870
EYB	1987
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	70
Apprais Val	93,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



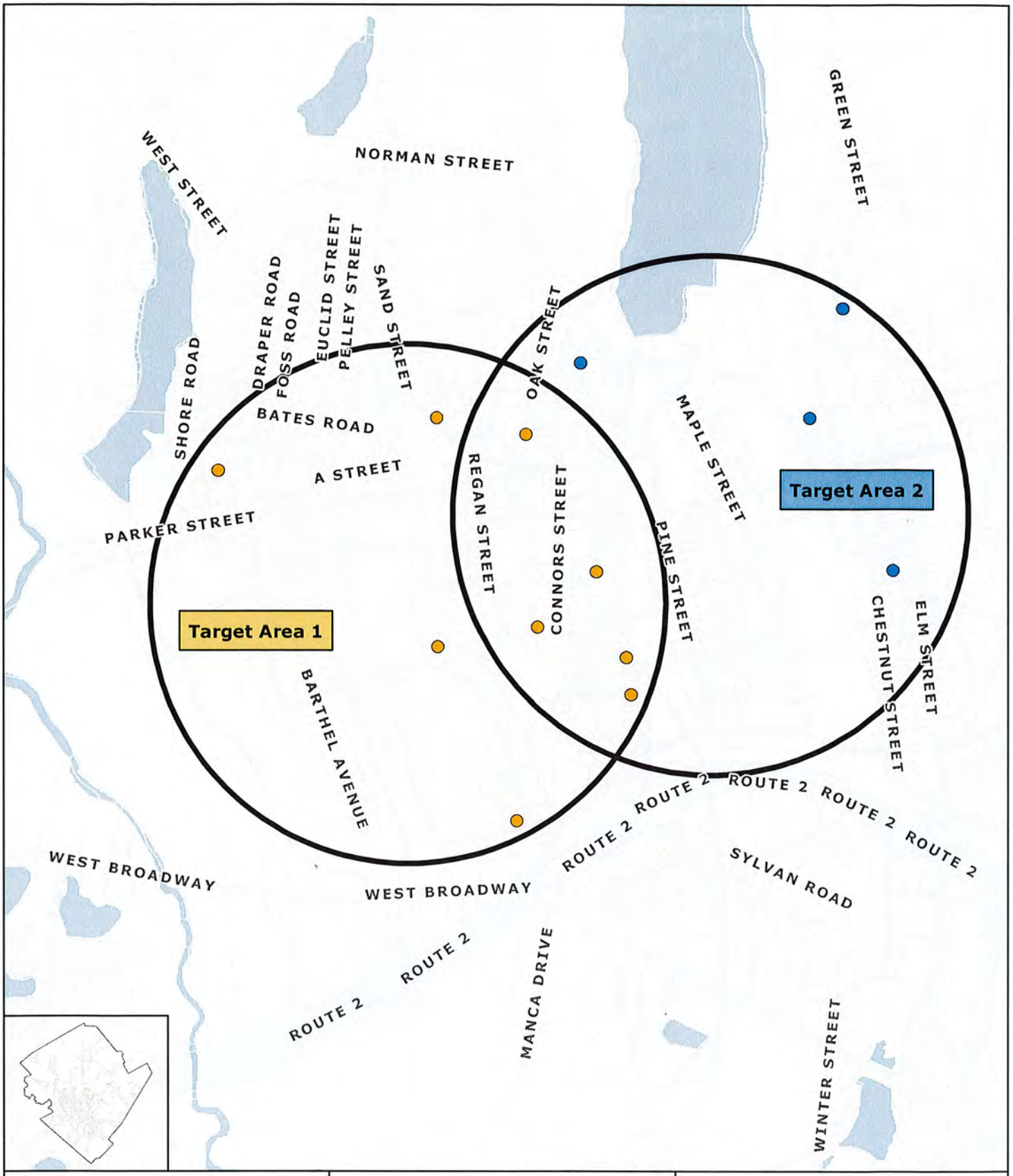
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Grade	Dep %	Cond	% Cond	Apr Value
SHD2	W/LIGHTS E1			L	360	17.00	1995		0		90	5,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undepr Cost Value
BAS	First Floor	674	674		102.45	69,051
FUS	Upper Story, Finished	560	560		102.45	57,372
PCK	Porch, composite deck	0	60		46.10	2,766
UBM	Basement, Unfinished	0	200		20.49	4,098
	Ttl. Gross Liv/Lease Area:	1,234	1,494	1,301		133,287

Summary LTA Property List rev 7-30-18			Property Type					Years Vacancy								
Municipality		# of Properties Submitted	1	2	3	more		1	2	3 or more	Unknown	Blight - 2 or more or explanation	Missing Back-up Docs	Comments	Assessed Value	
Gardner																
1	58 Osgood		1							1		y			133,300	
1	69 oak St		1							1		y			181,700	
1	142 Pleasant St			1					1			y			81,000	
1	60 Walnut St		1							1		y			143,000	
1	261 Main Street		1							1		y			106,600	
1	56 Baker St		1							1		Y			151,800	
1	165 Baker St		1							1		y			152,700	
1	27 Rich St.		1							1		y			124,300	
1	27 Green St		1							1		y			231,900	
1	4 Wright St.		1							1		y			119,800	
1	41 Greenwood Place		1						1			y			129,700	
1	127 West St.		1							1		y			146,200	
1	12 Water St		1							1		y			58,600	
13	sub-total	13	12	1	0			0	2	11				*Average Value*	*1,760,600*	*135,431*



Vacant Properties

Target Area

- 1 (9)
- 2 (4)

Target Area (Half Mile Radius)

Parcels

LIABILITIES TO ASSET PROGRAM PROPERTIES FOR APPLICATION

CITY OF GARDNER

95 Pleasant Street
Gardner, MA 01440

0 750 1,500 Feet

Data Sources
City of Gardner Engineering, Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts, EOEA

City of Gardner GIS

G:\Projects\Buildings\maps\LTAProperties1.mxd 8/2/2018

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information
Street number and name: 58 Osgood St. Property Type (# of units): 1 (1, 2 or 3)
City: Gardner, MA 01440
Parcel Id #: M27/20/17

Name of Property Owner or Owners:

Residential Funding Real Estate Holdings III

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes x No _____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes x No _____ If No, please explain.

Is the Assessors Property Card attached: Yes x No _____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 4 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes x No _____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes _____ No x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes x No _____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _____ No x

Property has significant presence of overgrown or dead vegetation: Yes x No _____

Property has an accumulation of trash, refuse or other debris: Yes _____ No x

Property has been taken for foreclosure of mortgage. Yes x No _____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

BK24536PG186

113549 **Deed** 45/20 QV

I, Cynthia A. Wilson - Albert

of 58 Osgood Street, Gardner, Massachusetts 01440

in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED AND NO/100 ($128,900.00)

grant to Richard E. Hardy Jr.

of 58 Osgood Street, Gardner, Massachusetts 01440 with quitclaim covenants

A certain tract of land, with the buildings thereon, situated at 58 Osgood Street, Gardner, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at a stake in the southeasterly corner thereof, at a corner of land of now or formerly of Raymond A. LaFortune in said street line;

Thence northwesterly at an included angle of 88° 19' with said street line, 97.29 feet to a stake at land now or formerly of Eugene E. Barthel;

Thence northeasterly at an included angle of 91° 47' by said Barthel land, 78.23 feet to a stake at land now or formerly of Daniel N. Burbank;

Thence southeasterly at an included angle of 86° 04' by said Burbank land, 63.68 feet to a stone monument;

Thence southeasterly at an included angle of 177° 01' by said Burbank land, 34.34 feet to a stake in said westerly line of said street;

Thence southerly at an included angle of 96° 48' by said westerly line of said street, 72.92 feet to the place of beginning.

Containing 27.39 square rods, more or less.

Being the same premises conveyed to us by deed recorded in Book 20094, Page 114.

58 Osgood Street, Gardner, MA 01440

01 JUL 31 PM 12:32 WORCESTER DEEDS REG 20 WORCESTER

CASH $588.24 FEE $588.24 DOC TAX $515.60 01

Executed as a sealed instrument this 30th day of July, 2001

Cynthia A. Wilson - Albert

Cynthia A. Wilson - Albert

Commonwealth of Massachusetts

Worcester, ss: 30th day of July, 2001

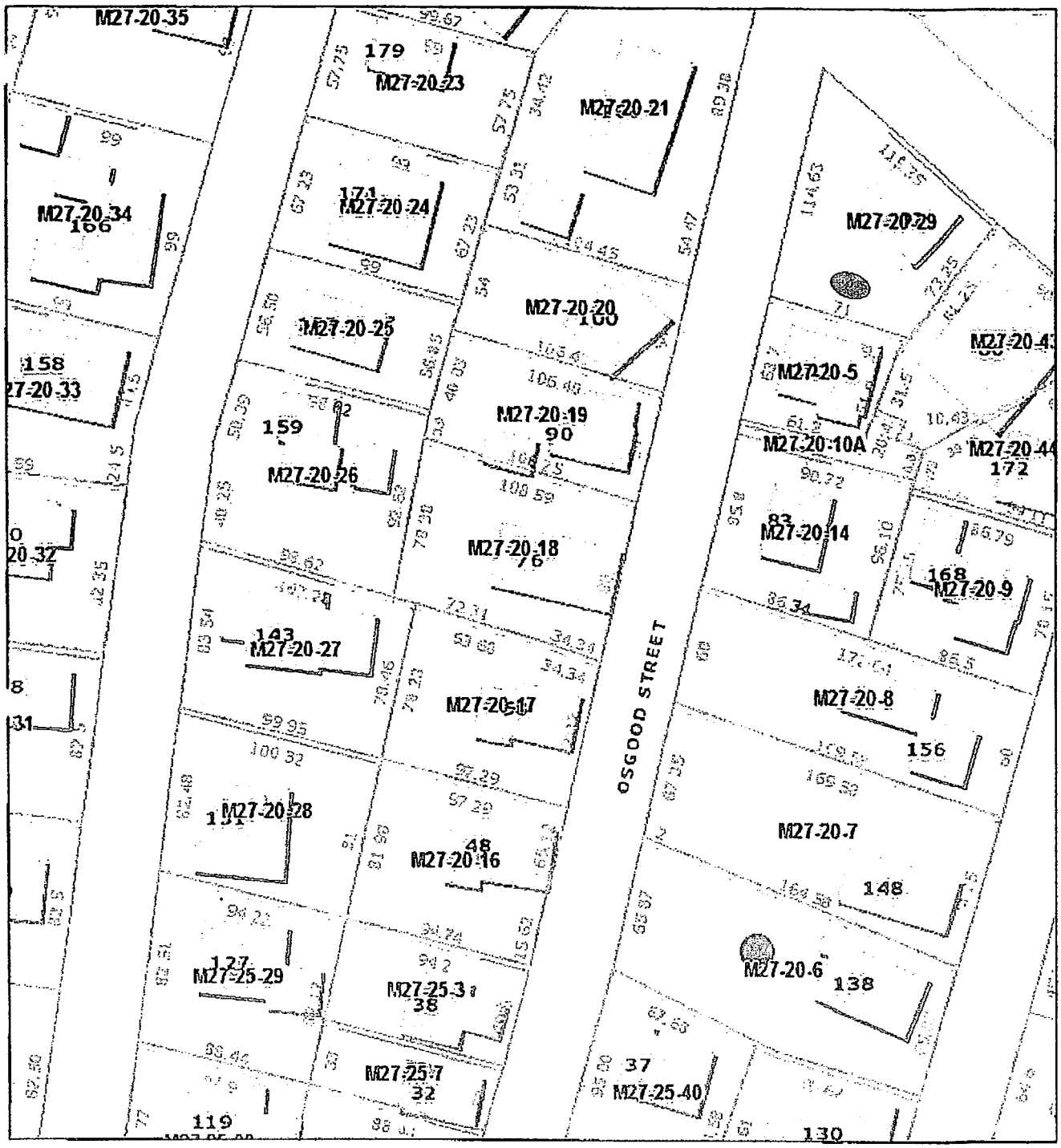
Then personally appeared the above-named Cynthia A. Wilson - Albert, and acknowledged the foregoing to be her free act and deed.

R. Craig Reynolds (Seal)
Notary Public
My Commission Expires: December 16, 2005

Mail to:
Richard E. Hardy, Jr.
58 Osgood Street
Gardner, MA 01440

ATTEST: WORC. Anthony J. Vigliotti, Register

ArcGIS WebMap



3 / 7 / 2018 3 : 24 : 13 PM

1:1,128

Parcels 2017

0 0.0075 0.015 0.03 mi

0 0.01 0.02 0.04 km

City of Gardner - GIS

Online Web Mapping Application

Property Location: 58 OSGOOD ST | MAP ID: M27/ 20/ 17/ / | Bldg Name: | State Use: 1010

Vision ID: 3105 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/02/2018 15:31

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
RESIDENTIAL FUNDING REAL ESTATE HOLDINGS III 4828 LOOP CENTRAL DR STE 650 HOUSTON, TX 77081 Additional Owners:	1 Level	1 All Public	1 Paved 6 Sidewalk	2 Suburban

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_159284_925497 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	93,800	93,800
RES LAND	1010	39,500	39,500
Total		133,300	133,300

316
GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RESIDENTIAL FUNDING REAL	43470/121	10/31/2008	U	I	52,800	1L
HARDY RICHARD E JR	24536/186	07/31/2001	Q	I	128,900	00
WILSON-ALBERT,CYNTHIA A	20094/114	06/23/1998	Q	I	83,900	00
PULTORAK CRAIG A	19464/15	12/23/1997	U	I	1	1A
MUSE DONNA M	18962/0238	07/01/1997	U	I	37,000	1S
SEC.OF HSG & URBAN DEV	18374/0102	11/01/1996	U	I	64,000	1S

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1010	95,000	2016	1010	85,400	2015	1010	83,000
2017	1010	39,500	2016	1010	39,500	2015	1010	39,500
		Total: 134,500			Total: 124,900			Total: 122,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	92,200
Appraised XF (B) Value (Bldg)	1,600
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	39,500
Special Land Value	0
Total Appraised Parcel Value	133,300
Valuation Method	C
Adjustment	0
Net Total Appraised Parcel Value	133,300

ASSESSING NEIGHBORHOOD

NBHD SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

Gh... &GRICK

REP ROOF/WNDWS-2010

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
17-709	12/08/2017	21	Cert Inspect	125		0		V&A 12/8/17-6/8/18
17-104	03/17/2017	21	Cert Inspect	0		0		V&A
16-741	10/24/2016	09	Roof	6,800		0		NEW SHINGLE ROOF,
16-46	01/26/2016	21	Cert Inspect	0		0		V&A
15-11	01/08/2015	21	Cert Inspect	0		0		RENEW V&A
14-1034	10/08/2014	21	Cert Inspect	0		0		V&A
14-291	10/30/2013	22	Res Misc	0		0		V&A

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/03/2009			WH	04	Vacant & Abandon
09/05/1996			PW	02	Measur+2Visit - Info Card
06/04/1981			43	10	Measur/Letter Sent no resp

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	R1				7,422	SF	5.33	1.0000	5	1.0000	1.00		0.00				1.00	5.33	39,500

Total Card Land Units: 0.17 AC | Parcel Total Land Area: 0.17 AC | Total Land Value: 39,500

Property Location: 58 OSGOOD ST
Vision ID: 3105
Account #
MAP ID: M27/ 20/ 17/ /
Bldg Name:
Bldg #: 1 of 1 *Sec #:* 1 *of* 1 *Card* 1 *of* 1
State Use: 1010
Print Date: 01/02/2018 15:31

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	1.5		1 1/2 Stories
Occupancy	1		
Exterior Wall 1	26		Aluminum Sidng
Exterior Wall 2	20		Brick/Masonry
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2	05		Drywall/Sheet
Interior Flr 1	14		Carpet
Interior Flr 2	12		Hardwood
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

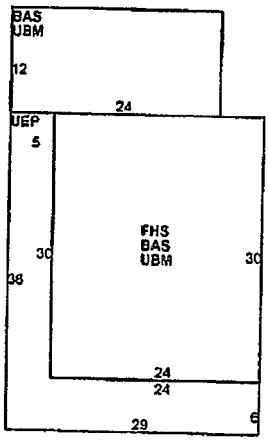
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	83.64
	153,898
Net Other Adj:	5,000.00
Replace Cost	158,898
AYB	1900
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	58
Apprais Val	92,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL2	Fireplace 1.5 S			B	1	2,700.00	1975		1		100	1,600

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	83.64	84,309
FHS	Half Story, Finished	468	720	468	54.37	39,144
UBM	Basement, Unfinished	0	1,008	202	16.76	16,895
UEP	Porch, Enclosed, Unfinished	0	324	162	41.82	13,550
	Ttl. Gross Liv/Lease Area:	1,476	3,060	1,840		158,898

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information
Street number and name: 69 Oak St.
City: Gardner
Parcel Id #: M27-24-58 (Yellow)

Property Type (# of units): _____ (1, 2 or 3)

Name of Property Owner or Owners:
Noah Allen

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 0+ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No ✓

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes ✓ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes ✓ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes ✓ No_____

Property has significant presence of overgrown or dead vegetation: Yes ✓ No_____

Property has an accumulation of trash, refuse or other debris: Yes ✓ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No ✓

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2015 00028278
Bk: 53549 Pg: 352
Page: 1 of 2 04/03/2015 10:08 AM WD

QUITCLAIM DEED

Gail Ollen of 2620 State Hwy 29 Dolgeville, Herkimer County, New York.

In consideration of $1.00 paid grants to Noah Ollen of 69 Oak Street, Gardner, Worcester County, Massachusetts.

A certain track of land with the buildings thereon situated on the Easterly side of Oak Street, in said Gardner, bounded and described as follows, to wit:

Beginning at the southwesterly corner thereof in said easterly line of Oak Street and 284.23 feet northerly from monument No. 43 at the intersection of said Easterly line of Oak Street with the Northerly line of West Street; Thence N. 29° 40' E by said street line 58 feet; Thence S. 61° 27' E. and at an angle of 91° 07', 100 feet; Thence S. 29° 40' W. and at an angle of 88° 53', 58 feet; Thence N. 61° 27' W. and at an angle of 91° 07', 100 feet to the place of beginning. The first and last lines forming an angle of 88° 53'.

Being the same premises conveyed to us by deed of Jean Hebert for my titles to the estate of Bertha Hebert Worcester County Probate 91P0257 and the Power of Attorney Nancy Martin Binder dated on September 23, 1993 and recorded in the Worcester District Registry of Deeds Book 15611 Page 56.

Witness our hands and seals this 3rd day of March, 2015.

Gail Ollen

Noah Ollen

On this 3rd day of March, 20 15, before me, the undersigned notary public, personally appeared Noah Ollen proved to me through satisfactory evidence of identification, which were License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose.

TAMMY M. GARCIA, Notary Public
My Commission Expires February 28, 2019

TAMMY M. GARCIA NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES FEBRUARY 28, 2019

69 OAK ST. Gardner, MA 0

2

M

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS

On this day of before me, the undersigned Notary Public, personally appeared Noah Ollen, proved to me through satisfactory evidence of identification, which was _____, to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

_____
Notary Public
Commission expires:

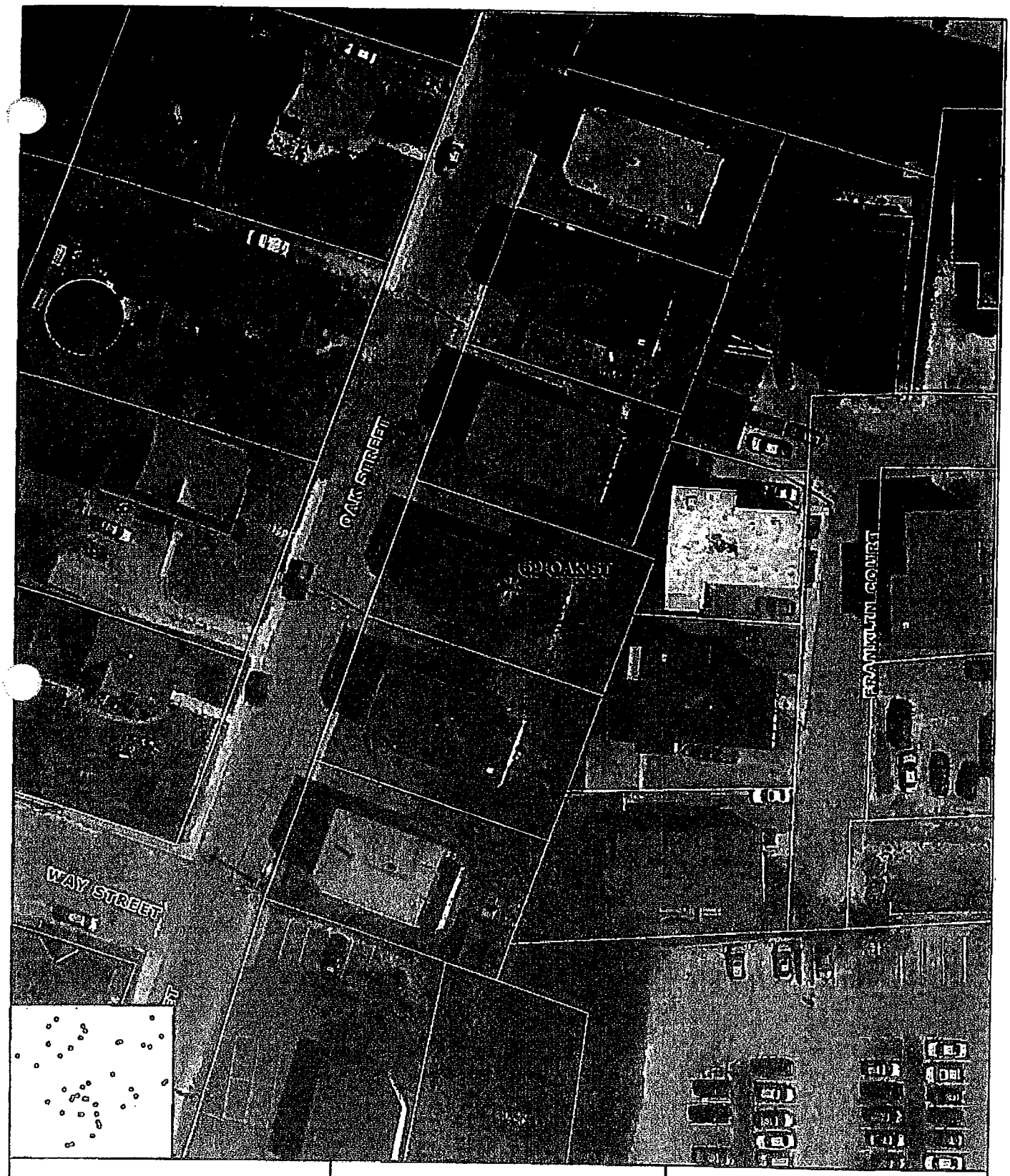
COMMONWEALTH OF MASSACHUSETTS

Worcester, SS

On this 24th day of March before me, the undersigned Notary Public, personally appeared Gail Ollen, proved to me through satisfactory evidence of identification, which was NY State Driver's License to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Lora J. Kanter
Notary Public LORA J. KANTER
Commission expires: May 7, 2021

LORA J. KANTER
MY COMMISSION EXPIRES
MAY 7, 2021
NOTARY PUBLIC
COMMONWEALTH OF
MASSACHUSETTS



Subject Property
Vacant Properties
Parcels

LIABILITIES TO ASSET PROGRAM
69 OAK ST

CITY OF GARDNER

95 Pleasant Street
Gardner, MA 01440

0 25 50 Feet

Data Sources
City of Gardner Engineering, Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts, EOEA

City of Gardner GIS

G:\Projects\Buildings\maps\VacantLTAMapProjArea.mxd 1/19/2018

Property Loca: 69 OAK ST | MAP ID: M27/ 24/ 58/ / | Bldg Name: | State Use: 1010

Vision ID: 243y | Account # | Bldg #: 1 of 1 | See #: 1 of 1 | Card 1 of 1 | Print Date: 01/02/2018 15:42

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
OLLEN NOAH C/O KENNETH OLLEN 36A ROCKY POND RD PRINCETON, MA 01541 Additional Owners:	4 Rolling	1 All Public	2 Semi-Improved 6 Sidewalk	2 Suburban

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_159119_925276 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	181,700	181,700
RES LAND	1010	37,000	37,000
Total		218,700	218,700

316
GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
OLLEN NOAH	53549/ 352	04/03/2015	U	I	1	1A
OLLEN GAIL	51212/ 263	07/17/2013	U	I	1	1A
OLLEN KENNETH S & GAIL A	15611/0056	09/30/1993	U	I	83,000	1H
HEBERT ALFRED	02921/0341				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1010	157,700	2016	1010	149,300	2015	1010	140,200
2017	1010	37,000	2016	1010	37,000	2015	1010	37,000
	Total:	194,700		Total:	186,300		Total:	177,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	181,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	37,000
Special Land Value	0
Total Appraised Parcel Value	218,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	218,700

NOTES

YELLOW

UC=CONVERT 1050 TO 1010

UC- RECHECK FY17

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
15-137	04/17/2015	21	Cert Inspect	0		0		NEW VACANT/AB
10-356	01/06/2010	15	Occupancy Cert	90,000		50		CONVERT 3FAM TO 1F

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
08/21/2015			PH	12	Building Permit
11/01/2011	02		PH	12	Building Permit
09/15/2010	02		WH	01	Measur+I Visit - Info Card
09/23/2009			VA	11	Callback Letter Mailed
05/26/2009			NC	01	Measur+I Visit - Info Card

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	R1				5,800	SF	6.72	1.0000	5	1.0000	0.95		0.00	TOPO REAR			1.00	6.38	37,000

Total Card Land Units: 0.13 AC | Parcel Total Land Area: 0.13 AC | Total Land Value: 37,000

Property Local 69 OAK ST | MAP ID: M27/ 24/ 58/ / | Bldg Name: | State Use: 1010

Vision ID: 24>_ | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/0. 8 15:42

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	03		Average
Stories	3		3 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	01		Flat
Roof Cover	04		Tar & Gravel
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2	12		Hardwood
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	09		9+ Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	18		18 Rooms
Bath Style	01		Old Style
Kitchen Style	01		Old Style

CONSTRUCTION DETAIL (CONTINUED)

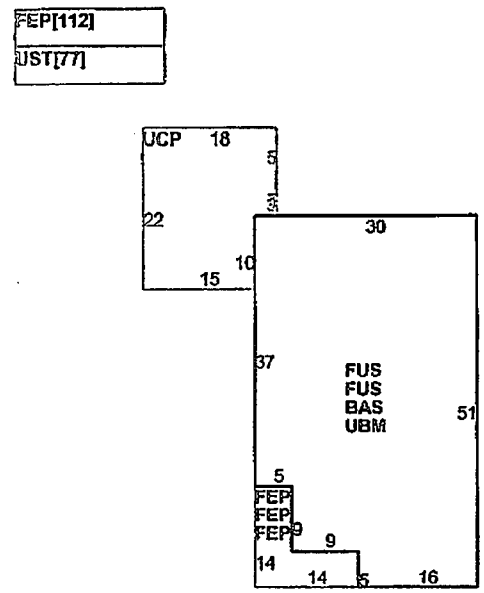
Element	Cd.	Ch.	Description

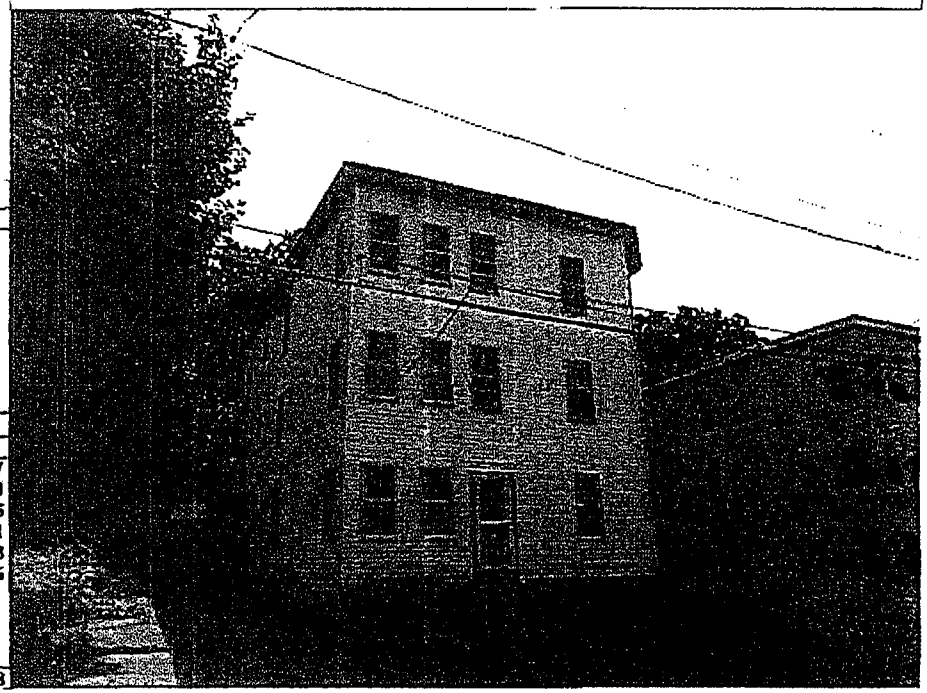
MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	61.03
	300,268
Net Other Adj:	13,000.00
Replace Cost	313,268
AYB	1900
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obsloc	0
External Obsloc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	58
Apprais Val	181,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	U/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,415	1,415	1,415	61.03	86,357
FEP	Porch, Enclosed, Finished	0	457	320	42.73	19,530
FUS	Upper Story, Finished	2,830	2,830	2,830	61.03	172,715
UBM	Basement, Unfinished	0	1,415	283	12.21	17,271
UCP	Carport, Unfinished	0	366	37	6.17	2,258
UST	Utility, Storage, Unfinished	0	77	35	27.74	2,136
	Ttl. Gross Liv/Lease Area:	4,245	6,560	4,920		313,268

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 2 (1, 2 or 3)
Street number and name: 142 Pleasant St.
City: Gardner
Parcel Id # : M32-10-21 — White

Name of Property Owner or Owners:
Judith Falite Trustee

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No _____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No _____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No _____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 21 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes _____ No ✓

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes ✓ No _____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes ✓ No _____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes ✓ No _____

Property has significant presence of overgrown or dead vegetation: Yes _____ No ✓

Property has an accumulation of trash, refuse or other debris: Yes ✓ No _____

Property has been taken for foreclosure of mortgage. Yes _____ No ✓

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

BOOK 19272 PAGE 20

115132

I, PHYLLIS JAMSA

of Athol, Worcester County, Massachusetts

in consideration of Eleven Thousand----------($11,000.00)----------Dollars

grant to Judith Falite, Trustee of the Newburyport Realty Trust under a Declaration of Trust dated 10-21-1997 and recorded herewith

of 354 Main Street, Wakefield, Ma. 01880

with quitclaim covenants

the land in Gardner, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at an iron pin set in the easterly line of Pleasant Street a distance of 181.41 feet southerly from a street bound set in the easterly line of Pleasant Street,
THENCE S. 84° 46' E., by land of Eliza Fredette, now or formerly, 58.6 feet to a point at other land of said Fredette;
THENCE S. 5° 14' W., by other land of said Fredette, 40.56 feet, to land now or formerly of one Sandrof;
THENCE N. 85° 06' W., by said Sandrof land, 14.63 feet to a point;
THENCE N. 86° 36' W., still by land of Sandrof, 45 feet to the easterly line of Pleasant Street;
THENCE by the easterly line of Pleasant Street N. 6° 36' E., 42.10 feet to the place of beginning.
SUBJECT to the right of way five feet in width southerly from the northerly line of the granted premises running from Pleasant Street easterly 58.6 feet. Also granting a right of way 5 feet in width over land adjoining the granted premises on the north, from Pleasant Street easterly for a distance of 58.6 feet.
MEANING and intending to convey and hereby conveying the same premises conveyed to me by deed of Gerard A. Gallant et ux, dated August 8, 1978 and recorded with the Worcester District Registry of Deeds, Book 6548, Page 99.

142 Pleasant Street
Gardner, Massachusetts 01440

DEEDS REC 20
WORCESTER
10/21/97

TAX
CASH 50.16
50.16

J728A149 10:06
EXCISE TAX

Nancy: October 18, 648

Executed as a sealed instrument this 20th day of October 1997

Phyllis Jamsa

The Commonwealth of Massachusetts

Worcester ss. October 20, 1997

Then personally appeared the above named Phyllis Jamsa

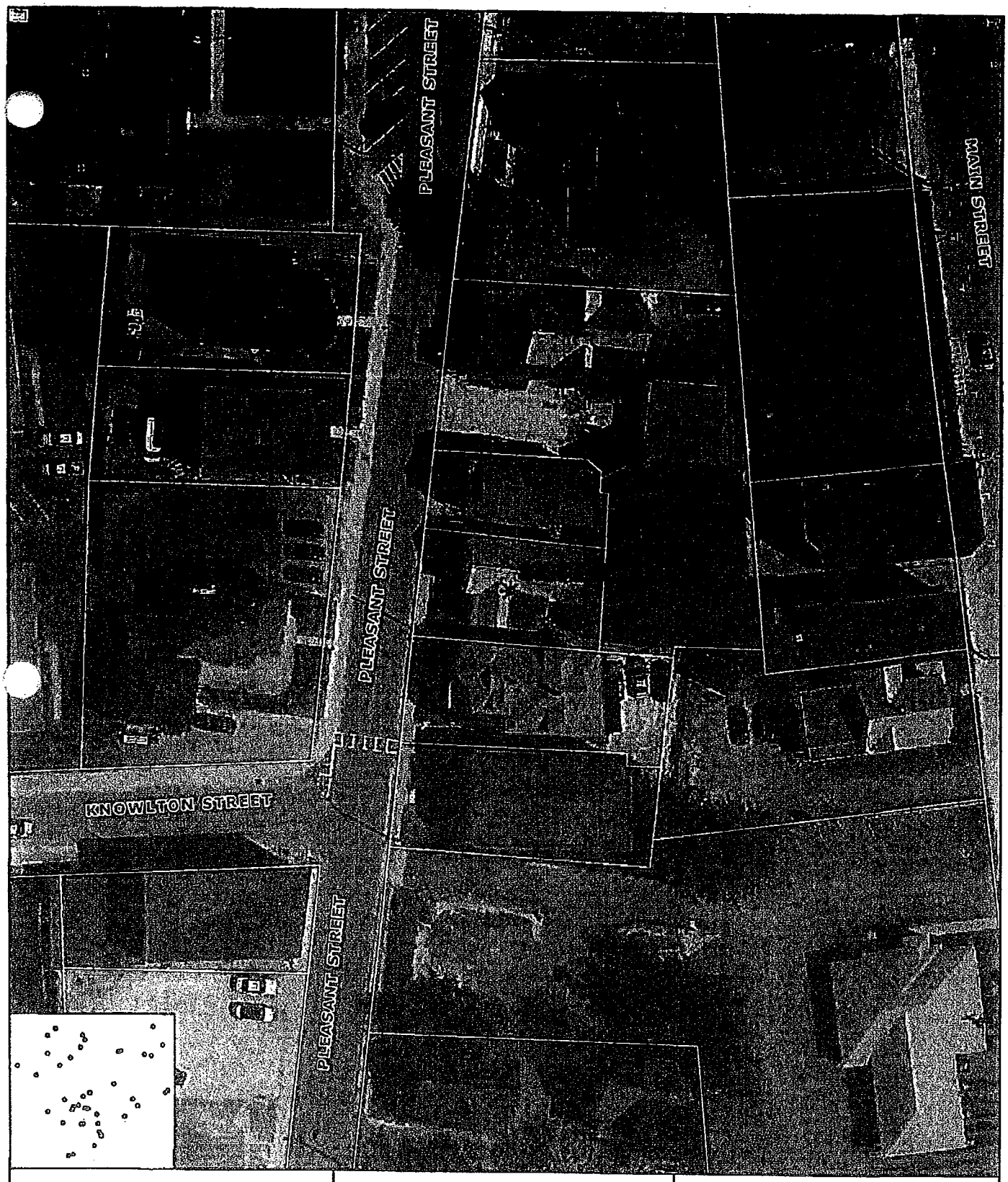
and acknowledged the foregoing instrument to be her free act and deed,

Before me, Sally A Fettteau
Notary Public
My commission expires March 16, 2001

RETURN TO:
Al Franasewi
354 Main St.
Wakefield, Ma. 01880

97 OCT 21 AM 11:19

ATTEST: WORC. Anthony J. Vigliotti, Register



Subject Property
Vacant Properties
Parcels

LIABILITIES TO ASSET PROGRAM
142 PLEASANT ST

CITY OF GARDNER

95 Pleasant Street
Gardner, MA 01440

0 25 50 Feet

Data Sources
City of Gardner Engineering,
Office of Geographic and
Environmental Information (MassGIS),
Commonwealth of Massachusetts, EOEA

City of Gardner GIS

G:\Projects\Buildings\maps\VacantLTAMapProjArea.mxd 1/19/2018

Property Loca 142 PLEASANT ST | MAP ID: M22/ 10/ 21/ / | Bldg Name: | State Use: 1040

Vision ID: 2968 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/02/...d 14:46

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FALITE JUDITH TRSTE NEWBURYPORT REALTY TRUST 7 GLEN DR LYNNFIELD, MA 01940 Additional Owners:	1 Level	1 All Public	1 Paved 6 Sidewalk	2 Suburban

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_159341_924851 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1040	44,600	44,600
RES LAND	1040	36,400	36,400
Total		81,000	81,000

316 GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FALITE JUDITH TRSTE JAMSA PHYLLIS	19272/ 20 06548/0099	10/21/1997	U	I	11,000 9,500	10

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1040	42,300	2016	1040	40,800	2015	1040	42,300
2017	1040	36,400	2016	1040	36,400	2015	1040	36,400
	Total:	78,700		Total:	77,200		Total:	78,700

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE

VACANT-2011

REHAB-2001

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	44,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	36,400
Special Land Value	0
Total Appraised Parcel Value	81,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**81,000**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/11/2014			PII	56	Sent Insp Notice
09/21/2011			PII	12	Building Permit
09/23/2009			VA	11	Callback Letter Mailed
06/17/2009			NC	01	Measur+1Visit - Info Card
06/17/2009			NC	02	Measur+2Visit - Info Card

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1040	Two Family	RI				2,480	SF	14.69	1.0000	5	1.0000	1.00		0.00				1.00	14.69	36,400

Total Card Land Units: 0.06 AC | Parcel Total Land Area: 0.06 AC | Total Land Value: 36,400

Property Loca 142 PLEASANT ST | MAP ID: M22/ 10/ 21/ / | Bldg Name: | State Use: 1040

Vision ID: 25.. | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/0. .8 14:46

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	11		Two Family
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	2		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2	25		Vinyl Siding
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	05		Vinyl
Heat Fuel	03		Gas
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	15		
Bath Style	01		Old Style
Kitchen Style	01		Old Style

CONSTRUCTION DETAIL (CONTINUED)

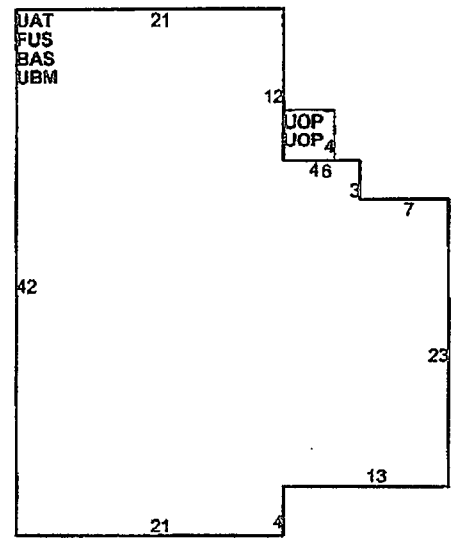
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1040	Two Family	100

COST/MARKET VALUATION

Adj. Base Rate:	54.03
	149,285
Net Other Adj:	10,000.00
Replace Cost	159,285
AYB	1900
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	70
Functional Obsinc	
External Obsinc	0
Cost Trend Factor	1
Condition	PD
% Complete	28
Overall % Cond	28
Apprais Val	44,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Underprec. Value
BAS	First Floor	1,199	1,199	1,199	54.03	64,782
FUS	Upper Story, Finished	1,199	1,199	1,199	54.03	64,782
UAT	Attic, Unfinished	0	1,199	120	5.41	6,484
UBM	Basement, Unfinished	0	1,199	240	10.82	12,967
UOP	Porch, Open, Unfinished	0	32	5	8.44	270
	Ttl. Gross Liv/Lease Area:	2,398	4,828	2,763		159,285

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2 or 3)
Street number and name: 60 Walnut St.
City: Gardner
Parcel Id #: R27-22-19 Property "X" Appears to be single family

Name of Property Owner or Owners:
Neftali C Pena

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 3+ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes ✓ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes ✓ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes ✓ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes ✓ No_____

Property has significant presence of overgrown or dead vegetation: Yes ✓ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____ Couldn't tell

Property has been taken for foreclosure of mortgage. Yes_____ No ✓

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 116218
Document Type	: DEED
Recorded Date	: September 26, 2013
Recorded Time	: 10:08:55 AM
Recorded Book and Page	: 51544 / 30
Number of Pages(including cover sheet)	: 3
Receipt Number	: 779540
Recording Fee (including excise)	: $170.60

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/26/2013 10:08 AM
Ctrl# 124868 16975 Doc# 00116218
Fee: $45.60 Cons: $10,000.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Deed

We, **Daniel J. Kaczynski and Ronald A. Kaczynski,** both being unmarried and both of Gardner, Worcester County, Massachusetts, for consideration paid, and in full consideration of Ten Thousand Dollars and 00/100
($10,000.00)

Grant to

Neftali C. Pena, an unmarried man, of 302 North Street, Leominster, MA 01453

With *Quitclaim Covenants*

PROPERTY ADDRESS: 60 Walnut Street, Gardner, MA 01440

The land with the buildings thereon in Gardner, Worcester County, Massachusetts bounded and described as follows:

Beginning at the northeasterly corner thereof in the southerly line of Walnut Street at a stone monument in the end of a wall 132 feet westerly from the intersection of the said southerly line of Walnut Street with the westerly line of Chestnut Street;

Thence southerly at a right angle with said street line 118 feet;

Thence westerly at a right angle by land now or formerly of James S. Piper 100 feet;

Thence northerly at a right angle by land now or formerly of said Piper 118 feet to said Walnut Street;

Thence easterly by said street 100 feet to the place of beginning.

Being the same premises as shown on "Plan of Land of Richard M. Bloodgood et ux, Gardner, Mass., Scale: 1 inch = 20 ft., January 14, 1963, Stanley G. Kendall, Surveyor" recorded at the Worcester District Registry of Deeds in Plan Book 269, Plan 75.

Property: 60 Walnut Street, Gardner, MA

For Grantor's title and being the same premises described in a deed from Isabella I. Kaczynski to Daniel J. Kaczynski, Ronald A. Kaczynski, and Isabella I. Kaczynski recorded with the Worcester County Registry of Deeds at Book 29371, Page 306. Said Isabella I. Kaczynski now being deceased, see Death Certificate recorded herewith.

We, Daniel J. Kaczynski and Ronald A. Kaczynski, the grantors, hereby state this is not our homestead premises and certify under the pains and penalties of perjury that there are no other persons entitled to protection of the homestead act.

Witness our hands and seals this 25 day of September 2013.

Daniel J. Kaczynski

Ronald A. Kaczynski

Commonwealth of Massachusetts

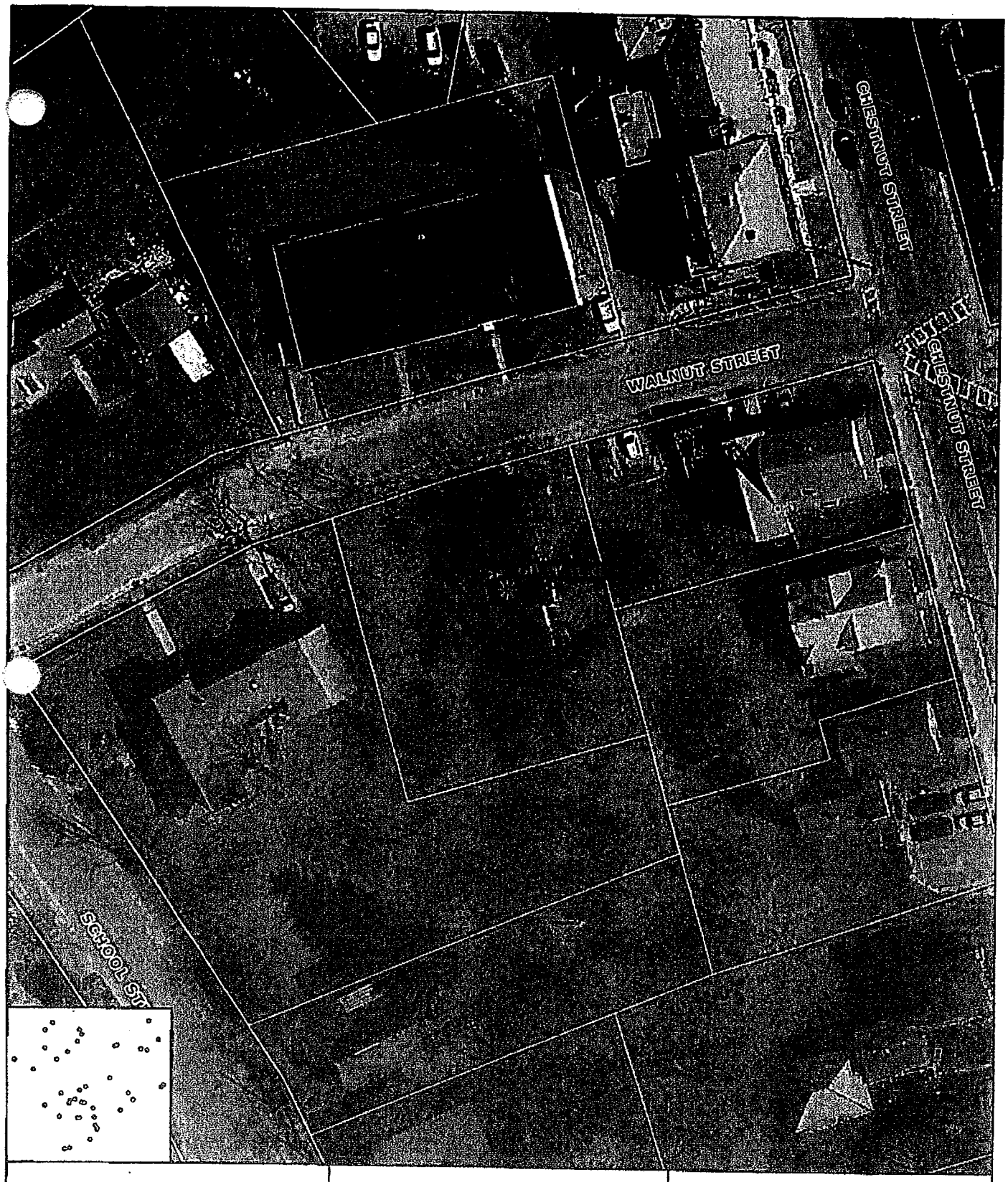
County of Worcester, ss

On this 25 day of September 2013, before me, the undersigned notary public, personally appeared, Daniel J. Kaczynski and Ronald A. Kaczynski, proved to me through satisfactory evidence of identification, which were Nt DL ll l, the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

DAVID R. ROCHEFORD
MY COMM EXPIRES OCTOBER 26, 2018
NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

Notary Public David R. Rochefard
My Commission Exp: 10/26/18

ATTEST: WORC Anthony J. Vigliotti, Register



Subject Property
Vacant Properties
Parcels

LIABILITIES TO ASSET PROGRAM
60 WALNUT ST

CITY OF GARDNER
95 Pleasant Street
Gardner, MA 01440

0 25 50 Feet

Data Sources
City of Gardner Engineering, Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts, EOEA

City of Gardner GIS

G:\Projects\Buildings\maps\VacantLTAMapProjArea.mxd 1/19/2018

Property Loc: 60 WALNUT ST | MAP ID: R27/ 22/ 19/ / | Bldg Name: | State Use: 1010

Vision ID: 3905 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/20/2017 09:47

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
PENA NEFTALI C	1 Level	1 All Public	1 Paved	2 Suburban
302 NORTH ST			6 Sidewalk	
LEOMINSTER, MA 01453				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_160002_925323 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	101,900	101,900
RES LAND	1010	41,100	41,100
Total		143,000	143,000

316
GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PENA NEFTALI C	51544/ 31	09/26/2013	U	I	10,000	1H
KACZYNSKI ISABELLA I	29371/ 306	03/18/2003	U	I	0	1A
KACZYNSKI HENRY	04348/0048				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1010	103,200	2016	1010	92,900	2015	1010	90,300
2017	1010	41,100	2016	1010	41,100	2015	1010	41,100
Total:		144,300	Total:		134,000	Total:		131,400

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

ROOF TOP IS METAL
WHITE/IF
BACKYARD EST

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	101,000
Appraised XF (B) Value (Bldg)	900
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	41,100
Special Land Value	0
Total Appraised Parcel Value	143,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**143,000**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
17-259	06/01/2017	21	Cert Inspect	0		0		V&A 6/1/2017-12/17/2017

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
09/23/2009			VA	11	Callback Letter Mailed
08/19/2009			NC	01	Measur+1Visit - Info Card
08/19/2009			NC	02	Measur+2Visit - Info Card
09/16/1996			PW	00	Measur+Listed
06/17/1981			88	10	Measur/Letter Sent no resp

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	R3				11,737	SF	3.50	1.0000	5	1.0000	1.00		0.00				1.00	3.50	41,100

Total Card Land Units: 0.27 AC | Parcel Total Land Area: 0.27 AC | Total Land Value: 41,100

Property Loca 60 WALNUT ST | MAP ID: R27/ 22/ 19/ / | Bldg Name: | State Use: 1010

Vision ID: 39.. | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/2 7 09:47

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	04		Average +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	06		Mansard
Roof Cover	01		Metal/Tin
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	8		8 Rooms
Bath Style	01		Old Style
Kitchen Style	01		Old Style

CONSTRUCTION DETAIL (CONTINUED)

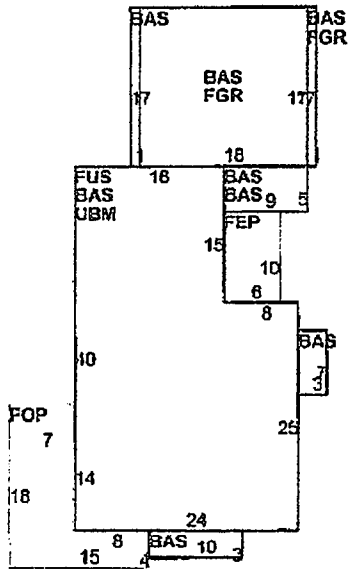
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	86.30
	218,499
Net Other Adj:	11,000.00
Replace Cost	229,499
AYB	1890
Dep Code	DF
Remodel Rating	
Year Remodeled	
Dep %	56
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	44
Apprais Val	101,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



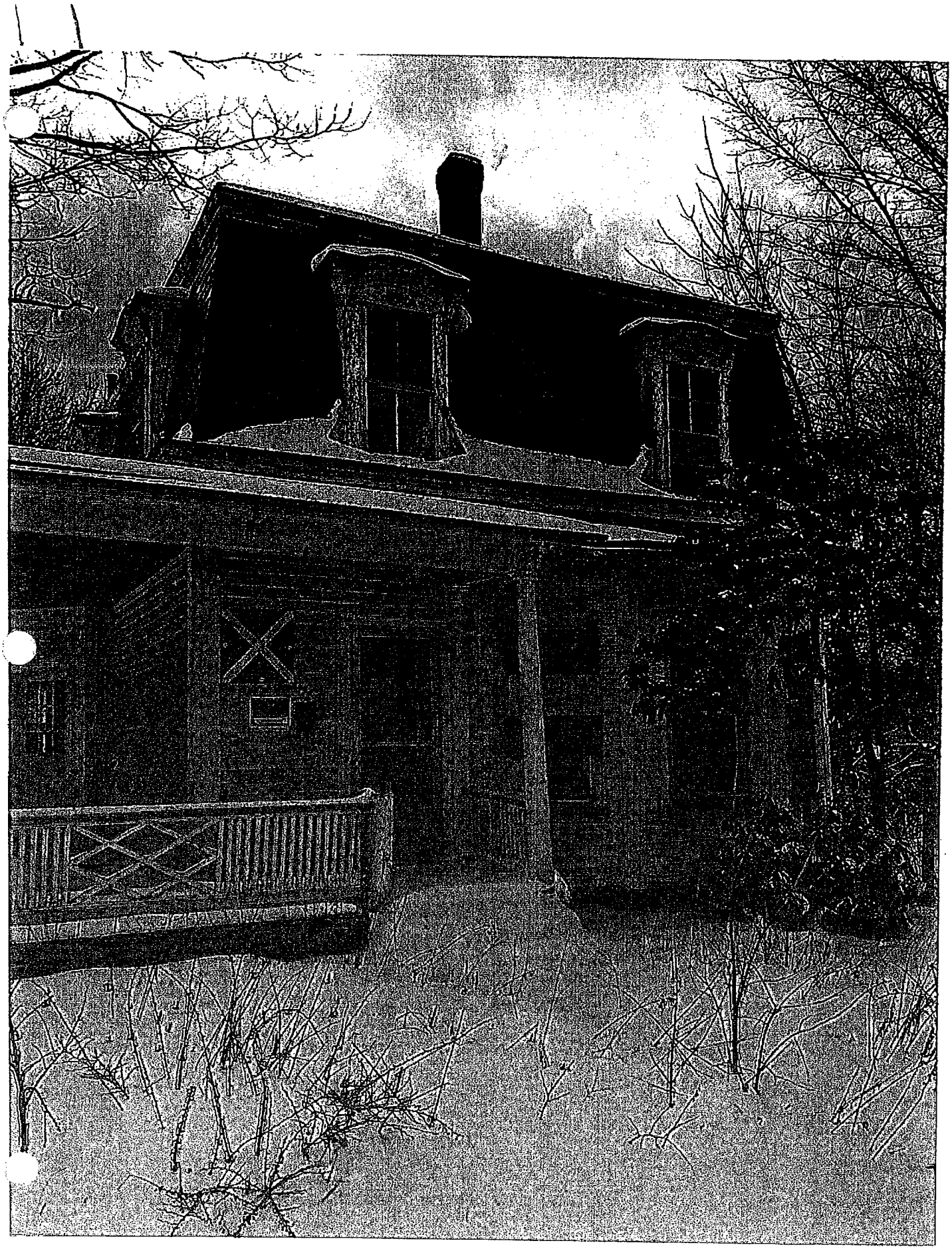
No Photo On Record

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL	Fireplace			B	1	2,000.00	1961		1		100	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,321	1,321	1,321	86.30	113,996
FEP	Porch, Enclosed, Finished	0	60	42	60.41	3,624
FGR	Garage, Finished	0	323	129	34.46	11,132
FOP	Porch, Open, Finished	0	158	32	17.48	2,761
FUS	Upper Story, Finished	840	840	840	86.30	72,488
UBM	Basement, Unfinished	0	840	168	17.26	14,498
	Ttl. Gross Liv/Lease Area:	2,161	3,542	2,532		229,499



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2 or 3)
Street number and name: 261 Main St.
City: Gardner, MA 01440
Parcel Id #: M22/20/57

Name of Property Owner or Owners:

Fred & Cecile Wheeler

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes x No _____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes x No _____ If No, please explain.

Is the Assessors Property Card attached: Yes x No _____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 4 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes _____ No x

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes x No _____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes x No _____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes x No _____

Property has significant presence of overgrown or dead vegetation: Yes _____ No x

Property has an accumulation of trash, refuse or other debris: Yes x No _____

Property has been taken for foreclosure of mortgage. Yes _____ No x

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

BOOK 18877 PAGE 342

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

56189

LENA M. O'BRIEN

of Gardner, Worcester County, Massachusetts,

~~[illegible]~~, for consideration paid, and in full consideration of Forty Nine Thousand and 00/100 ($49,000.00) Dollars

grant to FRED R. WHEELER, SR. AND CECILE Y. WHEELER Husband and Wife as Tenants by the Entirety *

of 261 Main Street, Gardner, Worcester County, Massachusetts with quitclaim covenants

~~[illegible]~~

[Description and encumbrances, if any]

A certain parcel of land, with buildings and other improvements thereon, situated on the westerly side of Main Street, in Gardner, Worcester County, Massachusetts, bounded and described as follows:

Beginning at the northeasterly corner thereof at a drill hole in the westerly line of Main Street located southerly, by the westerly line of Main Street, 23.98 feet from Highway Monument No. 7;

Thence S. 78° 50' W., by land now or formerly of Charles W. Wuorenmaa, 153.10 feet to an iron pipe at land now or formerly of the City of Gardner;

Thence S. 10° E., by said City of Gardner land, 33.63 feet to an iron pipe at land formerly of Gardner Co-operative Bank;

Thence N. 78° 44' E., by said Co-operative Bank land, 159.06 feet to a drill hole in the westerly line of Main Street;

Thence Northerly, by the westerly line of Main Street, 33.90 feet to a place of beginning.

The above described premises are conveyed together with and subject to a common right of way, 10 feet in width, the center line of which is the southerly boundary of the herein granted premises. Said right of way extends westerly from the westerly line of Main Street in full length of the southerly boundary and may be used for all purposes.

Being the same premises conveyed to Grantor by Deed of Maria Hlodan, dated August 27, 1983 and recorded with the Worcester County Registry of Deeds in Book 7905, Page 323.

Property Address: 261 Main Street, Gardner, MA 01440
to Grantee Fred R. Wheeler, Sr.

97 JUN -2 PM 3:12

Witness my hand and seal this 2nd day of June, 19 97

Lena M. O'Brien
LENA M. O'BRIEN

The Commonwealth of Massachusetts

Worcester ss. June 2, 19 97

Then personally appeared the above named Lena M. O'Brien

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

WILLIAM D. MACK Notary Public — Justice of the Peace

My commission expires 5/1 1998

DEEDS REC 20
WORCESTER
06/02/97

TAX 223.44
CASH 223.44

B008A140 13:42
EXCISE TAX

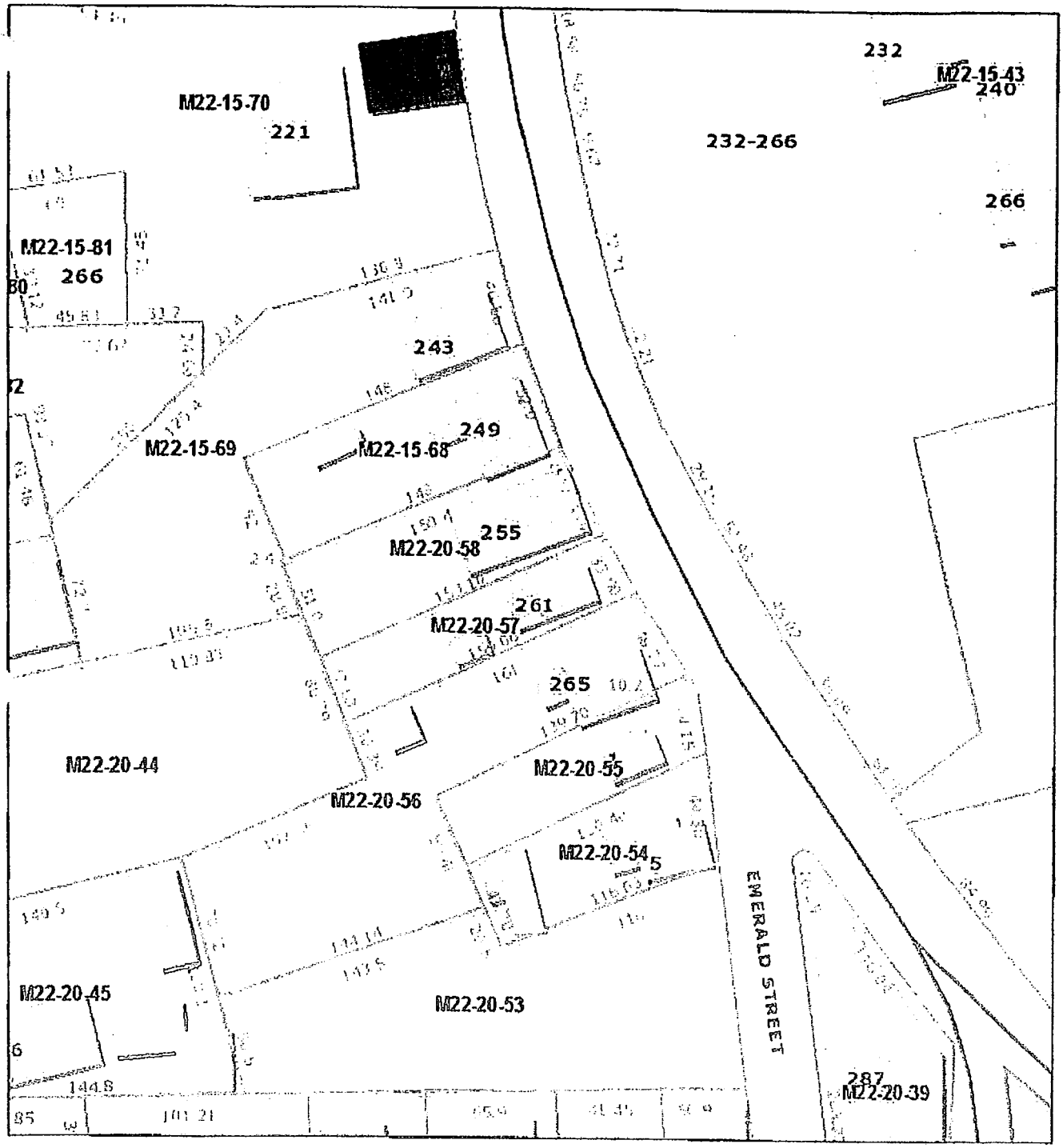
dual — Joint Tenants — Tenants in Common.)

183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

[illegible] or have endorsed upon it the full name, residence and post office address of the grantee [illegible] on thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC. Anthony J. Vigliotti, Register

ArcGIS WebMap



3 / 7 / 2018 3 : 30 : 19 PM

1:1,128

Parcels 2017

0 0.0075 0.015 0.03 mi

0 0.01 0.02 0.04 km

City of Gardner ~ GIS

Online Web Mapping Application

Property Location: 261 MAIN ST | MAP ID: M22/ 20/ 57/ / | Bldg Name: | State Use: 1010

Vision ID: 2864 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/02/2018 15:01

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
WHEELER FRED R SR & CECILE Y ESTATE OF CECILE WHEELER 6101 CONDOR DR MOORPARK, CA 93021 Additional Owners:	1 Level	1 All Public	1 Paved 6 Sidewalk	2 Suburban

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_159422_924579 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	62,900	62,900
RES LAND	1010	39,100	39,100
RESIDNTL	1010	4,600	4,600
	Total	106,600	106,600

316 GARDNER, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
WHEELER FRED R SR & CECILE Y	18377/342	06/02/1997	Q	I	49,000	00
O'BRIEN LENA M	07905/0323	09/08/1983	U	I	1	13
HILODAN MARIA	06594/0110				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1010	63,700	2016	1010	57,200	2015	1010	55,600
2017	1010	39,100	2016	1010	39,100	2015	1010	39,100
2017	1010	4,600	2016	1010	4,600	2015	1010	4,600
	Total:	107,400		Total:	100,900		Total:	99,300

EXEMPTIONS

Year	Type	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD Sub	NBHD Name	Street Index Name	Tracing	Batch
1001/A				

NOTES

UBN WL HGT 5FT = FUNL
WHITE 8A

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	62,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	4,600
Appraised Land Value (Bldg)	39,100
Special Land Value	0
Total Appraised Parcel Value	106,600
Valuation Method	C
Adjustment	0
Net Total Appraised Parcel Value	106,600

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
17-425	08/04/2017	21	Cert Inspect	0		0		V&A
16-687	10/04/2016	21	Cert Inspect	0		0		V&A
15-614	09/28/2015	21	Cert Inspect	0		0		RENEW V & A
15-430	07/27/2015	21	Cert Inspect	0		0		RENEW V & A
15-133	04/15/2015	21	Cert Inspect	0		0		RENEWAL VACANT/AE
14-734	06/04/2014	21	Cert Inspect	0		0		V & A

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
09/23/2009			VA	18	Callback Letter Mailed
06/30/2009			NC	01	Measur+1Visit - Info Card
06/30/2009			NC	02	Measur+2Visit - Info Card
09/03/1996			ST	02	Measur+2Visit - Info Card
06/23/1981			11	50	Personal Property Inspect

LAND LINE VALUATION SECTION

B h	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A	Acre Disc	C Factor	ST Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Cale	SAdj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RI				6,037	SF	6.47	1.0000	5	1.0000	1.00		0.00				1.00	6.47	39,100
							Total Card Land Units:		0.14	AC	Parcel Total Land Area:		0.14 AC							Total Land Value:	39,100

Property Location: 261 MAIN ST *MAP ID:* M22/ 20/ 57/ 1 *Bldg Name:* *State Use:* 1010

Vision ID: 2864 *Account #* *Bldg #:* 1 of 1 *Sec #:* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 01/02/2018 15:01

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	02		Below Average
Stories	1.25		1 1/4 Stories
Occupancy	1		
Exterior Wall 1	15		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	05		Vinyl
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	04		Old Style

CONSTRUCTION DETAIL (CONTINUED)

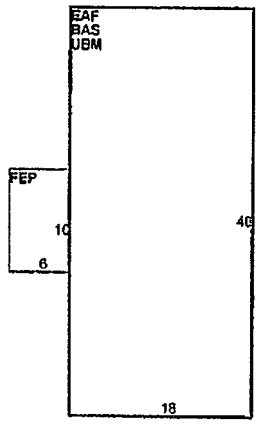
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	92.75
	114,087
Net Other Adj.	4,500.00
Replace Cost	118,587
AYB	1900
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	0
Condition	
% Complete	
Overall % Cond	53
Apprais Val	62,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



No Photo On Record

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr.	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	Garage - A			L	400	23.00	1901		0		50	4,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undepreg. Value
BAS	First Floor	720	720	720	92.75	66,753
EAF	Attic, Expansion, Finished	324	720	324	41.74	30,052
FEP	Porch, Enclosed, Finished	0	60	42	64.93	3,896
UBM	Basement, Unfinished	0	720	144	18.55	13,357
	Ttl. Gross Liv/Lease Area:	1,044	2,220	1,230		118,587

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2 or 3)

Street number and name: 56 Baker St.
City: Gardner, MA 01440
Parcel Id # : M22/14/1

Name of Property Owner or Owners:

Bank of America

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes x No _____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached: Yes x No _____ If No, please explain.

Is the Assessors Property Card attached: Yes x No _____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 3 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes _____ No x

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes _____ No x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes x No _____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes x No _____

Property has significant presence of overgrown or dead vegetation: Yes _____ No x

Property has an accumulation of trash, refuse or other debris: Yes _____ No x

Property has been taken for foreclosure of mortgage. Yes x No _____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Return to: Grantee

We, CARLOS BARRIGA of Harris County, Texas and EMMA BARRIGA, of Harris County, Texas,

For the full consideration of $121,000, paid.

Grant to Iren Wilson and Ralph Wilson, husband and wife, as tenants by the entirety, of 56 Baker Street, Gardner, MA 01440

With Quitclaim Covenants,

A certain parcel of land, with the buildings and other improvements thereon, situated on the southerly side of Baker Street, in Gardner, Worcester County, Massachusetts, more particularly bounded and described as follows:

Beginning at Highway Bound No. 4 in the southerly line of Baker Street: thence

S. 80° 30' W., by the southerly line of said Baker Street, 25.55 feet to a drill hole in concrete walk; thence

S. 8° 40' W., 79.29 feet; thence

S. 87° 45' E., 53.14 feet to an iron rod; thence

N. 4° 15'W., part of the way by a bank wall, 85.34 feet to an iron rod in the southerly line of Baker Street; thence

S. 87° 15'W., by said street line, 9.63 feet to the place of beginning.

Together with a right of way for any and all purposes over a strip of land 4 feet in width adjoining the above described premises on the easterly side and extending from the southerly line of Baker Street, southerly, 85.34 feet.

Hereby conveying the same premises conveyed to Carlos Barriga and Emma Barriga by deed of Brenda J. Coe and Allan K. Greenwood and Patricia Masaitis dated July 7, 2000, recorded in Worcester District Register of Deeds Book 22812, Page 360.

Taxes assessed by the City of Gardner for the current fiscal year are to be apportioned as of date of delivery of this deed.

Executed as a sealed instrument this 28 day of May, 2004

Carlos Barriga

Carlos Barriga

56 Baker Gardner

Bk: 33788 Pg: 63 Doc: DEED
Page: 1 of 2 08/02/2004 11:30 AM

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/02/2004 11:30 AM
Ctrl# 019816 27139 Doc# 00098065
Fee: $551.76 Cons: $121,000.00

2

Executed as a sealed instrument this 25th day of May, 2004

Emma Barriga
Emma Barriga

STATE OF TEXAS

COUNTY OF HARRIS

On this 24th day of May 2004, before me, the undersigned notary public, personally appeared Emma Barriga, proved to me through satisfactory evidence of identification, which was her MA driver's license, to be the person whose name is signed on the preceding or attached document and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

TRUC MOODY
Notary Public, State of Texas
My Commission Expires
OCTOBER 26, 2006

Truc Moody
Truc Moody, Notary Public

My commission expires:

STATE OF MASSACHUSETTS

Essex County

On this 26 day of May 2004, before me, the undersigned notary public, personally appeared Carlos Barriga, proved to me through satisfactory evidence of identification, which was his MA Drivers License, to be the person whose name is signed on the preceding or attached document and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

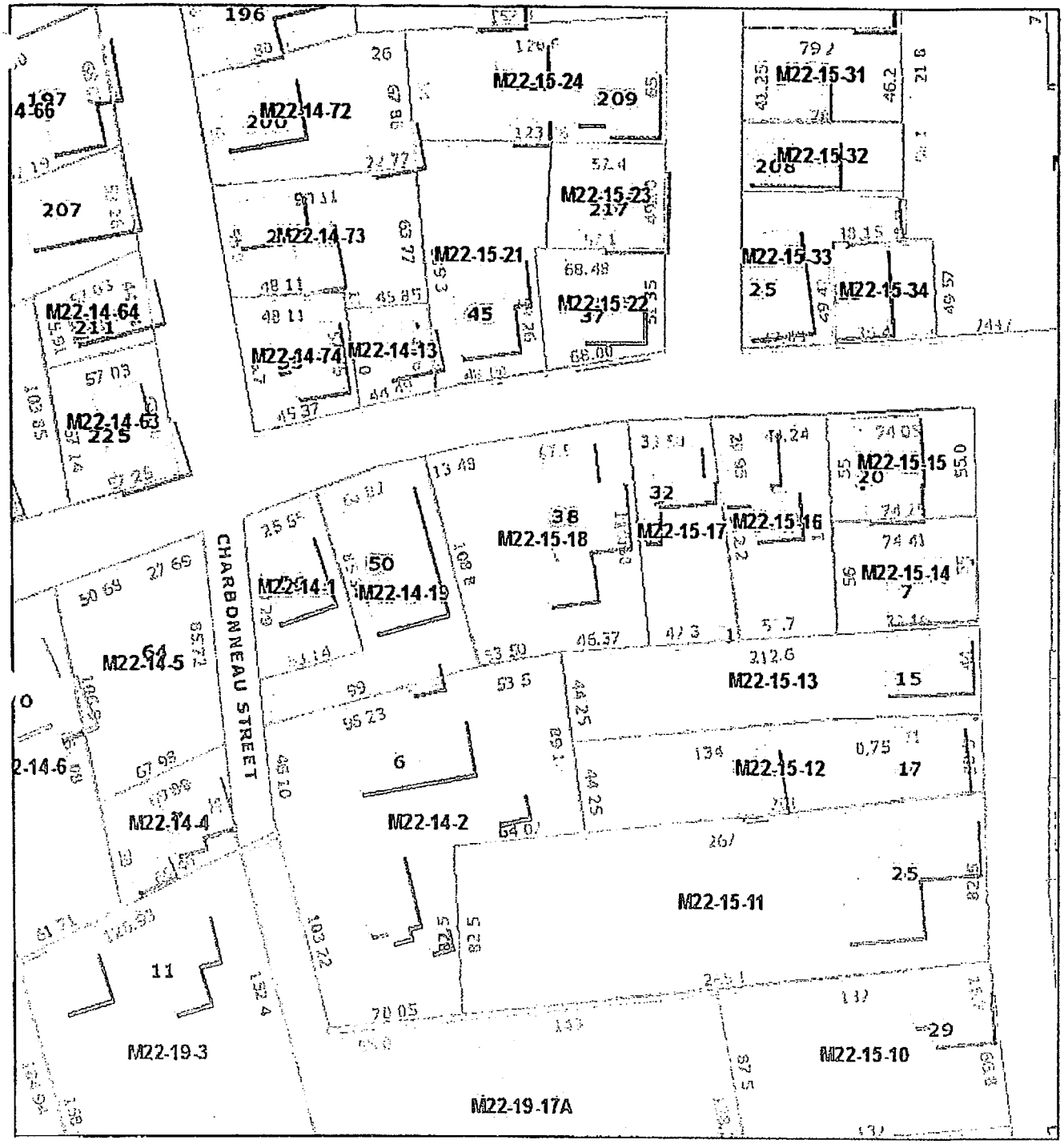
MARIA C. ROGERS
NOTARY PUBLIC
STATE OF MASSACHUSETTS
MY COMMISSION EXPIRES SEPT. 17, 2010

, Notary Public

My commission expires: 9-17-10

ATTEST: WORC. Anthony J. Vigliotti, Register

56 Baker St.



3 / 7 / 2018 4 : 36 : 11 PM

1:1,128

Parcels 2017

0 0.0075 0.015 0.03 mi

0 0.01 0.02 0.04 km

City of Gardner - GIS

Online Web Mapping Application

Property Location: 56 BAKER ST | MAP ID: M22/ 14/ 1/ / | Bldg Name: | State Use: 1010

Vision ID: 2156 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/02/2018 14:50

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
BANK OF AMERICA NA C/O CARRINGTON MORTGAGE SERV 1600 SOUTH DOUGLASS RD 200-A ANAHEIM, CA 92806 Additional Owners:	1 Level	1 All Public	1 Paved 6 Sidewalk	2 Suburban

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_159157_924679 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	114,400	114,400
RES LAND	1010	37,400	37,400
Total		151,800	151,800

316
GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BANK OF AMERICA NA	53236/ 114	12/22/2017	U	I	70,520	1L
WILSON IREN & RALPH	33769/ 63	06/02/2004	U	I	121,000	1A
BARRIGA CARLOS	22812/ 360	07/21/2000	U	I	57,700	1A
GREENWOOD THERESA	05024/0257				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1010	115,800	2016	1010	104,300	2015	1010	101,500
2017	1010	37,400	2016	1010	37,400	2015	1010	37,400
Total:		153,200	Total:		141,700	Total:		138,900

EXEMPTIONS

Year	Type	Description	Amount
2011	17D	Senior/Survive Spouse or Minor	175.00
		Total:	175.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	114,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	37,400
Special Land Value	0
Total Appraised Parcel Value	151,800
Valuation Method	C
Adjustment	0
Net Total Appraised Parcel Value	151,800

ASSESSING NEIGHBORHOOD

NBHD. SUB	NBHD Name	Street Index Name	Tracing	Batch
1001A				

NOTES

GREEN
VACANT 13
OWNR OCC ENTIRE HSE. CHNG TO 101 IN 2000

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
17-734	12/26/2017	21	Cert Inspect	125		0		V&A 12/26/2017-6/26/18
17-324	06/26/2017	21	Cert Inspect	0		0		V&A 6/26/17-12/26/17
	01/20/2017	21	Cert Inspect	0		0		V&A 2/10/17 - 2/10/18
16-539	09/19/2016	21	Cert Inspect	0	09/18/2016	0		V&A
16-417	06/16/2016	21	Cert Inspect	0		0		RENEW V&A
15-839	12/21/2015	21	Cert Inspect	0		0		V&A
15-311	06/30/2015	21	Cert Inspect	0		0		RENEW V&A

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/25/2013	02	7	PH	13	Building Permit DB
11/09/2011	02		PH	12	Building Permit
09/15/2010	02		NC	01	Measur+Visit - Info Card
01/24/2009			WH	00	Measur+Listed
01/13/2009			VA	11	Callback Letter Mailed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	R1				3,500	SF	10.67	1.0000	5	1.0000	1.00		0.00				1.00	10.67	37,400
							Total Card Land Units:		0.08	AC	Parcel Total Land Area: 0.08 AC									Total Land Value:	37,400

Property Location: 56 BAKER ST *MAP ID:* M22/ 14/ 1/ / *Bldg Name:* *State Use:* 1010
Vision ID: 2156 *Account #* *Bldg #:* 1 of 1 *Sec #:* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 01/02/2018 14:50

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	1.75		
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	0		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	11		11 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

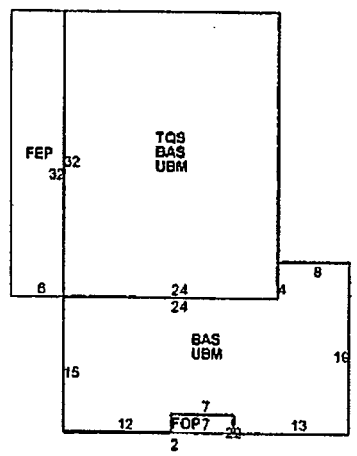
Element	Cd.	Ch.	Description

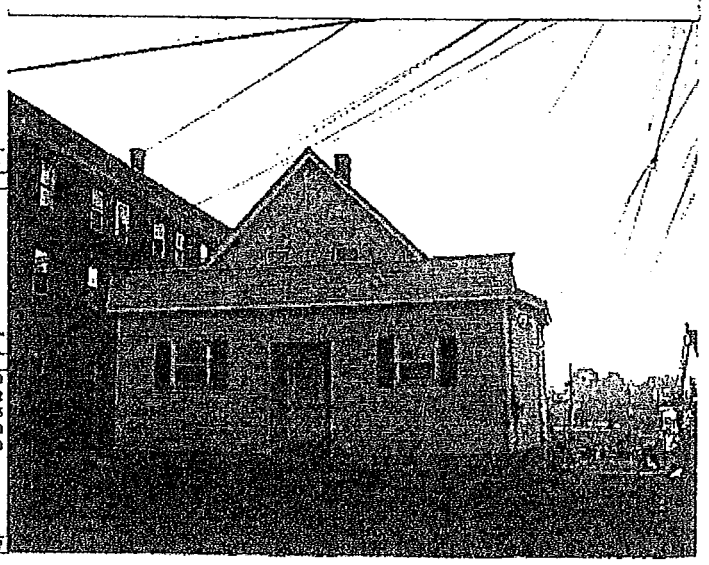
MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	81.58
	185,187
Net Other Adj	12,000.00
Replace Cost	197,187
AYB	1900
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	58
Apprais Val	114,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Cdt	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undepree. Value
BAS	First Floor	1,266	1,266	1,266	81.50	103,280
FEP	Porch, Enclosed, Finished	0	192	134	56.94	10,932
FOP	Porch, Open, Finished	0	14	3	17.48	245
TQS	Three Quarter Story	614	768	614	65.12	50,090
UBM	Basement, Unfinished	0	1,266	253	16.30	20,640
	Ttl. Gross Liv/Lease Area:	1,880	3,506	2,270		185,187

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2 or 3)
Street number and name: 165 Baker St.
City: Gardner, MA 01440
Parcel Id #: M22/13/11

Name of Property Owner or Owners:

Fannie Mae

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes x No _____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes x No _____ If No, please explain.

Is the Assessors Property Card attached: Yes x No _____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 3 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes x No _____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes x No _____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes x No _____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes x No _____

Property has significant presence of overgrown or dead vegetation: Yes _____ No x

Property has an accumulation of trash, refuse or other debris: Yes _____ No x

Property has been taken for foreclosure of mortgage. Yes x No _____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

100411 BK22920PG091

Record & Return to:
Mr. Michael P. Kendall
165 Baker Street
Gardner, MA 01440

AD. 100

QUITCLAIM DEED

WOR COUNTY ABST. CO.
ORDER NO. P6375

WE, MICHAEL P. KENDALL and ELIZABETH A. KENDALL f/k/a Elizabeth A. McMilleon, of Gardner, Worcester County, Massachusetts

In consideration of less and ONE HUNDRED and 00/100 DOLLARS ($100.00)

Grant to MICHAEL P. KENDALL, individually, of 165 Baker Street, Gardner, Massachusetts

With QUITCLAIM COVENANTS

A certain parcel of land, with buildings and other improvements thereon, situated on the northerly side of Baker Street in Gardner, Worcester County, Massachusetts, bounded and described as follows:

Beginning at the southeasterly corner thereof at a corner of land now or formerly of Valmont L. and Christine M. Gosselin;

thence Northerly at an included angle of 97° 13' by said Gosselin land, 104.11 feet to a stake;

thence Westerly at an included angle of 90°, still by said Gosselin land, 50 feet to a stake and stones;

thence Southerly at an included angle of 90°, by land now or formerly of Norman and Lorraine M. Bastarache, 110.44 feet to a stake in the northerly line of Baker Street;

thence Easterly by the northerly line of Baker Street, 50.4 feet to the place of beginning.

Containing about 5,364 square feet.

The above described premises are shown as Lot 12 in Block 228 on a plan of lots known as West Gardner Extension, made for Gardner Associates by Parker, Bateman & Chase, Civil Engineers, July, 1914, and recorded in Worcester District Registry of Deeds, Plan Book 26, Plan 12.

PROPERTY LOCATION: 165 Baker Street, Gardner, MA 01440

00 AUG 23 AM 11:29

Being the same premises conveyed to the Grantors by deed of Michael P. Kendall and Rachel M. Casey dated April 1, 1982 and recorded with the Worcester District Registry of Deeds at Book 7448, Page 363.

WITNESS our hands and seals this 11th day of August, 2000.

Michael P. Kendall

Elizabeth A. Kendall
f/k/a Elizabeth A. McMilleon

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. August 11, 2000

Then personally appeared the above-named Michael P. Kendall and acknowledged the foregoing instrument to be his free act and deed, before me,

Notary Public
My Commission Expires: Sept. 7, 2001

COMMONWEALTH OF MASSACHUSETTS

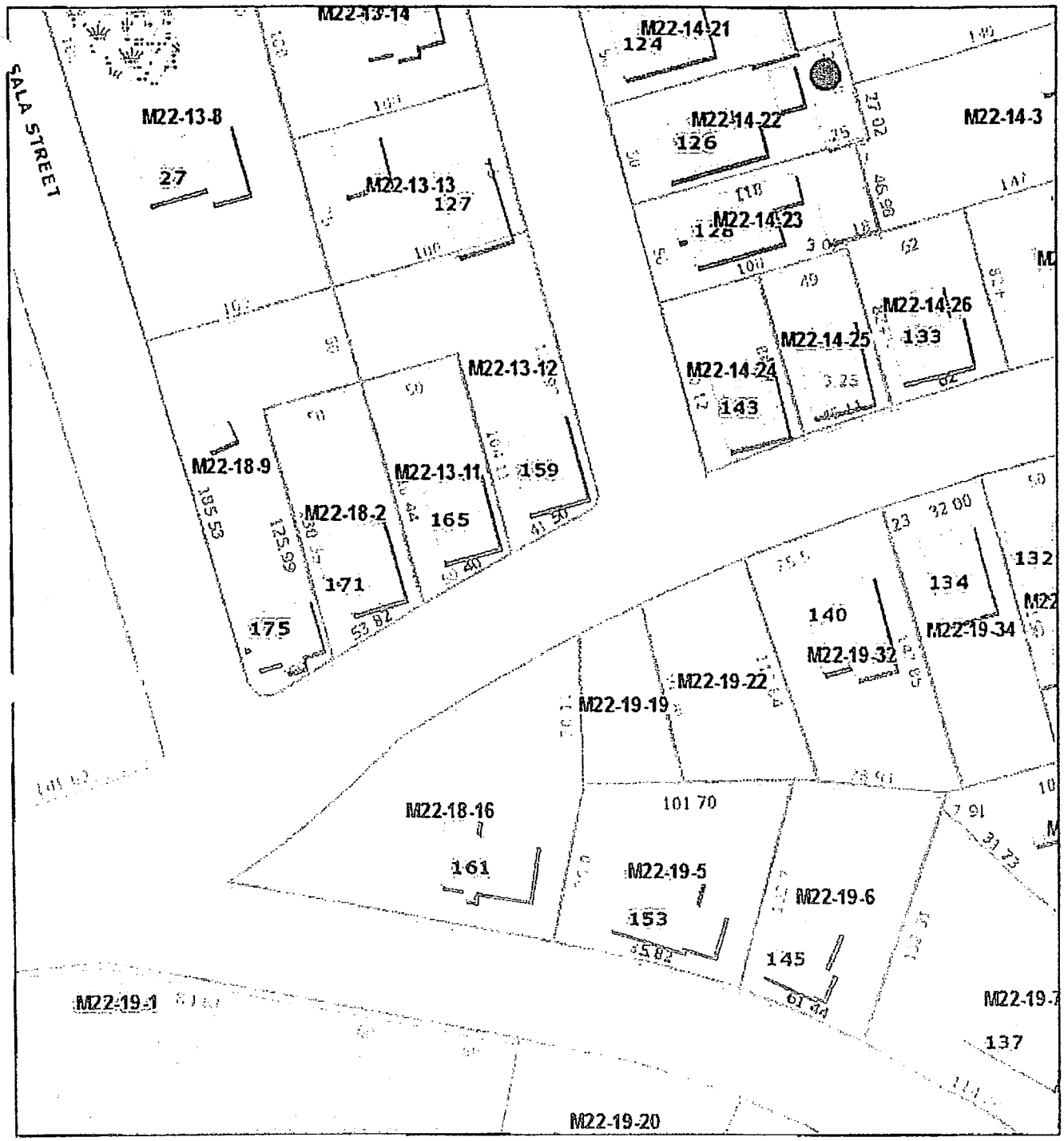
Worcester, ss. August 11, 2000

Then personally appeared the above-named Elizabeth A. Kendall, f/k/a Elizabeth A. McMilleon, and acknowledged the foregoing instrument to be her free act and deed, before me,

Notary Public
My Commission Expires: Sept. 7, 2001

ATTEST: WORC. Anthony J. Vigliotti, Register

165 Baker St.



3 / 7 / 2018 4 : 39 : 20 PM

1:1,128

Parcels 2017

0 0.0075 0.015 0.03 mi

0 0.01 0.02 0.04 km

City of Gardner ~ GIS

Online Web Mapping Application

Property Location: 165 BAKER ST | MAP ID: M22/ 13/ 11/ / | Bldg Name: | State Use: 1010

Vision ID: 1650 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/02/2018 14:49

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
FANNIE MAE	4 Rolling	1 All Public	1 Paved	2 Suburban
POB 650043			6 Sidewalk	
DALLAS, TX 75265-0043				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_158842_924623 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	113,900	113,900
RES LAND	1010	38,800	38,800
Total		152,700	152,700

316 GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FANNIE MAE	57983/308	11/02/2017	U	I	68,400	1L
KENDALL MICHAEL	22920/ 91	08/23/2000	U	I	1	1A
KENDALL MICHAEL & E MCMILLEON	07448/0363	04/14/1982	U	I	6,000	1J
POLLARD ANNE M	05087/0594				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1010	115,300	2016	1010	104,000	2015	1010	96,900
2017	1010	38,800	2016	1010	38,800	2015	1010	38,800
Total:		154,100	Total:		142,800	Total:		135,700

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

BROWN IG
CO-OWNER
ELIZABETH A KENDALL
5/11 EXTERIOR REHAB IN
PROCESS

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	113,600
Appraised XF (B) Value (Bldg)	300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	38,800
Special Land Value	0
Total Appraised Parcel Value	152,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	152,700

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
17-480	08/28/2017	21	Cert Inspect	0		0		V&A EXP 2/28/18
17-422	08/04/2017	21	Cert Inspect	0		0		V&A
	01/23/2017	21	Cert Inspect	0		0		V&A
16-469	07/12/2016	21	Cert Inspect	0		0		V&A
15-857	12/29/2015	21	Cert Inspect	0		0		V&A
15-88	03/18/2015	21	Cert Inspect	0		0		NEW V&A

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/25/2013	02	7	PH	13	Building Permit DB
01/15/2009			VA	11	Callback Letter Mailed
10/07/2008			PM	01	Measur+1Visit - Info Card
10/07/2008			PM	02	Measur+2Visit - Info Card
08/11/1995			JL	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A	Acre Disc	C Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	R1				5,364	SF	7.24	1.0000	5	1.0000	1.00		0.00				1.00	7.24	38,800

Total Card Land Units: 0.12 AC | Parcel Total Land Area: 0.12 AC | Total Land Value: 38,800

Property Location: 165 BAKER ST *MAP ID:* M22/ 13/ 11/ 1 *Bldg Name:* *State Use:* 1010

Vision ID: 1650 *Account #* *Bldg #:* 1 of 1 *Sec #:* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 01/02/2018 14:49

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	01		Flat
Roof Cover	04		Tar & Gravel
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	03		Gas
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	10		10 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

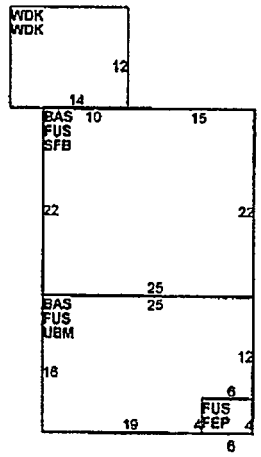
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

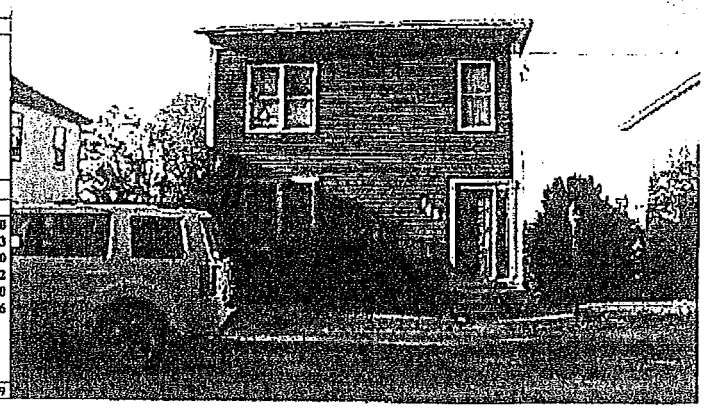
COST/MARKET VALUATION

Adj. Base Rate:	78.40
	182,829
Net Other Adj	13,000.00
Replace Cost	195,829
AYB	1920
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	58
Apprais Val	113,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descrip	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FLU1	Flue - Block			B	1	500.00	1975		1		100	500



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec. Value
BAS	First Floor	926	926	926	78.40	72,598
FEP	Porch, Enclosed, Finished	0	24	17	55.53	1,333
FUS	Upper Story, Finished	950	950	950	78.40	74,480
SFB	Bsmt, Above Grade Fin	0	330	330	47.04	25,872
UBM	Basement, Unfinished	0	376	75	15.64	5,880
WDK	Deck, Wood	0	336	34	7.93	2,666
	Tot. Gross Liv/Lease Area:	1,876	3,162	2,332		195,829

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2 or 3)
Street number and name: 27 Rich St
City: Gardner
Parcel Id # :

Name of Property Owner or Owners:
Shelly Labreque, c/o Deutsche National Bank Select Portfolio, 3217 S. Decker lane Drive, West Valley City, UT 84119
Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 3+ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No ✓

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No ✓

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No ✓

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No ✓

Property has significant presence of overgrown or dead vegetation: Yes ✓ No_____

Property has an accumulation of trash, refuse or other debris: Yes ✓ No_____

Property has been taken for foreclosure of mortgage. Yes ✓ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

BK25492PG173

203498

QUITCLAIM DEED

H5/30 MG

I, GERALD R. GERBRANDS

of Rindge, New Hampshire

for consideration paid of *$124,900.00*

grant to **ROBERT D. LABRECQUE and SHELLEY P. LABRECQUE,** husband and wife, as tenants by the entirety

of 27 Rich Street, Gardner, MA 01440

with QUITCLAIM COVENANTS

Property Address: 27 Rich Street, Gardner, MA 01440

A certain tract of land, with the buildings thereon, situated on the westerly side of Rich Street, in Gardner, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at a stake and stones in the westerly line of Rich Street, two hundred and twenty (220) feet southerly from the corner of Foundry (now Bond) and Rich Street;

THENCE, South 06° 42' 30" East, by said street fifty (50) feet to a stake and stones;

THENCE, at a right angle, South 83° 17' 30" West, one hundred thirty-nine and sixty-one one hundredths (139.61) feet to a stake and stones;

THENCE, at an included angle of 83° 50' 30", North 00° 33' 00" West, fifty and twenty-nine one hundredths (50.29) feet to a stake and stones;

THENCE, at an included angle of 96° 09' 30", North 83° 17' 30" East, one hundred thirty-four and twenty-two one hundredths (134.22) feet to the place of beginning.

Containing sixty-eight hundred forty-five and one tenths (6,845.1) square feet.

01 DEC 14 AM 10:46

Return to:
Mr. & Mrs. LaBrecque
27 Rich Street
Gardner, MA 01440

Being Lot #6 on a Plan of Land of George N. Rich in Gardner, Mass., dated December 13, 1895, as surveyed by McClintock and Woodfall, be all of said measurements more or less.

For title of grantor see deed recorded with Worcester District Registry of Deeds, Book 25201, Page 6.

WITNESS my hand and seal this 13th day of December, 2001.

Gerald R. Gerbrands

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. December 13, 2001

Then personally appeared the above named Gerald R. Gerbrands and acknowledged the foregoing instrument to be his free act and deed, before me

Notary Public, Thomas C. Gustafson
My Commission Expires: 8/22/2008

WORCESTER
DEEDS REG 20
WORCESTER

12/14/01 10:42AM 01
000000 #4574

FEE $570.00

CASH $570.00

CANCELLED

ATTEST: WORC. Anthony J. Vigliotti, Register

Subject Property

Vacant Properties

Parcels

LIABILITIES TO ASSET PROGRAM
27 RICH ST

CITY OF GARDNER

95 Pleasant Street
Gardner, MA 01440

0 25 50 Feet

Data Sources
City of Gardner Engineering, Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts, EOEA

City of Gardner GIS

G:\Projects\Buildings\maps\VacantLTAMapProjArea.mxd 1/19/2018

Property Loc :27 RICH ST | MAP ID: R22/ 8/ 17/ / | Bldg Name: | State Use: 1010

Vision ID: 43-- | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/11/2018 13:14

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
LABRECQUE SHELLEY P	1 Level	1 All Public	1 Paved	2 Suburban
C/O DEUTSCHE BANK			6 Sidewalk	
SELECT PORTFOLIO				
3217 S DECKER LAKE DR				
WEST VALLEY CITY, UT 84119				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_160254_924852 ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	84,000	84,000
RES LAND	1010	39,300	39,300
RESIDNTL	1010	1,000	1,000
Total		124,300	124,300

316
GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LABRECQUE SHELLEY P	25492/ 173	12/14/2001	Q	I	124,900	00
GERBRANDS GERALD R	25201/ 6	11/07/2001	U	I	58,000	1S
REED ROBERT A	10870/0280	10/15/1987	Q	I	93,500	00
POIRIER PATRICK	07269/0397	07/07/1981	Q	I	20,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	84,000	2017	1010	85,100	2016	1010	76,500
2018	1010	39,300	2017	1010	39,300	2016	1010	39,300
2018	1010	1,000	2017	1010	1,000	2016	1010	1,000
		Total: 124,300			Total: 125,400			Total: 116,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE
IG
VS-01

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	84,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,000
Appraised Land Value (Bldg)	39,300
Special Land Value	0
Total Appraised Parcel Value	124,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	124,300

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
17-451	08/15/2017	21	Cert Inspect	0		0		V&A EXP 2/15/18
17-78	02/28/2017	21	Cert Inspect	0		0		V&A REG
16-568	08/19/2016	21	Cert Inspect	0		0		V&A REG RENEWAL
16-72	02/09/2016	21	Cert Inspect	0		0		V&A

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
09/23/2009			VA	11	Callback Letter Mailed
07/30/2009			NC	01	Measur+1Visit - Info Car
07/30/2009			NC	02	Measur+2Visit - Info Car
09/16/1996			ST	00	Measur+Listed
06/19/1981			43	10	Measur/Letter Sent no re

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	R1				6,845	SF	5.75	1.0000	5	1.0000	1.00		0.00				1.00	5.75	39,300

Total Card Land Units: 0.16 AC | Parcel Total Land Area: 0.16 AC | Total Land Value: 39,300

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	02		Wall Brd/Wood
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2	05		Vinyl
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

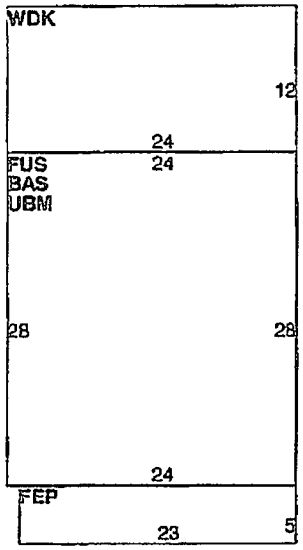
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	86.79
	137,823
Net Other Adj:	7,000.00
Replace Cost	144,823
AYB	1900
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	58
Apprais Val	84,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR3	Garage - P			L	187	17.00	1981		0		30	1,000

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	672	672	672	86.79	58,323
FEP	Porch, Enclosed, Finished	0	115	81	61.13	7,030
FUS	Upper Story, Finished	672	672	672	86.79	58,323
UBM	Basement, Unfinished	0	672	134	17.31	11,630
WDK	Deck, Wood	0	288	29	8.74	2,517
	Ttl. Gross Liv/Lease Area:	1,344	2,419	1,588		144,823

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ____ (1, 2 or 3)
Street number and name: 27 Green St
City: Gardner
Parcel Id #: R27-17-23

Name of Property Owner or Owners:
Anthony Mascara Jr, 27 Green St., Gardner, MA 01440 (Deceased)

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 2+ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes____ No ✓

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes____ No ✓

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes ✓ No____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes____ No ✓

Property has significant presence of overgrown or dead vegetation: Yes ✓ No____

Property has an accumulation of trash, refuse or other debris: Yes ✓ No____

Property has been taken for foreclosure of mortgage. Yes ✓ No____ ?

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/29/2011 01:51 PM
Ctrl# 101935 29484 Doc# 00042164
Fee: $861.20 Cons: $145,000.00

QUITCLAIM DEED

Property Address: 27 Green Street, Gardner, MA

We, Rocco R. Raduazo, Executor of The Estate of Helen S. Raduazo by and through powers contained in a will (Worcester County Probate and Family Court Docket No. 04P2381) of Bolton, Worcester County, Commonwealth of Massachusetts and Sandra H. Mack, Sharleen E. Goguen and Sally Ann Johnson as Trustees of the HSR Realty Trust u/d/t dated June 22, 2004 and recorded with the Worcester County Registry of Deeds in Book 34006, Page 53

IN CONSIDERATION PAID OF
ONE HUNDRED FORTY-FIVE THOUSAND DOLLARS AND 00/100
($145,000.00),

Grant to

Anthony Muscara, Jr., Individually, of 27 Green Street, Gardner, Worcester County, Commonwealth of Massachusetts

WITH QUITCLAIM COVENANTS,
A certain parcel of land situated on the Easterly side of Green Street in Gardner, Worcester County, Massachusetts, bounded and described as follows:

Beginning at the Northwesterly corner thereof at an iron pin in the Easterly line of Green Street at land of Jennie R. Baumgartner; thence Easterly at an included angle of 92 degrees 55' by land of said Baumgartner 231.85 feet to a stone monument; thence Southerly at an included angle of 105 degrees 27' by land of Levi H. Greenwood Estate 92.8 feet; thence Westerly at an included angle of 71 degrees 28' by land of Volney W. Howe et ux 260.8 feet to a stone bound in the Easterly line of Green Street; thence

AFTER RECORDING, PLEASE RETURN TO
Anthony Muscara, Jr
27 Green Street
Gardner, MA 01440

3

AL

Northerly at an included angle of 90 degrees 10' by the said line of Green Street 75.50 feet to the place of beginning.

Subject to a right of way in common for the passage of vehicles as created in the deed of Lois H. van Helden and Volney W. Howe to Volney W. Howe and Aileen A. Howe, dated March 9, 1955 and recorded in Worcester District Deeds, Book 3668, Page 337 and deed of Volney W. Howe and Aileen A. Howe to Lois H. van Helden and Volney W. Howe dated March 9, 1955 and recorded in Worcester District Deeds, Book 3668, Page 338 and as shown on Plan of Land in Gardner, Mass., March 2, 1955, Stanley G. Kendall, C. E., and recorded in Worcester District Deeds, Plan Book 204, Plan 106.

Subject to an order of taking recorded in Worcester District Deeds in Book 3747, Page 41 as shown on Plan Book 212, Page 53.

MEANING AND INTENDING TO CONVEY the same premises conveyed by deed from Lois H. van Helden and Volney W. Howe Rocco Raduazo and Helen Seabury Raduazo dated March 22, 1955 recorded in the Worcester County Registry of Deeds at Book 3691, Page 380; see also death certificate for Rocco Raduazo who died on September 15, 1998 recorded herewith and Estate of Helen S. Raduazo a/k/a Helen J. Raduazo a/k/a Hellen Raduazo, Worcester County Probate and Family Court Docket #04P2381EP

WITNESS our hands and seals this 29th day of April, 2011

Rocco Raduazo, Executor

Sandra H. Mack, Trustee

Sharleen E. Goguen, Trustee

Sally Ann Johnson, Trustee

COMMONWEALTH OF MASSACHUSETTS

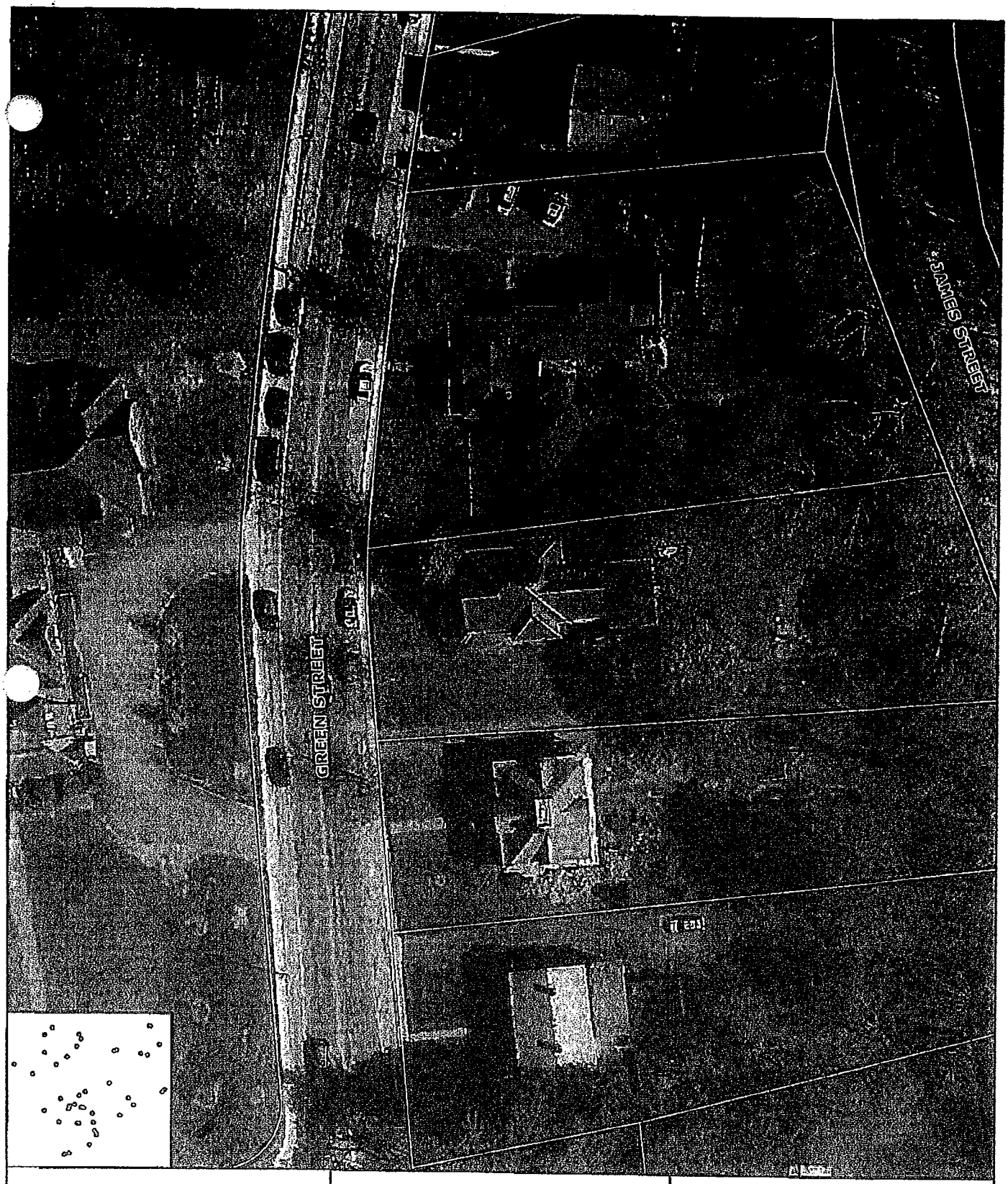
Worcester, SS April 29, 2011

On this 29th day of April, 2011 appeared Rocco R. Raduazo, Executor of the Estate of Helen S. Raduazo and Sandra H. Mack, Sharleen E. Goguen and Sally Ann Johnson, Trustees of The HSR Realty Trust and proved to me through satisfactory evidence of identification, which was Drivers Licenses, to be the person whose name is signed on the preceding attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Emmanuel T. Ebot, Notary Public
My Commission Expires: 12/27/13

EMMANUEL T. EBOT
MY COMMISSION EXPIRES DECEMBER 27, 2013
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

ATTEST: WORC. Anthony J. Vigliotti, Register



Subject Property
Vacant Properties
Parcels

LIABILITIES TO ASSET PROGRAM
27 GREEN ST

CITY OF GARDNER
95 Pleasant Street
Gardner, MA 01440

0 25 50 Feet

Data Sources
City of Gardner Engineering, Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts, EOEA

City of Gardner GIS

G:\Projects\Buildings\maps\VacantLTAMapProjArea.mxd 1/19/2018

Property Loc .27 GREEN ST | MAP ID: R27/ 17/ 23/ / | Bldg Name: | State Use: 1010

Vision ID: 4503 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/11/2018 13:25

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MUSCARA ANTHONY JR	4 Rolling	1 All Public	1 Paved	2 Suburban
27 GREEN ST			6 Sidewalk	
GARDNER, MA 01440				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_160130_925666 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	186,900	186,900
RES LAND	1010	45,000	45,000
Total		231,900	231,900

316 GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MUSCARA ANTHONY JR	47342/ 234	04/29/2011	U	I	145,000	1H
RADUAZO ROCCO	03691/0380				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	186,900	2017	1010	173,000	2016	1010	155,900
2018	1010	45,000	2017	1010	45,000	2016	1010	45,000
	Total:	231,900		Total:	218,000		Total:	200,900

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	185,200
Appraised XF (B) Value (Bldg)	1,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	45,000
Special Land Value	0
Total Appraised Parcel Value	231,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	231,900

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE 1A

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
17-385	07/21/2017	21	Cert Inspect	0		0		NEW V&A 721/17 - 1/21
16-24	01/19/2016	21	Cert Inspect	0		0		V&A
15-373	07/14/2015	21	Cert Inspect	0		0		RENEW V&A
14-1212	12/08/2014	21	Cert Inspect	0		0		NEW V&A

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/27/2010	01	1	NC	00	Measur+Listed
10/12/2010			VA	11	Callback Letter Mailed
04/22/2010	02		NC	01	Measur+1Visit - Info Car
04/22/2010	02		NC	02	Measur+2Visit - Info Car
10/07/1996			MP	02	Measur+2Visit - Info Car

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	R1	0			22,870	SF	1.97	1.0000	5	1.0000	1.00		0.00				1.00	1.97	45,000

Total Card Land Units: 0.53 AC | Parcel Total Land Area: 0.53 AC | Total Land Value: 45,000

Property Loc[illegible]: 27 GREEN ST | MAP ID: R2[illegible] | Bldg Name: | State Use: 1010

Vision ID: 4[illegible] | Account # | Bldg: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01[illegible]018 13:25

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	04		Average +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	11		Slate
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	09		Pine/Soft Wood
Heat Fuel	03		Gas
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	3		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	10		
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

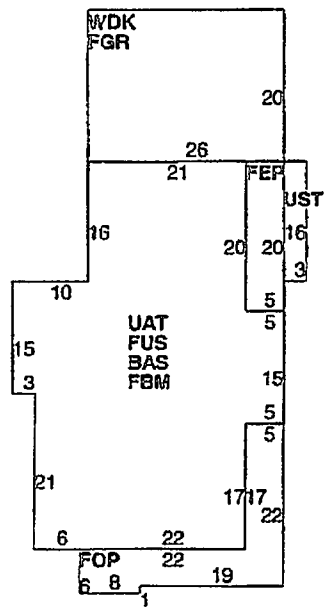
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	76.01
	302,824
Net Other Adj:	16,500.00
Replace Cost	319,324
AYB	1878
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	58
Apprais Val	185,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



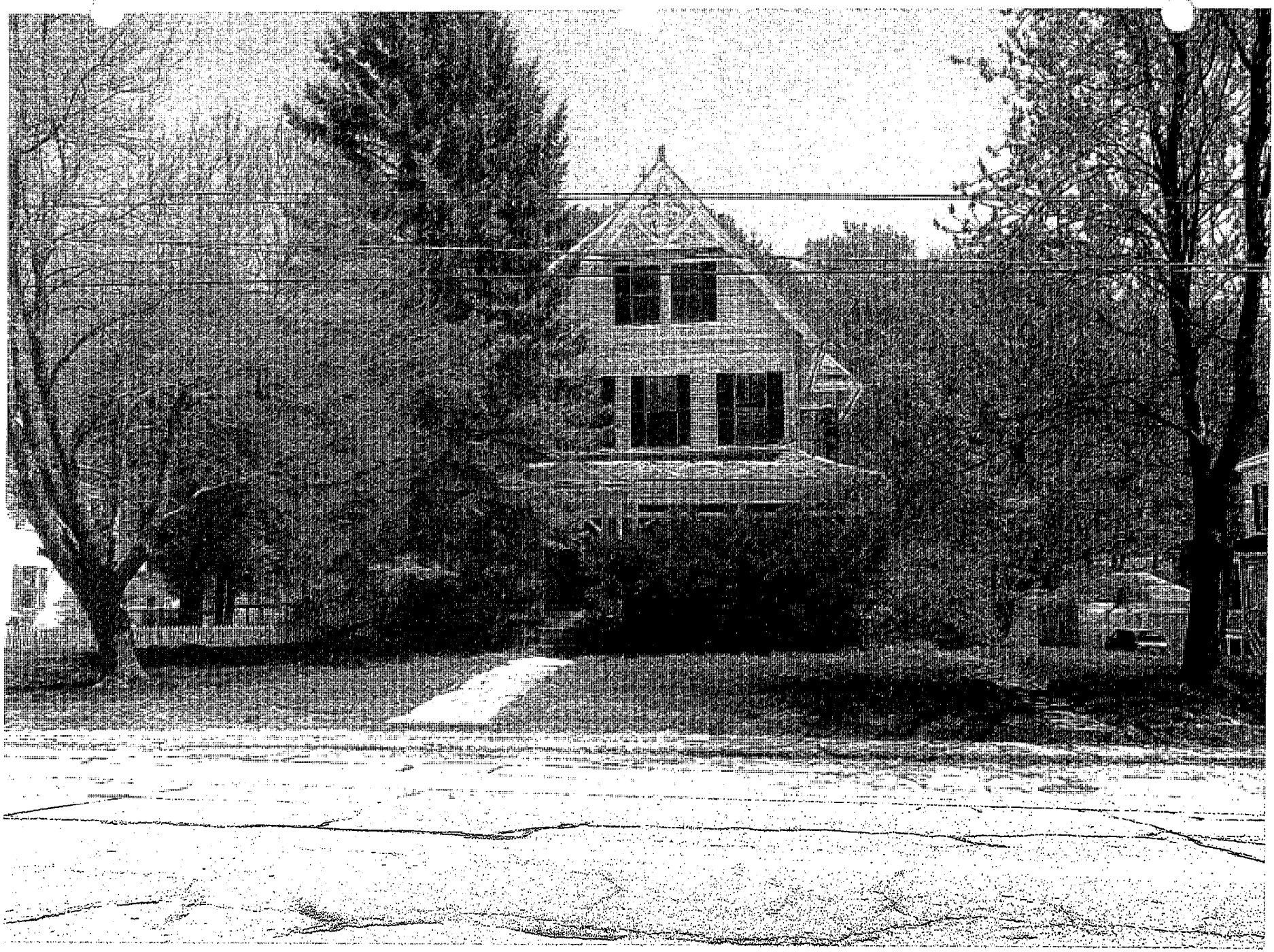
No Photo On Record

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	Fireplce 2 St			B	1	3,000.00	1975		1		100	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,464	1,464	1,464	76.01	111,279
FBM	Basement, Finished	0	1,464	512	26.58	38,917
FEP	Porch, Enclosed, Finished	0	100	70	53.21	5,321
FGR	Garage, Finished	0	520	208	30.40	15,810
FOP	Porch, Open, Finished	0	228	46	15.34	3,496
FUS	Upper Story, Finished	1,464	1,464	1,464	76.01	111,279
UAT	Attic, Unfinished	0	1,464	146	7.58	11,097
UST	Utility, Storage, Unfinished	0	48	22	34.84	1,672
WDK	Deck, Wood	0	520	52	7.60	3,953
	Ttl. Gross Liv/Lease Area:	2,928	7,272	3,984		319,324



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ____1____ (1, 2 or
Street number and name: 4 Wright St
City: Gardner
Parcel Id #: M22-20-65

Name of Property Owner or Owners: Professional Performance LLC

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __x___ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __x__ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ____x___ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: ___5__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes___x___ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes___x___ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes____x__ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No____x_____

Property has significant presence of overgrown or dead vegetation: Yes__x____ No_____

Property has an accumulation of trash, refuse or other debris: Yes__x____ No_____

Property has been taken for foreclosure of mortgage. Yes_✓_ No_____ ___

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 117651
Document Type	: DEED
Recorded Date	: December 15, 2014
Recorded Time	: 09:10:34 AM
Recorded Book and Page	: 53149 / 77
Number of Pages(including cover sheet)	: 3
Receipt Number	: 840335
Recording Fee (including excise)	: $266.36

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/15/2014 09:10 AM
Ctrl# 137706 19410 Doc# 00117651
Fee: $141.36 Cons: $30,900.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Massachusetts Quitclaim Deed

I, Samuel Adam Sanchez, Individually, of 47 Princeton Street, Apt 111, Leominster, Worcester County, Massachusetts 01453

in consideration of THIRTY THOUSAND NINE HUNDRED and 00/100 DOLLARS ($30,900 00)

grant to Professional Performance LLC, a duly established Massachusetts corporation having a mailing address of 122 Oak Hill Road, Fitchburg, Worcester County, Massachusetts 01420

with quitclaim covenants

A certain tract of land situated on the southerly side of Wright Street, in Gardner, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING: at an iron bolt in the southerly side of Wright Street 50 28 feet westerly from the highway bound at intersection of southerly line of Wright Street with westerly line of Emerald Street;

THENCE: westerly by the southerly line of Wright Street 46 26 feet;

THENCE: southerly at an included angle of 90° 00' 66 0 feet to an iron pipe;

THENCE: easterly at an included angle of 87° 18' 45 13 feet;

THENCE: northerly at an included angle of 93° 49' 63 91 feet to the place of beginning. The first and last lines forming an included angle of 88° 53'.

PROPERTY ADDRESS: 4 Wright Street, Gardner, Massachusetts 01440

Return to: Sheldon Law Offices, P C
P O Box 254, 61 Main Street
Pepperell, MA 01463
(978) 433-6400

Also conveying a right of way for any and all purposes over a strip of land 4 0 feet in width adjoining the easterly boundary line of the above described premises and extending southerly from the southerly line of Wright Street for a distance of 43 91 feet

Reserving however, to the grantors, their heirs, and assigns, a right of way for any and all purposes over a strip of land 6 00 feet in width adjoining the easterly boundary line of the above described premises and extending southerly from the southerly line of Wright Street for a distance of 43 91 feet

The two right of way strips of land to form a common right of way 10 0 feet in width to be used in common by the two adjoining property owners

Being the same premises conveyed to Grantor by deed of Paul A. Horgan as Trustee of the Newport Trust said deed dated January 28, 2013 and recorded with the Worcester South District Registry of Deeds in Book 50362, Page 194

The Grantor hereby releases any and all rights of homestead which he has, or may have had with respect to the subject property Grantor states under oath that there are no other persons entitled to any rights of Homestead in the subject property. Signed under pains and penalties of perjury.

Witness my hand and seal this 12TH day of December, 2014.

Samuel Adam Sanchez

The Commonwealth of Massachusetts

Middlesex, ss

On this 12TH day of December, 2014, before me, the undersigned notary public, personally appeared Samuel Adam Sanchez , proved to me through satisfactory evidence of identification viz: a government issued picture identification, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose

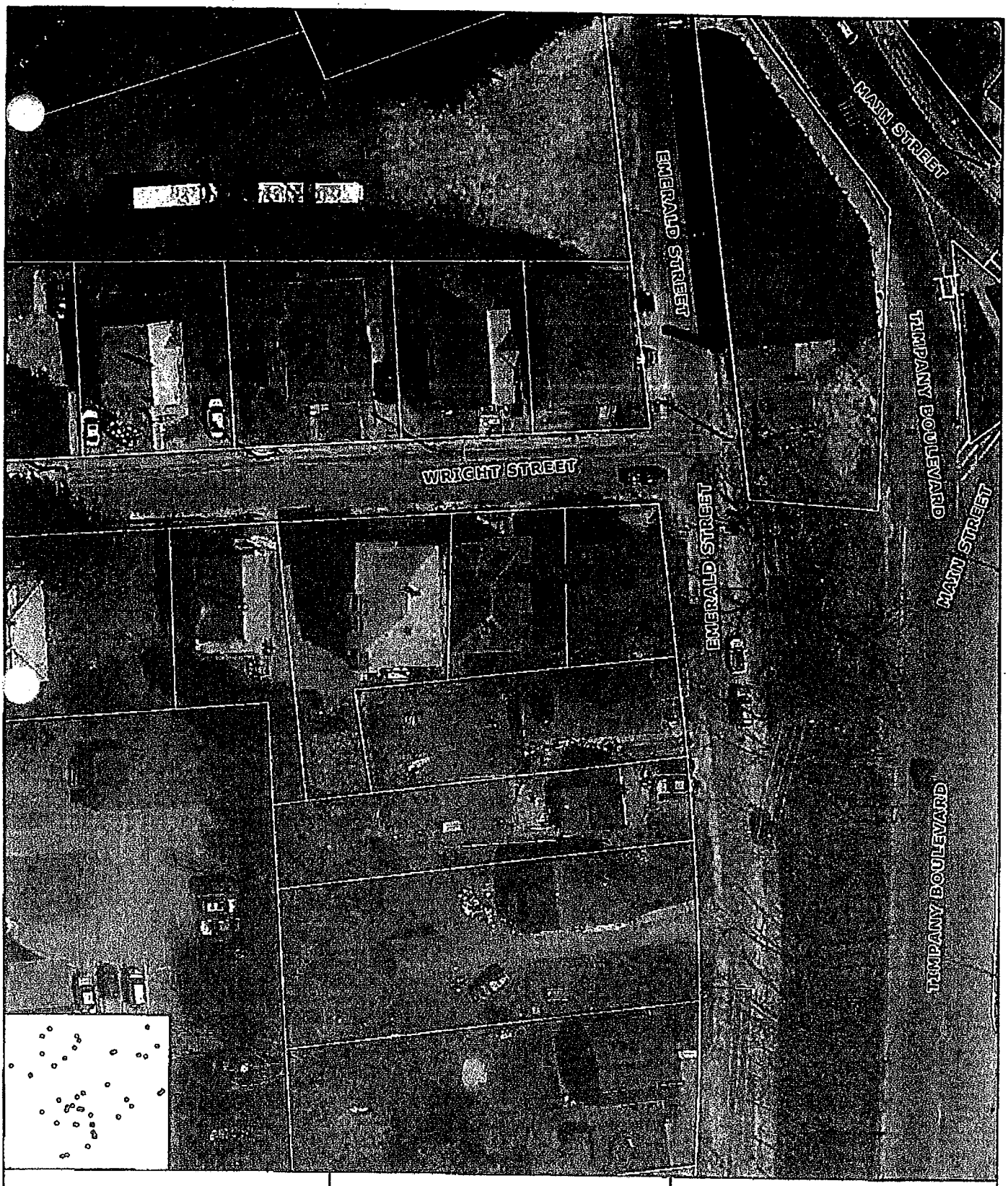
Kristine S. Symonds, Notary Public
My Commission Expires: April 16, 2021

KRISTINE S. SYMONDS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 16, 2021

Return to: Sheldon Law Offices, P C
P O Box 254, 61 Main Street
Pepperell, MA 01463
(978) 433-6400

D1052

ATTEST: WORC Anthony J. Vigliotti, Register



Subject Property
Vacant Properties
Parcels

LIABILITIES TO ASSET PROGRAM
4 WRIGHT ST

CITY OF GARDNER
95 Pleasant Street
Gardner, MA 01440

0 25 50 Feet

Data Sources
City of Gardner Engineering,
Office of Geographic and
Environmental Information (MassGIS),
Commonwealth of Massachusetts, EOEA

G:\Projects\Buildings\maps\VacantLTAMapProjArea.mxd 1/19/2018

Property Loc: 4 WRIGHT ST | MAP ID: M22/ 20/ 65/ / | Bldg Name: | State Use: 1040

Vision ID: 2808 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/11/2018 13:31

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
PROFESSIONAL PERFORMANCE LL	1 Level	1 All Public	1 Paved	2 Suburban
122 OAK HILL RD	4 Rolling		6 Sidewalk	
FITCHBURG, MA 01420				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_159449_924470 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1040	82,900	82,900
RES LAND	1040	36,900	36,900
Total		119,800	119,800

316
GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PROFESSIONAL PERFORMANCE LLC	53149/ 77	12/15/2014	U	I	30,900	1N
SANCHEZ SAMUEL ADAM	50362/ 194	01/29/2013	U	I	18,700	1N
HOGAN PAUL A TRSTE	50158/ 180	12/20/2012	U	I	12,500	1S
US BK NATIONAL ASSOC TRSTE	48647/ 378	03/09/2012	U	I	48,750	1L
SANTIAGO NANCY	39279/ 391	06/29/2006	Q	I	187,000	00
MEREDITH PAUL	26825/ 23	06/20/2002	Q	I	78,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1040	82,900	2017	1040	78,700	2016	1040	75,900
2018	1040	36,900	2017	1040	36,900	2016	1040	36,900
		Total: 119,800			Total: 115,600			Total: 112,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

GRAY
BACKYARD EST:FENCE
VACANT 13 AND UC

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	82,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	36,900
Special Land Value	0
Total Appraised Parcel Value	119,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	119,800

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
13-429	03/11/2013			21,700	07/25/2013	50		GUT RENOVATION O

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/24/2015			PH	12	Building Permit
07/16/2014			PH	12	Building Permit
07/25/2013	02	7	PH	15	Building Permit Insp Noti
09/23/2009			VA	11	Callback Letter Mailed
06/15/2009			NC	01	Measur+1Visit - Info Car

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1040	Two Family	R1				2,964	SF	12.44	1.0000	5	1.0000	1.00		0.00				1.00	12.44	36,900

Total Card Land Units: 0.07 AC | Parcel Total Land Area: 0.07 AC | Total Land Value: 36,900

Property Loc : 4 WRIGHT ST | MAP ID: M22/ 20/ 65/ / | Bldg Name: | State Use: 1040

Vision ID: 2 | Account # | Bldg # 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/ 18 13:31

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	11		Two Family
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	2		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2	07		Asbest Shingle
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	8		8 Rooms
Bath Style	01		Old Style
Kitchen Style	01		Old Style

CONSTRUCTION DETAIL (CONTINUED)

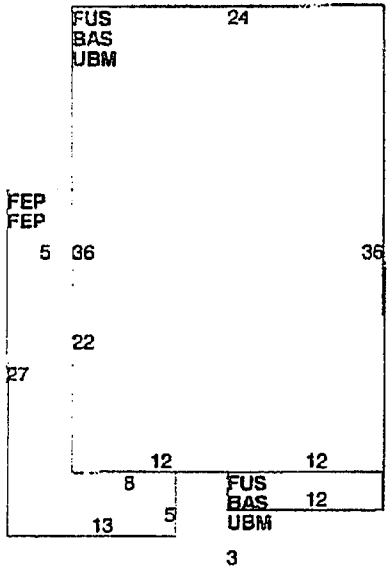
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1040	Two Family	100

COST/MARKET VALUATION

Adj. Base Rate:	59.73
	132,899
Net Other Adj:	10,000.00
Replace Cost	142,899
AYB	1925
Dep Code	P
Remodel Rating	
Year Remodeled	
Dep %	66
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	UC
% Complete	58
Overall % Cond	58
Apprais Val	82,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	900	900	900	59.73	53,757
FEP	Porch, Enclosed, Finished	0	350	245	41.81	14,634
FUS	Upper Story, Finished	900	900	900	59.73	53,757
UBM	Basement, Unfinished	0	900	180	11.95	10,751
	Ttl. Gross Liv/Lease Area:	1,800	3,050	2,225		142,899

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ____1____ (1, 2 or
Street number and name: 41 Greenwood Place
City: Gardner
Parcel Id # : M17-4-15

Name of Property Owner or Owners: JP Morgan Chase Bank

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes___x___ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes x No ____ If No, please explain.

Is the Assessors Property Card attached: Yes___x_____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: __2___ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No___x____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes__x____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No___x_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes___x___ No_____

Property has significant presence of overgrown or dead vegetation: Yes__x____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No___x_____

Property has been taken for foreclosure of mortgage. Yes___x___ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

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Recording Information

Document Number	: 126525
Document Type	: FD
Recorded Date	: November 13, 2017
Recorded Time	: 12:15:59 PM
Recorded Book and Page	: 58029 / 293
Number of Pages(including cover sheet)	: 6
Receipt Number	: 1040077
Recording Fee (including excise)	: $439.64

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/13/2017 12:15 PM
Ctrl# 175843 22161 Doc# 00126525
Fee: $314.64 Cons: $68,880.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Property Address: 41 Greenwood Place, Gardner, MA 01440

MASSACHUSETTS FORECLOSURE DEED

JPMorgan Chase Bank, National Association

a national association duly established under the laws of the United States of America and having its usual place of business at 3415 Vision Drive, Columbus, OH 43219

the current holder by assignment of a mortgage

from Jennifer Hayes and Justin L. Hayes a/k/a Justin Hayes

to Mortgage Electronic Registration Systems, Inc.

dated January 23, 2008 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 42337, Page 159

, by the power conferred by said mortgage and

every other power for SIXTY-EIGHT THOUSAND EIGHT HUNDRED EIGHTY AND 00/100 ($68,880.00) DOLLARS

paid, grants to JPMorgan Chase Bank, National Association of 3415 Vision Drive, Columbus, OH 43219, the premises conveyed by said mortgage.

WITNESS the execution of said national association this 27th day of September, 2017

JPMorgan Chase Bank, National Association

By: Tammy Johnson 9/27/17

Name: Tammy Johnson

Title: Vice President

State of Louisiana

Ouachita Parish, ss. September 27, 2017

On this 27th day of September 2017, before me, the undersigned notary public, personally appeared Tammy Johnson, proved to me through satisfactory evidence of identification, which were personally known (form of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose as the free act and deed of JPMorgan Chase Bank, National Association.

Capacity: (as Vice President (title)

for JPMorgan Chase Bank, National Association)

Yolanda A. Diaz 9/27/17 (Affix Seal)

Notary Signature Yolanda A. Diaz

YOLANDA A. DIAZ NOTARY PUBLIC 67401 LIFETIME COMMISSION • STATE OF LOUISIANA

My commission expires: LIFETIME

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

AFFIDAVIT

I, Michael Driscoll, Esquire of Harmon Law Offices, PC as attorneys for JPMorgan Chase Bank, National Association, make oath and say that the principal and interest obligation mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that on behalf of JPMorgan Chase Bank, National Association this office caused to be published on July 20, 2017, July 27, 2017 and August 3, 2017 in the Gardner News, a newspaper having a general circulation in Gardner, a notice of which the following is a true copy. (See attached Exhibit A)

This office also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed JPMorgan Chase Bank, National Association sold the mortgaged premises at public auction by W. Todd Finn, a licensed auctioneer, to JPMorgan Chase Bank, National Association for SIXTY-EIGHT THOUSAND EIGHT HUNDRED EIGHTY AND 00/100 ($68,880.00) DOLLARS bid by JPMorgan Chase Bank, National Association, being the highest bid made therefor at said auction.

By: _____
Michael Driscoll Esquire

Commonwealth of Massachusetts

Middlesex, ss. September 27, 2017

On this 27 day of September 2017, before me, the undersigned notary public, personally appeared Michael Driscoll, Esquire proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

Capacity: (as _____

for_____)

_____(Affix Seal)
Notary Signature Joseph Earl Benavidez

My commission expires: 09-06-2024

JOSEPH EARL BENAVIDEZ
NOTARY PUBLIC
MY COMMISSION EXPIRES 09-06-24
COMMONWEALTH OF MASSACHUSETTS

EXHIBIT A

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Justin L. Hayes a/k/a Justin Hayes and Jennifer Hayes to Mortgage Electronic Registration Systems, Inc., dated January 23, 2008 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 42337, Page 159, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to JPMorgan Chase Bank, N.A. dated May 21, 2012 and recorded with said registry on June 4, 2012 at Book 49072 Page 195 and by assignment from Mortgage Electronic Registration Systems, Inc. as nominee for Lend America to JPMorgan Chase Bank, National Association dated June 27, 2012 and recorded with said registry on July 11, 2012 at Book 49261 Page 370, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 9:00 a.m. on September 6, 2017, on the mortgaged premises located at 41 Greenwood Place, Gardner, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land, with buillidings and other improvements thereon, situated on Greenwood Place, in Gardner, Worcester County, Massachusetts, consisting of land shown and numbered as parcel 30 on a plan of Hillcrest made by C.E. Varney, C.E. dated September, 1960, and recorded with the Worcester District Registry of Deeds, Plan Book 7, Plan 1, to which reference is hereby made for a more particular description.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 42337, Page 157.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand ($5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Present holder of said mortgage
By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201108-1053 - PRP

jul20,27,aug3-3t

ATTEST: WORC Anthony J. Vigliotti, Register

Subject Property
Vacant Properties
Parcels

LIABILITIES TO ASSET PROGRAM
41 GREENWOOD PL

CITY OF GARDNER

95 Pleasant Street
Gardner, MA 01440

0 25 50 Feet

Data Sources
City of Gardner Engineering,
Office of Geographic and
Environmental Information (MassGIS),
Commonwealth of Massachusetts, EOEA

G:\Projects\Buildings\maps\VacantLTAMapProlArea.mxd 1/19/2018

Property Loc: :41 GREENWOOD PL | MAP ID: M17/ 4/ 15/ / | Bldg Name: | State Use: 1010

Vision ID: 20880 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/11/2018 13:32

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
JP MORGAN CHASE BANK	2 High	2 Public Water	1 Paved	2 Suburban
3415 VISION DRIVE	1 Level		6 Sidewalk	
COLUMBUS, OH 43219				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_159091_924080 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	90,000	90,000
RES LAND	1010	38,700	38,700
RESIDNTL	1010	1,000	1,000
	Total	129,700	129,700

316
GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
JP MORGAN CHASE BANK	58029/ 293	11/13/2017	U	I	68,880	1L
HAYES JUSTIN L & JENNIFER J	42337/ 157	01/25/2008	Q	I	139,000	00
SCRIBNER ROSS L TR	40827/ 317	03/16/2007	U	I	1	1A
RICH LAUREN TR OF	40461/ 218	01/04/2007	U	I	100,000	1A
BARBIERI CARLO J JR	23580/ 172	02/23/2001	U	I	65,570	1A
BARBIERI CARLO J	23580/ 168	02/23/2001	U	I	1	1A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	90,000	2017	1010	85,600	2016	1010	79,100
2018	1010	38,700	2017	1010	38,700	2016	1010	38,700
2018	1010	1,000	2017	1010	1,000	2016	1010	1,000
	Total:	129,700		Total:	125,300		Total:	118,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE IA

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	90,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,000
Appraised Land Value (Bldg)	38,700
Special Land Value	0
Total Appraised Parcel Value	129,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**129,700**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
17-449	08/15/2017	21	Cert Inspect	0		0		V&A EXP 2/15/18
16-842	11/28/2016	21	Cert Inspect	0		0		V&A
16-487	01/26/2016	21	Cert Inspect	0		0		V&A

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/15/2009			VA	11	Callback Letter Mailed
10/09/2008			PM	01	Measur+1Visit - Info Car
10/09/2008			PM	02	Measur+2Visit - Info Car
08/20/1997			PW	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RI				5,000 SF	7.74	1.0000	5	1.0000	1.00		0.00				1.00	7.74	38,700

Total Card Land Units: 0.11 AC | Parcel Total Land Area: 0.11 AC | Total Land Value: 38,700

Property Location: 41 GREENWOOD PL | MAP ID: M17/ 4/ 15/ / | Bldg Name: | State Use: 1010
Vision ID: 1 | Account # | Bldg: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/ 018 13:32

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Grade	03		Average
Stories	1		1 Story
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2	12		Hardwood
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

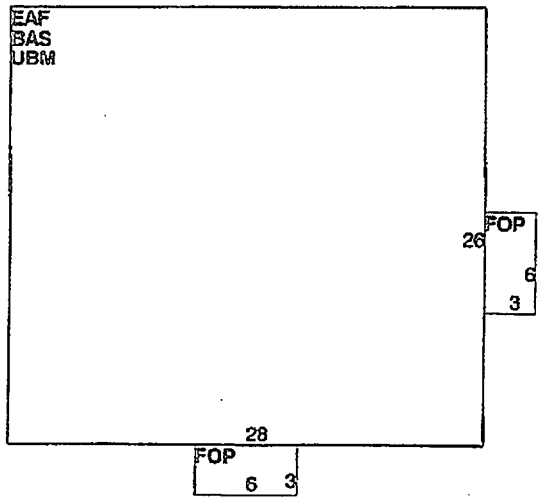
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	124.17
	150,122
Net Other Adj:	5,000.00
Replace Cost	155,122
AYB	1940
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	58
Apprais Val	90,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



No Photo On Record

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	Shed - A			L	120	16.00	1981		0		50	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	728	728	728	124.17	90,396
EAF	Attic, Expansion, Finished	328	728	328	55.94	40,728
FOP	Porch, Open, Finished	0	36	7	24.14	869
UBM	Basement, Unfinished	0	728	146	24.90	18,129
	Ttl. Gross Liv/Lease Area:	1,056	2,220	1,209		155,122

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____1_____(1, 2 or 3)
Street number and name: 127 West St
City: Gardner
Parcel Id # : M27-23-38

Name of Property Owner or Owners: US Bank National Assoc.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__x____ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes__x__ No____ If No, please explain.

Is the Assessors Property Card attached: Yes__x____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: __6__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No____x___

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes____x__ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes___x___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes__x____ No_____

Property has significant presence of overgrown or dead vegetation: Yes__x____ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____x____

Property has been taken for foreclosure of mortgage. Yes___x___ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

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Recording Information

Document Number	: 106767
Document Type	: FD
Recorded Date	: September 27, 2017
Recorded Time	: 12:03:03 PM
Recorded Book and Page	: 57796 / 203
Number of Pages(including cover sheet)	: 6
Receipt Number	: 1029767
Recording Fee (including excise)	: $626.60

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/27/2017 12:03 PM
Ctrl# 173923 31790 Doc# 00106767
Fee: $501.60 Cons: $110,000.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6 at 60 Livingston Avenue, St. Paul, MN 55107

a national association duly established under the laws of the United States of America

the current holder of a mortgage

from Ariel Vega and Yarisbeth D. Vega

to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Lenders Network USA, Inc.,

dated April 20, 2006 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 38829, Page 181

, by the power conferred by said mortgage and

every other power for ONE HUNDRED TEN THOUSAND AND 00/100 ($110,000.00) DOLLARS

paid, grants to U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6 of 60 Livingston Avenue, St. Paul, MN 55107, the premises conveyed by said mortgage.

127 West Street, Gardner, MA 01440

WITNESS the execution and the corporate seal of said national association this 1st day of August, 2017.

*See the Limited Power of Attorney recorded with the Worcester County (Worcester District) Registry of Deeds at Book 57122 Page 206

U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6
by Wells Fargo Bank, NA it's attorney in fact

Name: Tina Richardson
Title: Vice President Loan Documentation
Company: Wells Fargo Bank, N.A.
Date: 08/01/2017

North Carolina
Wake County

I, K Denise Dunn a Notary Public of Wake County and State of North Carolina, do hereby certify that Tina Richardson personally came before me this day and acknowledged that she is the Vice President Loan Documentation of Wells Fargo Bank, N.A., and that she, as Vice President Loan Documentation, being authorized to do so, executed the foregoing on behalf of the corporation, as attorney in fact on behalf of U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6, as the free act and deed of U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6

Witness my hand and official seal, this 18 day of August, 2017.

K Denise Dunn Notary Public
My commission expires August 30, 2020

K Denise Dunn
NOTARY PUBLIC
Wake County, NC
My Commission Expires August 30, 2020

AFFIDAVIT

I, Tiffany M. Shute, Esquire of Harmon Law Offices, PC as attorneys for U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6, make oath and say that the principal and interest obligation mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that on behalf of U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6 this office caused to be published on December 13, 2016, December 20, 2016 and December 27, 2016 in the Gardner News, a newspaper having a general circulation in Gardner, a notice of which the following is a true copy. (See attached Exhibit A)

This office also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed the sale was postponed by public proclamation to January 27, 2017 at 2:00 P.M., at which time and place, upon the mortgaged premises, U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6 sold the mortgaged premises at public auction by Robert Lopez, a licensed auctioneer, to U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6 for ONE HUNDRED

TEN THOUSAND AND 00/100 ($110,000.00) DOLLARS bid by U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6, being the highest bid made therefor at said auction.

By: Tiffany M. Shute
Tiffany M. Shute Esquire

Commonwealth of Massachusetts

Middlesex, ss. February 7, 2017

On this 7 day of February 2017, before me, the undersigned notary public, personally appeared TIFFANY SHUTE, Esquire proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

Capacity: (as _____

for_____)

Tyler Richard Caravoulias (Affix Seal)
Notary Signature: Tyler Richard Caravoulias

My commission expires: 8/10/23

TYLER RICHARD CARAVOULIAS
MY COMMISSION EXPIRES
NOTARY
PUBLIC
08-10-23
COMMONWEALTH OF MASSACHUSETTS

EXHIBIT A

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Ariel Vega and Yarisbeth D. Vega to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Lenders Network USA, Inc., dated April 20, 2006 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 38829, Page 181, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Lenders Network, USA, Inc., to U.S. Bank, National Association, as Trustee for RASC 2006-EMX6 dated December 19, 2011 and recorded with said registry on December 22, 2011 at Book 48308 Page 317 and by assignment from Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Lenders Network USA, Incorporated to U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6 dated April 11, 2016 and recorded with said registry on April 12, 2016 at Book 55179 Page 101, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 2:00 p.m. on January 4, 2017, on the mortgaged premises located at 127 West Street, Gardner, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land containing about 11,215 square feet, with buildings and other improvements thereon, situated on the northerly side of West Street, in Gardner, Worcester County, Massachusetts, bounded and described as follows:

Beginning at the northeasterly corner thereof at a stone monument at a corner of land now or formerly of Richard Noonan;

Thence South 50 1/2 degrees West, by said Noonan land, 123.75 feet to the northerly line of West Street;

Thence North 36 degrees West, by the northerly line of West Street, 90.75 feet to a stake and stones;

Thence North 50 1/2 degrees East, by land formerly of S.W. Bancroft, 123.42 feet to a stake and stones;

Thence South 36 degrees East, by said Bancroft land, 90.75 feet to the place of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to me/us by deed dated 10/20/2005 and recorded with Worcester South Registry of Deeds in Book 37622, Page 177.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 37622, Page 177.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

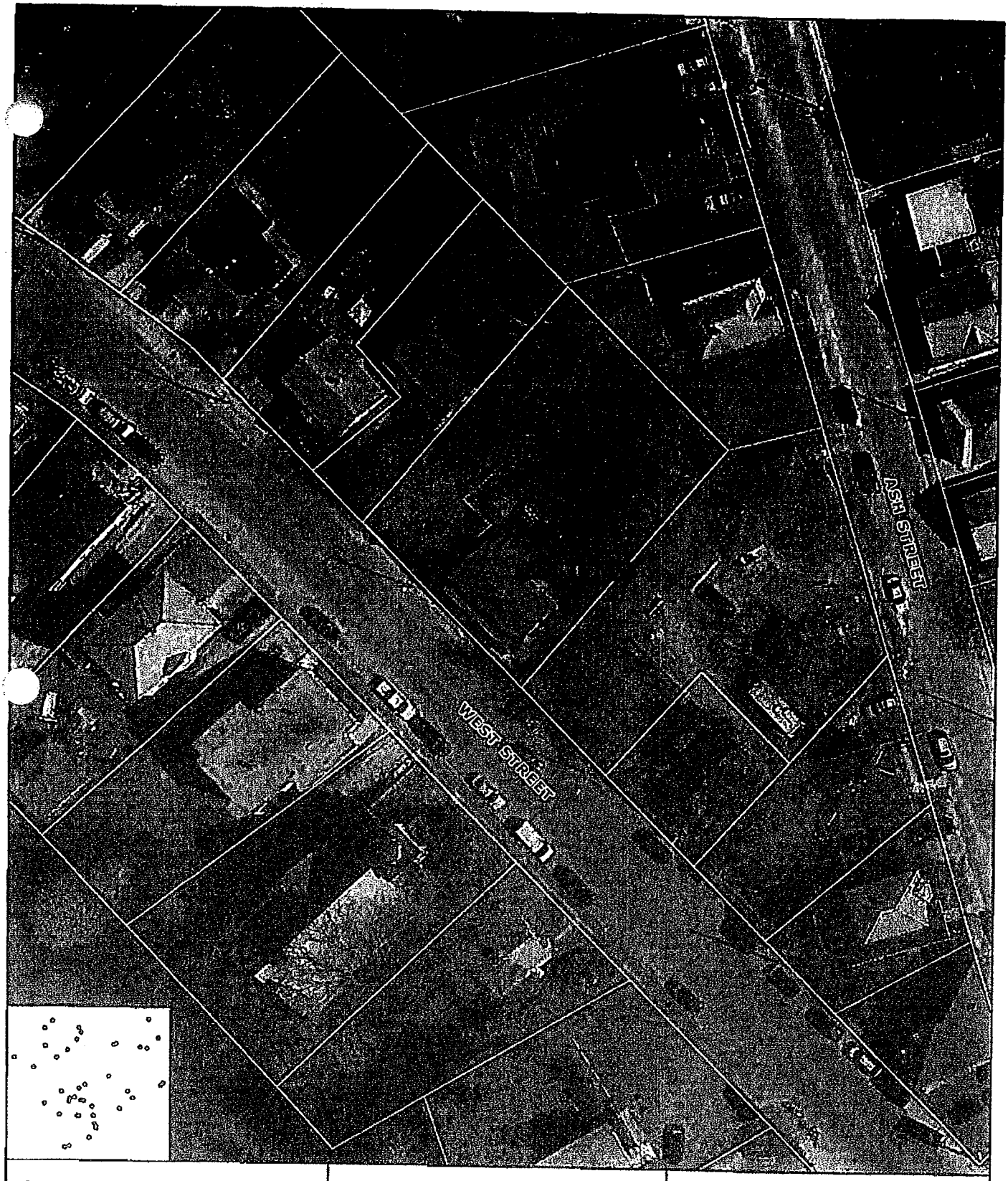
TERMS OF SALE:

A deposit of Five Thousand ($5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX6
Present holder of said mortgage
By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201506-0204 - YEL

dec13,20,27-3t



Subject Property
Vacant Properties
Parcels

LIABILITIES TO ASSET PROGRAM
127 WEST ST

CITY OF GARDNER
95 Pleasant Street
Gardner, MA 01440

0 25 50 Feet

Data Sources
City of Gardner Engineering, Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts, EOEA

City of Gardner GIS

G:\Projects\Buildings\maps\VacantLTAMapProjArea.mxd 1/19/2018

Propert ation: 127 WEST ST | MAP ID: M27/ 23/ 33. | Bldg Name: | State Use: 1

Vision ID: 1781 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/02/2018 15:39

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
US BANK NATIONAL ASSOC	5 Wetland	1 All Public	1 Paved	2 Suburban
60 LIVINGSTON AVE			6 Sidewalk	
ST PAUL, MN 55107				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_158844_925340 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	105,300	105,300
RES LAND	1010	40,800	40,800
RESIDNTL	1010	100	100
	Total	146,200	146,200

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GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
US BANK NATIONAL ASSOC	57796/ 203	09/27/2017	U	1	110,000	1L
VEGA ARIEL & YARISBETH	37622/ 177	10/24/2005	U	1	1	1A
VEGA AREIL	34483/ 22	08/30/2004	Q	1	156,900	00
SWEATLAND ADAM J	20606/ 235	11/02/1998	Q	1	79,000	00
BAKER-FITZGERALD ROBERT F	15432/0363	08/03/1993	Q	1	67,000	00
KIOSSES JAMES T	06808/0021				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1010	97,700	2016	1010	88,100	2015	1010	85,700
2017	1010	40,800	2016	1010	40,800	2015	1010	40,800
Total:		138,500	Total:		128,900	Total:		126,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

YELLOW IA

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	105,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	100
Appraised Land Value (Bldg)	40,800
Special Land Value	0
Total Appraised Parcel Value	146,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	146,200

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
17-516	09/12/2017	21	Cert Inspect	0		0		V&A EXP 3/12/18
17-96	03/10/2017	21	Cert Inspect	0		0		V&A REG
17-76	01/28/2017	21	Cert Inspect	0		0		V&A REG
16-576	08/22/2016	21	Cert Inspect	0		0		VAC BLDG RENEWAL
16-108	02/29/2016	21	Cert Inspect	0		0		V&A
15-620	09/28/2015	21	Cert Inspect	0		0		RENEW V & A
15-36	02/04/2015	21	Cert Inspect	0		0		RENEW V&A

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/16/2017			CB	00	Measur+Listed
09/16/2010	02		WH	01	Measur+1Visit - Info Card
09/29/2008			PM	00	Measur+Listed
08/24/1995			GM	00	Measur+Listed
08/15/1995			JL	02	Measur+2Visit - Info Card

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	R3				11,132	SF	3.67	1.0000	5	1.0000	1.00		0.00				1.00	3.67	40,800

Total Card Land Units: 0.26 AC | Parcel Total Land Area: 0.26 AC | Total Land Value: 40,800

Property Location: 127 WEST ST | MAP ID: M27/ 23/ 33/ | Bldg Name: | State Use: 10

Vision ID: 1781 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/02/2018 15:39

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	7		
Bath Style	01		Old Style
Kitchen Style	01		Old Style

CONSTRUCTION DETAIL (CONTINUED)

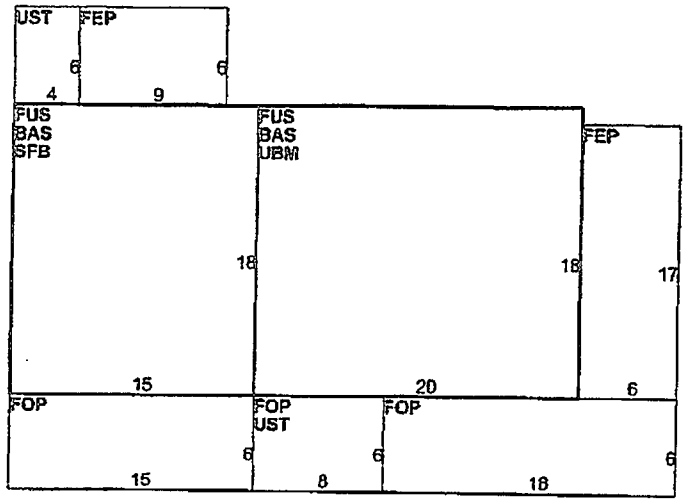
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	90.29
	152,048
Net Other Adj:	10,000.00
Replace Cost	162,048
AYB	1920
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	15
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	85
Apprais Val	105,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

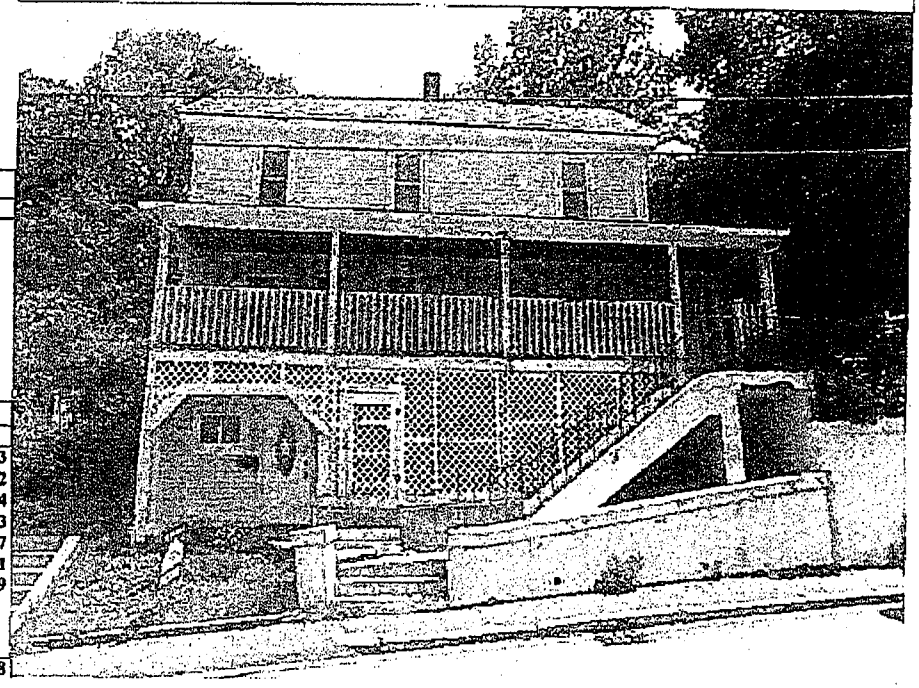


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAT1	Patio - A			L	100	5.00	2016		0		10	100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	630	630	630	90.29	56,883
FEP	Porch, Enclosed, Finished	0	156	109	63.09	9,842
FOP	Porch, Open, Finished	0	246	49	17.98	4,424
FUS	Upper Story, Finished	630	630	630	90.29	56,883
SFB	Bsmt, Above Grade Fin	0	270	162	54.17	14,627
UBM	Basement, Unfinished	0	360	72	18.06	6,501
UST	Utility, Storage, Unfinished	0	72	32	40.13	2,889
	Ttl. Gross Liv/Lease Area:	1,260	2,364	1,684		162,048



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information
Street number and name: 12 Water St.
City: Gardner
Parcel Id #: M82-1-17
Property Type (# of units): 1 (1, 2 or 3)
Property "X" - 2 units

Name of Property Owner or Owners:
Peter Sundstrom

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes ✓ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes ✓ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes ✓ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 3+ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No ✓

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes_____ No ✓ Crackling foundation

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes ✓ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes ✓ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No ✓

Property has an accumulation of trash, refuse or other debris: Yes_____ No ✓

Property has been taken for foreclosure of mortgage. Yes_____ No ✓

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.
This property is located in a very dense neighborhood and contributes to long-term blight within the community. The City recently took an adjacent factory by tax title and will be demoing this building in 2019.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

BK23123PG030

127925

I, **DAVID C. SUNDSTROM**, of Gardner, Worcester County, Massachusetts,

for the full consideration of **$1,300.00**, paid,

grant to **PETER SUNDSTROM**, individually, of 890 Timberland Trails, Altamonte Springs, FL 32714,

with Quitclaim Covenants,

All of my right, title and interest in and to a certain parcel of land, with the buildings and other improvements thereon, situated in the westerly part of Gardner, Worcester County, Massachusetts, more particularly bounded and described as follows:

Beginning at a stake and stones at the southeasterly corner thereof on the northerly line of Water Street and at land now or formerly of one Meisterlink; thence

N. 3 1/2° E., 9 rods and 3 links to a fence post at land formerly of Joseph Baker; thence

N. 35 1/2° W., to a stone monument at land formerly of Lyman F. Wood; thence

S. 3 1/2° W., 13 rods 19 1/2 links by said Wood land to the northerly line of Water Street; thence

S. 87 3/4 ° E., by said Water Street to the place of beginning.

Also a right of way for all purposes from Branch Street over a way twenty (20) feet wide, where the way now is and as shown on a plan of the above described land made by Aaron Greenwood, May 14, 1888.

Being the same premises conveyed to Alice K. Sundstrom by deed of Rudolph J. Sundstrom, Jr. and Eleanor A. Sundstrom dated February 23, 1952 and recorded in Worcester District Registry of Deeds, Book 3401, Page 199.

For my title, see Estate of Alice K. Sundstrom, deceased December 8, 1975, Worcester County Probate Case No. 271426.

See also deed of Sofia C. Sundstrom to Rudolph J. Sundstrom dated June 8, 1939, recorded in said Deeds, Book 2746, Page 477, and Estate of Rudolph J. Sundstrom, Worcester County Probate Case No. 152486.

Off Water Street Gardner

00 OCT 23 AM 10:16

Return to:
LeBlanc & Sans, Attys.
P.O. Box 463
Gardner, MA 01440

Property address: 12 Off Water Street, Gardner, MA

Nov 1952

Taxes assessed by the City of Gardner for the current fiscal year are to be apportioned as of date of delivery of this deed.

Executed as a sealed instrument this 13th day of Oct, 2000.

x David C. Sundstrom
David C. Sundstrom

Commonwealth of Massachusetts

Worcester, ss. Oct 13, 2000

Then personally appeared the above named DAVID C. SUNDSTROM and acknowledged the foregoing instrument to be free act and deed, before me

Willard H. Corstange, Notary Public

My commission expires:

WILLARD H. CORSTANGE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 27, 2005

WORCESTER
DEEDS REG 20
WORCESTER

10/23/00 16:05AM 01
000028 #042
FEE $6.04
CASH $6.84

ATTEST: WORC. Anthony J. Vigliotti, Register

Subject Property
Vacant Properties
Parcels

LIABILITIES TO ASSET PROGRAM
12 WATER ST

CITY OF GARDNER

95 Pleasant Street
Gardner, MA 01440

0 25 50 Feet

Data Sources
City of Gardner Engineering,
Office of Geographic and
Environmental Information (MassGIS),
Commonwealth of Massachusetts, EOEA

City of Gardner GIS

G:\Projects\Buildings\maps\VacantLTAMapProj\Area.mxd 1/26/2018

Property Loc 12 WATER ST | MAP ID: M22/ 1/ 17/ / | Bldg Name: | State Use: 1010

Vision ID: 696 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/02/2018 13:55

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SUNDSTROM PETER	4 Rolling	2 Public Water	2 Semi-Improved	2 Suburban
141 RAVENWOOD LN		3 Public Sewer		
HORSE SHOE, NC 28742				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:
Sub-Div
Photo
Ward
Prec.

GIS ID: M_158158_925164 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	18,000	18,000
RES LAND	1010	40,600	40,600
Total		58,600	58,600

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GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SUNDSTROM PETER	23123/ 30	10/23/2000	U	I	1,300	1A
SUNDSTROM PETER	23123/ 28	10/23/2000	U	I	1,000	1A
SUNDSTROM DAVID C					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1010	18,200	2016	1300	40,600	2015	1300	40,600
2017	1010	40,600						
	Total:	58,800		Total:	40,600		Total:	40,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	18,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	40,600
Special Land Value	0
Total Appraised Parcel Value	58,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	58,600

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
17-278	06/07/2017	21	Cert Inspect	0		0		V&A 6/7/17-12/7/17
16-94	02/22/2016	21	Cert Inspect	0		0		V&A
15-370	07/14/2015	21	Cert Inspect	0		0		RENEW V&A
15-188	05/15/2015	21	Cert Inspect	0		0		RENEW VACANT

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/18/2012	02		PII	12	Building Permit
01/15/2009			VA	11	Callback Letter Mailed
09/17/2008			NC	01	Measur+1Visit - Info Card
09/17/2008			NC	02	Measur+2Visit - Info Card
02/18/2008			WH	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	R1				10,463	SF	3.88	1.0000	5	1.0000	1.00		0.00				1.00	3.88	40,600

Total Card Land Units: 0.24 AC | Parcel Total Land Area: 0.24 AC | Total Land Value: 40,600

Property Loca 12 WATER ST | MAP ID: M22/ 1/ 17/ / | Bldg Name: | State Use: 1010

Vision ID: 69u | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/0. 8 13:55

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	2		
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	01		Coal or Wood
Heat Type	01		None
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	2		
Total Half Baths			
Total Xtra Fixtrs			
Total Rooms	8		
Bath Style	03		Modern
Kitchen Style	03		Modern

CONSTRUCTION DETAIL (CONTINUED)

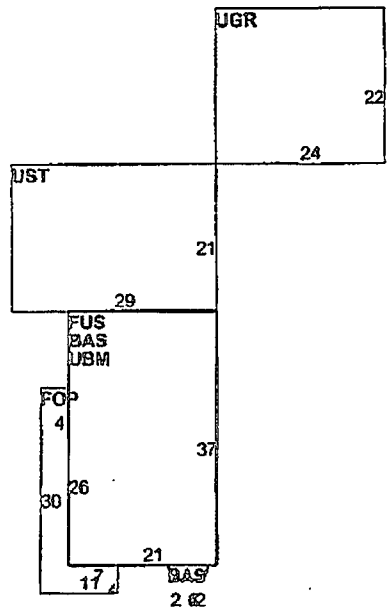
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	78.03
	170,183
Net Other Adj:	10,000.00
Replace Cost	180,183
AYB	1900
Dep Code	F
Remodel Rating	
Year Remodeled	
Dep %	49
Functional Obsinc	0
External Obsinc	
Cost Trend Factor	1
Condition	PD
% Complete	10
Overall % Cond	10
Apprais Val	18,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



No Photo On Record

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

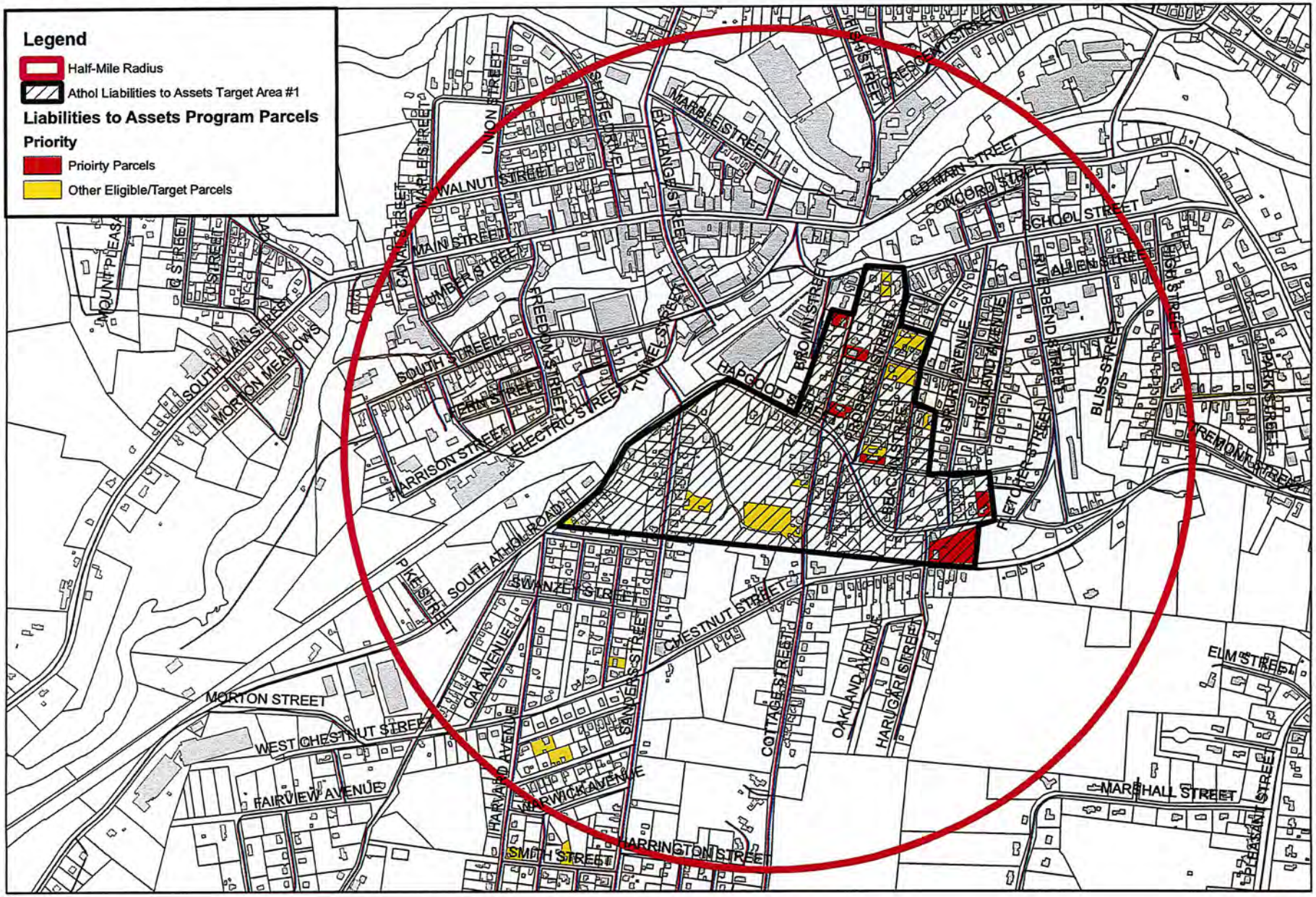
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	787	787	787	78.03	61,410
FOP	Porch, Open, Finished	0	148	30	15.82	2,341
FUS	Upper Story, Finished	777	777	777	78.03	60,629
UBM	Basement, Unfinished	0	777	155	15.57	12,095
UGR	Garage, Unfinished	0	528	158	23.35	12,329
UST	Utility, Storage, Unfinished	0	609	274	35.11	21,380
	Ttl. Gross Liv/Lease Area:	1,564	3,626	2,181		180,183

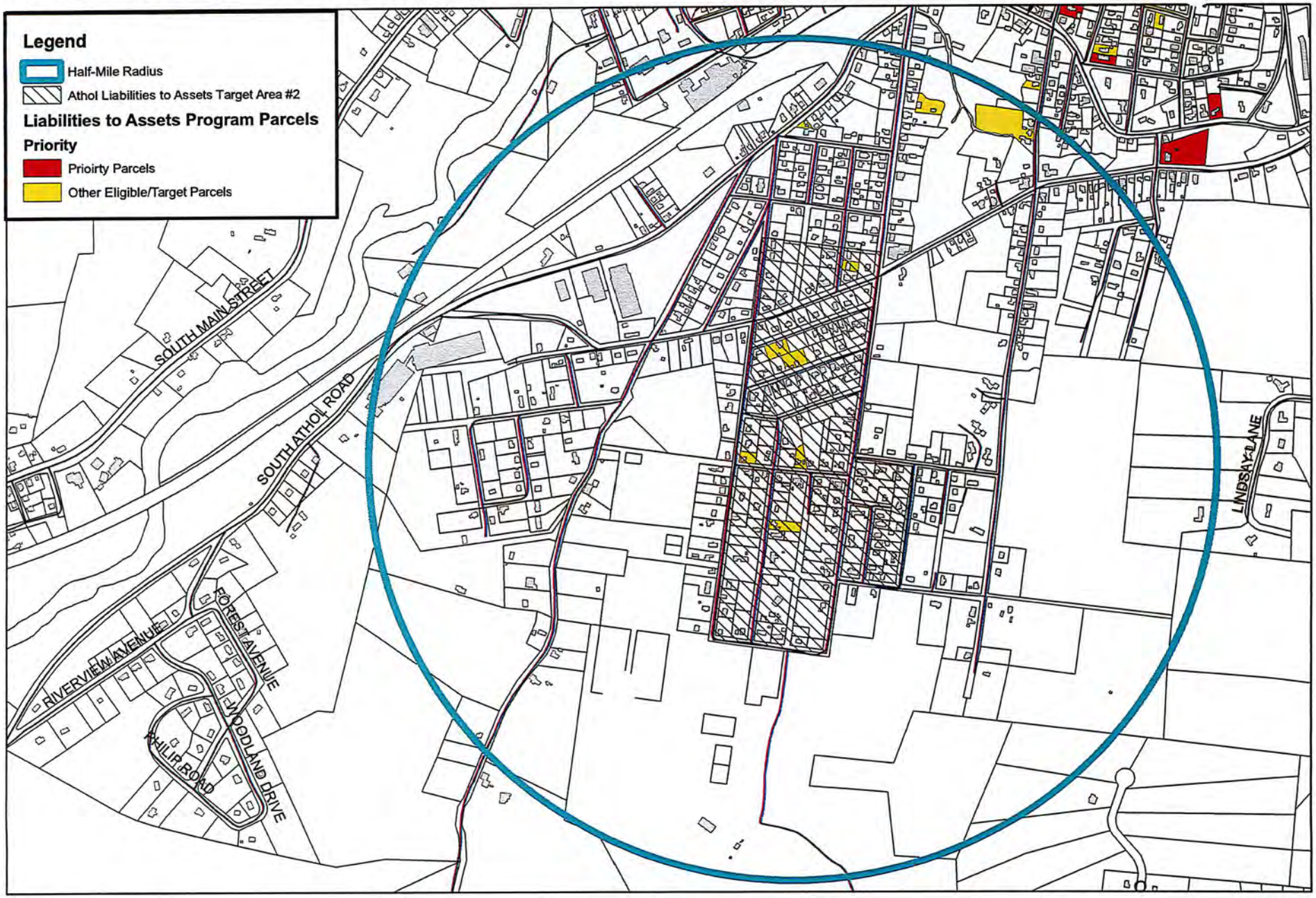
Summary LTA Property List rev 7-30-18			Property Type					Years Vacancy								
Municipality		# of Properties Submitted	1	2	3	more		1	2	3 or more	Unknown	Blight - 2 or more or explanation	Missing Back-up Docs	Comments	Assessed Value	
Athol																
1	359 Cottage St		1					1				y			119,800	
1	104 S Athol Rd		1							1		y		9 plus yrs.	97,900	
1	151 School St		1							1		y		5 Years	127,500	
1	19 Kendall St		1							1		y		over 3	123,600	
1	150 Everett Av		1							1		y		8 yrs.	125,100	
1	194 Cottage St				1					1		y		8 yrs.	146,200	
1	91 Cottage St			1						1		y		4.5yrs	95,800	
1	124 Cottage St			1						1		y		10 years	108,900	
1	283 Cottage St		1							1		y		3.5 yrs.	34,900	
1	26 Harugari St		1							1		y		7 yrs.	125,400	
1	566 Hapgood St			1						1		y		8.5 years	96,000	
1	124 Prospect St		1							1		y			147,500	
1	240 Prospect St			1						1		y			96,400	
1	230 Prospect St			1				1				y		1.5 yrs.	92,800	
1	76 Prospect St		1							1		y			173,700	
1	87 Arthur Av		1					1				y			107,700	
1	394 Harvard Av		1							1		y			86,800	
1	126 Sanders St		1							1		y		5 yrs.	128,000	
1	65 Smith St		1							1		y			83,100	
1	122 Wendell St		1							1		y			94,100	
1	130 Yale Av		1								1	y			80,900	
21	**total**	**21**	**15**	**5**	**1**	**0**		**3**	**0**	**17**	**1**			***Average Value***	***2,292,100***	***109,148***

Tow.. of Athol Liabilities to Assets P..ential Properties Map: Target A ea #1



Prepared by Eric R. Smith, Director of Planning and Development

Town of Athol Liabilities to Assets Potential Properties Map: Target Area #2



N

0 400 800 1,600 2,400 3,200 Feet

Prepared by Eric R. Smith, Director of Planning and Development

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): __1__(1, 2 or 3)
Street number and name: 359 Cottage St
City: Athol, MA 01331
Parcel Id # : 29-77

Name of Property Owner or Owners: Boucher, Brian D.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__x___ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __x__No_____ If No, please explain.

Is the Assessors Property Card attached: Yes __x__ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: __1+ Years__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_x

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes _x_No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _x_ No_____

Property has significant presence of overgrown or dead vegetation: Yes _x_ No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No_x
Property has been taken for foreclosure of mortgage. Yes_____ No_x_

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2011 00075273
Bk: 47669 Pg: 333
Page: 1 of 2 08/02/2011 11:29 AM

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/02/2011 11:29 AM
Ctrl# 104388 27185 Doc# 00075273
Fee: $326.04 Cons: $71,250.00

Property Address: 359 Cottage St, Athol

QUITCLAIM DEED

I, **FRANCES K. AUKSTIKALNIS**, unmarried, of 104 Church Street, Apt. 110, Gardner, MA 01440

in consideration of the sum of **SEVENTY ONE THOUSAND TWO HUNDRED FIFTY ($71,250.00)** dollars, paid

grant to **BRIAN D. BOUCHER**, unmarried, of 359 Cottage Street, Athol, Worcester County, Massachusetts 01331

with **QUITCLAIM COVENANTS**

Two tracts of land, situated in said Athol and bounded and described as follows, viz,:

FIRST TRACT: A certain tract of land with the buildings thereon, situated in said Athol, on the westerly side of Cottage Road and bounded and described as follows:

Beginning at the southeasterly corner thereof at a point on said Cottage Street Ninety-Eight (98) feet northerly from the north bank of Mill Brook;

Thence northerly on the westerly line of said Cottage Street Fifty-Seven (57) feet more or less;

Thence westerly on land formerly of Annie E. Cheney Seventy-six (76) feet more or less to a stake and stones;

Thence southerly by land formerly of Annie Cheney Fifty (50) feet more or less to a stake and stones;

Thence easterly Seventy-Six (76) feet more or less to the place of beginning.

SECOND TRACT: The land in said Athol, near Cottage Street, bounded and described as follows: Beginning at the northeast corner of said tract at a stone monument at corner of land formerly of Annie E. Cheney et al;

2 AM

Thence westerly along the line of said Cheney land three hundred (300) feet more or less to the pond;

Thence northerly along the said pond to and across Mill Brook to the southbank thereof;

Thence southwesterly along said Mill Brook by land formerly of Joseph Gaudette to land formerly of Betsy Ward;

Thence by said Ward land northerly to a stone monument on the north bank of said Mill Brook;

Thence northerly by land now or formerly of F.S. Mann, J.E. Hall, George S. Cheney et al, two hundred and five (205) feet more or less to the place of beginning.

Together with a right of way over and across the southerly portion of said land now or formerly of Annie E. Cheney et al from granted premises to said Cottage Street being the same right of way deeded by Annie E. Cheney to Amos Cheney.

Being the same premises conveyed to the grantor herein by deed dated April 17, 2002 and recorded with Worcester County Registry of Deeds, Book 26604, Page 262.

Witness my hand and seal this 2nd day of August, 2011.

Frances K. Aukstikalnis

Commonwealth of Massachusetts

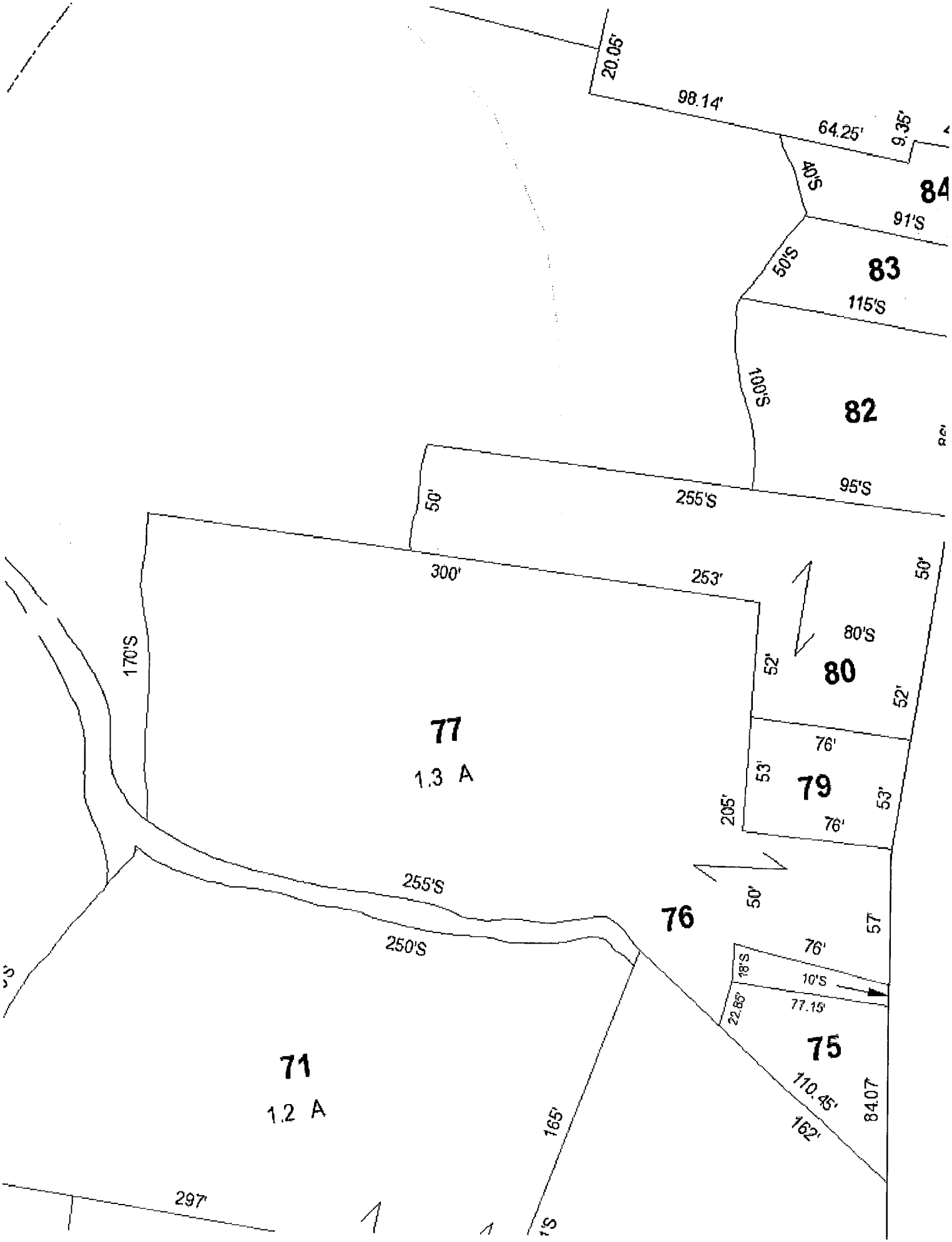
Worcester, SS. August 2, 2011

On this 2nd day of August, 2011, before me, the undersigned notary public, personally appeared Frances K. Aukstikalnis, proved to me through satisfactory evidence of identification, being personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose

KAREN D. ELDREDGE
MY COMMISSION EXPIRES ON DECEMBER 20, 2013
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Notary Public
My Commission Expires:

ATTEST: WORC. Anthony J. Vigliotti, Register


20.05'
98.14'
64.25'
9.35'
40'S
84
91'S
50'S
83
115'S
100'S
82
95'S
255'S
50'
300'
253'
50'
80'S
52'
80
52'
170'S
77
1.3 A
76'
53'
79
53'
205'
76'
255'S
50'
76
57'
250'S
76'
18'S
10'S
22.65'
77.15'
75
110.45'
84.07
162'
71
1.2 A
165'
297'

Property Location: 359 COTTAGE ST | MAP ID: 29/ 77/ / / | Bldg Name: | State Use: 1011

Vision ID: 2407 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/20/2017 08:33

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
BOUCHER BRIAN D	2 Above Street	1 All Public	1 Paved	2 Suburban
359 COTTAGE ST			6 Sidewalk	
ATHOL, MA 01331				

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 00029 00077 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140151_926723 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1011	84,500	84,500
Res Land	1011	31,000	31,000
Res OB	1011	4,300	4,300
Total		119,800	119,800

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BOUCHER BRIAN D	47669/ 333	08/02/2011	U	I	71,250	1N
AUKSTIKALNIS FRANCES K	26604/ 262	05/17/2002	U	I	100	1A
AUKSTIKALNIS PAUL C	06548/0290	08/28/1978			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1011	84,500	2017	1011	80,800	2016	1011	76,000
2018	1011	31,000	2017	1011	31,000	2016	1011	31,000
2018	1011	4,300	2017	1011	4,300	2016	1011	4,300
	Total:	119,800		Total:	116,100		Total:	111,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	79,500
Appraised XF (B) Value (Bldg)	5,000
Appraised OB (L) Value (Bldg)	4,300
Appraised Land Value (Bldg)	31,000
Special Land Value	0
Total Appraised Parcel Value	119,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**119,800**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

YELLOW/BROWN

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
259-06		DE	Demolish	3,000	08/27/2007	100		DEMO BARN

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/02/2012	01		JG	00	Measur+Listed
08/27/2007			XX	01	Measur+1Visit
03/20/2003			AH	00	Measur+Listed
03/17/2003			RL	10	Measu/LtrSnt Letter Sen
03/14/2003			MS	02	Measur+2Visit - Info Card

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1011	Single Fam w/InLaw	G				43,560	SF	0.70	1.0000	5	1.0000	1.00		0.00				1.00	0.70	30,500
1	1011	Single Fam w/InLaw	G				0.30	AC	1,700.00	1.0000	0	1.0000	1.00		0.00				1.00	1,700.00	500

Total Card Land Units: 1.30 AC | Parcel Total Land Area: 1.3 AC | Total Land Value: 31,000

Property Location: 359 COTTAGE ST **MAP ID:** 29/ 77/ / / **Bldg Name:** **State Use:** 1011

Vision ID: 2407 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/20/2017 08:33

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	1.5		1 1/2 Stories
Occupancy	2		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	04		Plywood Panel
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2	06		Linoleum
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	7		7 Rooms
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

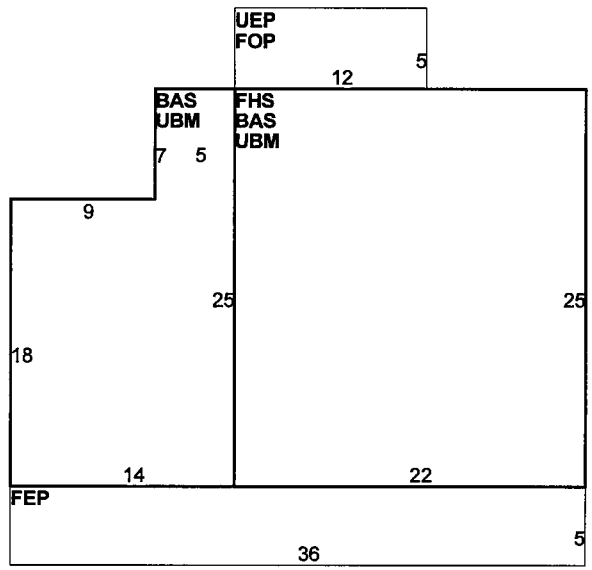
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1011	Single Fam w/InLaw	100

COST/MARKET VALUATION

Adj. Base Rate:	88.72
	127,579
Net Other Adj:	5,000.00
Replace Cost	132,579
AYB	1915
EYB	1976
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	40
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	60
Apprais Val	79,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	Garage			L	260	32.75	1985		0		50	4,300
FLU1	Flue, Concrete			B	1	375.00	1976		1		100	200
KIT	Extra Kitchen			B	1	8,000.00	1976		1		100	4,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	837	837	837	88.72	74,259
FEP	Porch, Enclosed, Framed	0	180	117	57.67	10,380
FHS	Half Story, Finished	275	550	275	44.36	24,398
FOP	Porch, Open, Framed	0	60	12	17.74	1,065
UBM	Basement, Unfinished	0	837	167	17.70	14,816
UEP	Porch, Enclosed, Unfinished	0	60	30	44.36	2,662
	Ttl. Gross Liv/Lease Area:	1,112	2,524	1,438		132,579

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): __1__ (1, 2 or 3)
Street number and name: 104 S. Athol Rd.
City: Athol, MA 01331
Parcel Id # : 29-37

Name of Property Owner or Owners: Umbenhower, Lewis P. Jr.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __x__ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __x__ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes __x__ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 9+ years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_x

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_____unknown

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No_x

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_x

Property has significant presence of overgrown or dead vegetation: Yes_____ No_x

Property has an accumulation of trash, refuse or other debris: Yes_____ No_x

Property has been taken for foreclosure of mortgage. Yes_____ No __x

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

The long-term vacancy of this property is a blighting influence on the neighborhood. The Athol Housing Sub-Committee believes the abandoned nature of the property presents safety concerns.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Affected Parcel:
104 South Athol Road
Athol, MA

2016 00012917
Bk: 54913 Pg: 298
Page: 1 of 2 02/08/2016 09:11 AM WD

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF ATHOL
OFFICE OF THE TREASURER

The **TOWN OF ATHOL,** Worcester County, a municipal corporation with a mailing address of 584 Main Street, Athol, MA, in consideration of $20,000.00, the receipt whereof is hereby acknowledged, grants to **Lewis P. Umbenhower III** with a mailing address of 278 Main Street, Boylston, MA, all its right, title and interest in a certain parcel of land in said Town bounded and described as follows:

Parcel of land with any buildings located at 104 South Athol Road, Athol, MA. More particularly described in the Worcester Registry of Deeds in Book 6372, Page 130. Parcel contains approximately 4,000 square feet, shown as Assessor's Parcel 029-037 on assessors' maps.

Meaning, intending and hereby conveying the same premises acquired by said Town under Instrument of Taking dated December 6, 2011 and recorded at the Worcester Registry of Deeds in Book 48346, Page 312 and in a Judgment in Tax Lien Case No. 12 TL 144743 dated September 13, 2015 and recorded at said Worcester Registry of Deeds in Book 53713, Page 360.

The land hereby granted was in all particulars sold according to the provisions of M.G.L. Chapter 60, Section 77B by the Custodian of Tax Possessions for the Town of Athol to the above-named grantee at public auction held on December 16, 2015, notice of the proposed sale having been posted in the following public places:

Athol Town Hall Athol Police Station

The grantee hereof has, in addition to the purchase price, paid the pro forma taxes as required by M.G.L. Chapter 44, Section 63A in lieu of current taxes and signed an arson/tax statement under the pain and penalties of perjury under the provisions of and in accordance with M.G.L. Chapter 60 Section 77B.

Witness the execution of this instrument this 25th day of January 2016.

Town of Athol

Witness: Susan Sargent

By: Eileen Bristol
Eileen Bristol, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss January 25, 2016

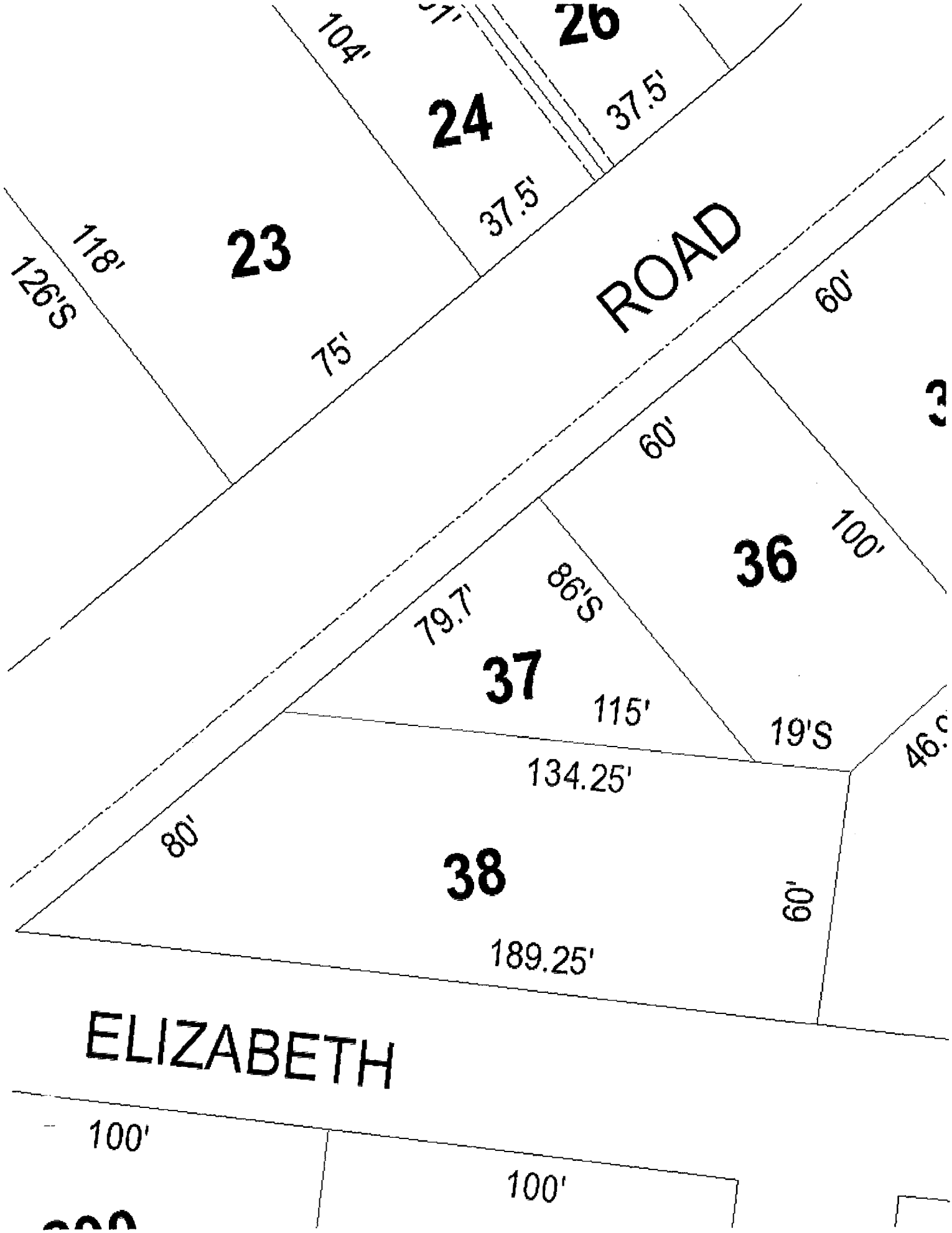
On this day, before me the undersigned notary public, personally appeared the above named Eileen Bristol personally known to me to be the person who signed this document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public: Carol Ferend

My commission expires: 12/8/17

CAROL FORAND
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 8, 2017

ATTEST: WORC. Anthony J. Vigliotti, Register


104'
26
24
37.5'
37.5'
23
118'
126'S
75'
ROAD
60'
60'
36
100'
86'S
79.7'
37
115'
19'S
134.25'
80'
38
60'
189.25'
ELIZABETH
100'
100'

Property Location: 104 S ATHOL RD | MAP ID: 29/ 37/ / / | Bldg Name: | State Use: 1010

Vision ID: 237(| Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/20/2017 08:35

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
UMBENHOWER LEWIS P III	2 Above Street	1 All Public	1 Paved	2 Suburban
278 MAIN ST	4 Rolling		6 Sidewalk	
BOYALSTON, MA 01505				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 00029 00037 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_139776_926718 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	44,600	44,600
Res Land	1010	20,800	20,800
Res OB	1010	2,500	2,500
	Total	67,900	67,900

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

Owner	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
UMBENHOWER LEWIS P III	54913/ 298	02/08/2016	U	I	20,000	1N
TOWN OF ATHOL	53713/ 360	09/13/2015	U	I	1	1E
CAMPANELLI WILLIAM W	06372/0130	12/29/1977			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	44,600	2017	1010	37,600	2016	1010	35,100
2018	1010	20,800	2017	1010	20,800	2016	1010	20,800
2018	1010	2,500	2017	1010	2,500	2016	1010	2,500
	Total:	67,900		Total:	60,900		Total:	58,400

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

DOG

1N=TOWN AUCTION

VACANT BLD

GREEN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	44,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	2,500
Appraised Land Value (Bldg)	20,800
Special Land Value	0
Total Appraised Parcel Value	67,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	67,900

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
332-17	09/14/2016	BP	Other - Misc	0		0		SIDING-DOUBLE FEE

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/14/2012	01		CM	02	Measur+2Visit - Info Card
03/11/2003			RL	00	Measur+Listed
03/05/2003			RL	01	Measur+1Visit
03/05/2003			RL	02	Measur+2Visit - Info Card
09/27/1991	X	X	MG		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing: Spec Use	Special Pricing: Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				4,000	SF	5.19	1.0000	5	1.0000	1.00		0.00				1.00	5.19	20,800

Total Card Land Units: 0.09 AC | Parcel Total Land Area: 0.09 AC | Total Land Value: 20,800

Property Location: 104 S ATHOL RD **MAP ID:** 29/ 37/ / / **Bldg Name:** **State Use:** 1010

Vision ID: 2376 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/20/2017 08:35

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	02		Below Average
Stories	1		1 Story
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	01		1 Bedroom
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	4		4 Rooms
Bath Style	01		Old Style
Kitchen Style	01		Old Style

CONSTRUCTION DETAIL (CONTINUED)

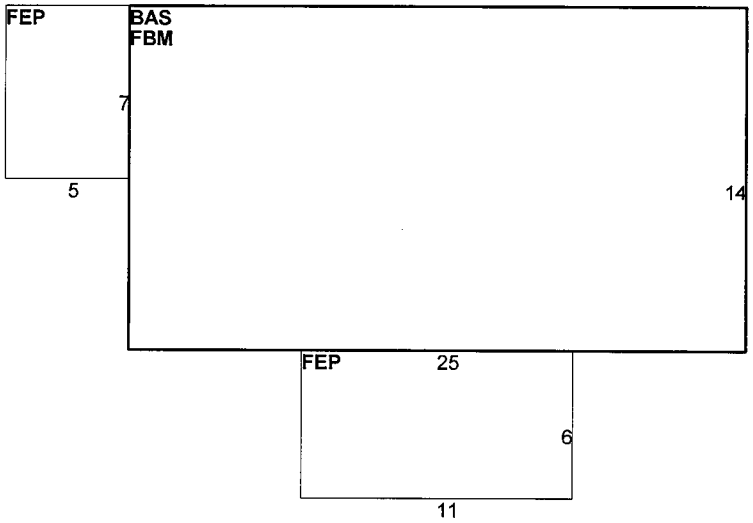
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	141.24
	81,070
Net Other Adj:	0.00
Replace Cost	81,070
AYB	1935
EYB	1971
Dep Code	BA
Remodel Rating	
Year Remodeled	
Dep %	45
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	55
Apprais Val	44,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

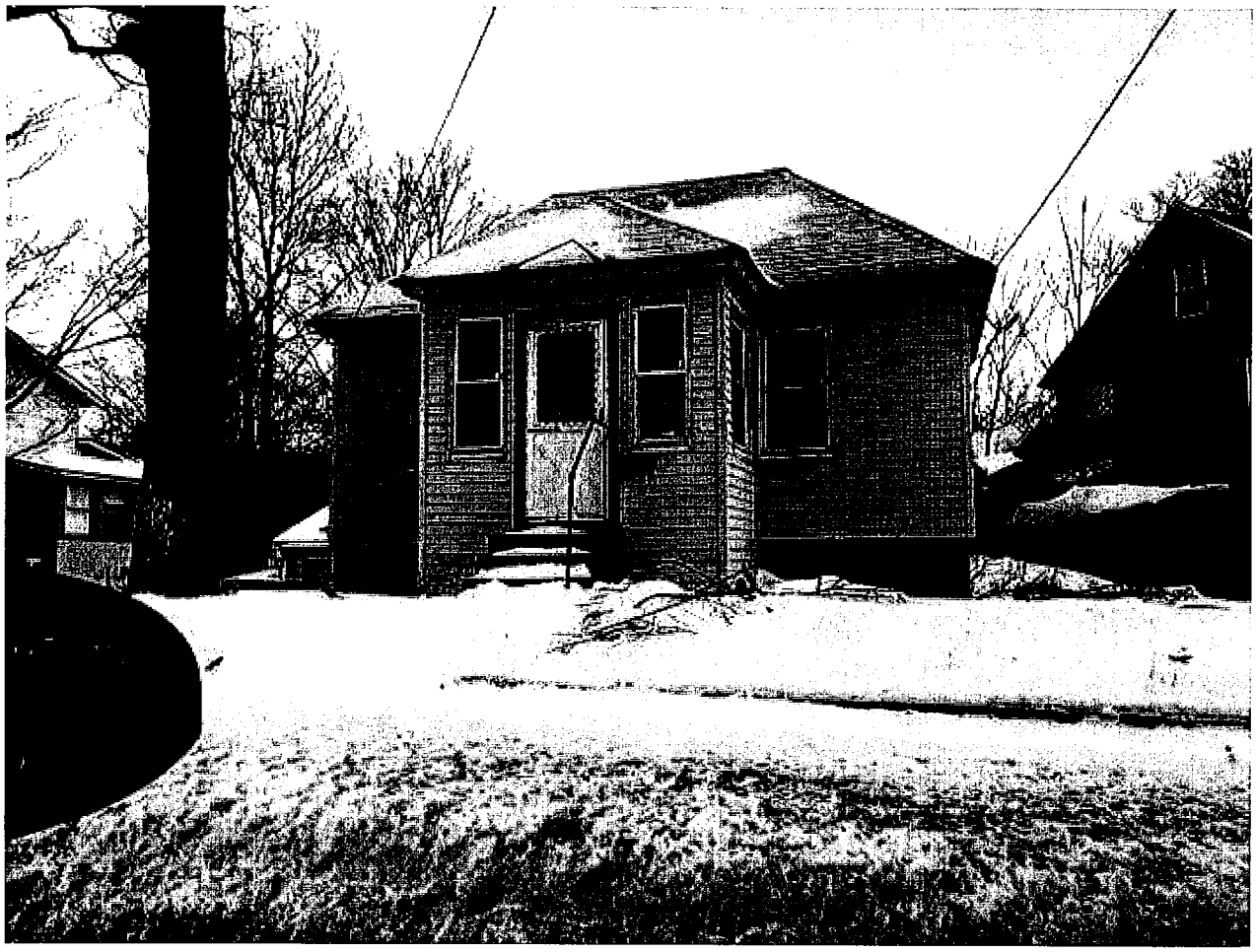


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	Shed, wood			L	252	20.00	1985		0		50	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	350	350	350	141.24	49,433
FBM	Basement, Finished	0	350	158	63.76	22,315
FEP	Porch, Enclosed, Framed	0	101	66	92.29	9,322
	Ttl. Gross Liv/Lease Area:	350	801	574		81,070



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _1_ (1, 2 or 3)
Street number and name: 151School St.
City: Athol, MA 01331
Parcel Id # : 30-439

Name of Property Owner or Owners: HSBC Bank USA National Association Trust

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes _x_ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes _x_ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes _x_ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 5 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes _x_ No_____

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No_x

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_x

Property has significant presence of overgrown or dead vegetation: Yes_____ No_x

Property has an accumulation of trash, refuse or other debris: Yes_____ No_x

Property has been taken for foreclosure of mortgage. Yes X No ___

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk: 58010 Pg: 343
Page: 1 of 3 11/08/2017 11:38 AM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/08/2017 11:38 AM
Ctrl# 175710 30354 Doc# 00124875
Fee: $485.12 Cons: $102,000.00

FORECLOSURE DEED

HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2006-AR2, with an address of c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, the present holder of a mortgage from Michael E. Brousseau and Rolanda L. Brousseau to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc., its successors and assigns dated February 23, 2006 recorded with the Worcester County (Worcester District) Registry of Deeds at Book 38529, Page 125, by the power conferred by said mortgage and by every other power, for ONE HUNDRED TWO THOUSAND DOLLARS AND 00/100 ($102,000.00) paid, grants to HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2006-AR2 with an address of c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, the premises conveyed by said mortgage.

RE: 151 School Street, Athol, MA 01331

Executed as a sealed instrument this 7 day of November, 2017.

See Power of Attorney recorded herewith.

HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2006-AR2
By Orlans PC, Its Attorney-in-Fact

For signatory authority, see Delegation of Authority and Appointment recorded with the Suffolk County Registry of Deeds at Book 58527, Page 111

By: _____
Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 7th day of November, 2017, before me, the undersigned Notary Public, personally appeared, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property, of Orlans PC, as Attorney-in-fact for HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2006-AR2, who is either personally known to me, or proved to me through satisfactory evidence of identification, to be the person who signed the preceding or attached document, and acknowledged to me that he/she executed the same for its stated purpose as the free act and deed of HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2006-AR2.

REBECCA MAY BROUILLETTE
COMMISSION EXPIRES OCTOBER 26, 2023
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Rebecca May Brouillette, Notary Public
My Commission Expires: 10/26/23

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007
File Number: 189/16-015713/FORD_DR

M

Affidavit of Sale

I, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, as attorney for HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2006-AR2, ("Lender") named in the foregoing deed, make oath and say that the principal, interest and other obligations mentioned in mortgage from above referred to were not paid or tendered or performed when due or prior to the sale, and that this office caused to be published on the 29th day of September, 2017, on the 6th day of October, 2017 and on the 13th day of October, 2017, in the Athol Daily News, a newspaper with general circulation in Athol, a copy of which is attached hereto as Exhibit A.

This office has complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the required notices by certified mail, return receipt requested.

This office has complied with Chapter 209, Section 18.21A of Code of Massachusetts Regulations, as amended, by mailing the required certification and supporting documentation by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, the Lender sold the mortgaged premises at public auction by Janice J. Crowley, a licensed auctioneer, of Towne Auction Company LLC, to the highest bidder HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2006-AR2, with an address of c/o Ocwen Loan Srvicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, for the sum of ONE HUNDRED TWO THOUSAND DOLLARS AND 00/100 ($102,000.00) paid, being the highest bid made therefor at said auction.

See Power of Attorney recorded herewith.

For signatory authority, see Delegation of Authority and Appointment recorded with the Suffolk County Registry of Deeds at Book 58527, Page 111

Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC

RE: 151 School Street, Athol, MA 01331

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 7th day of November, 2017, before me, the undersigned Notary Public, personally appeared, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

REBECCA MAY BROUILLETTE COMMISSION EXPIRES OCTOBER 26, 2023 NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

Rebecca May Brouillette, Notary Public
My Commission Expires: 10/26/23

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007
File Number: 16-015713/189/FORD_DR

EXHIBIT "A"

ATTACHED TO AND FORMING A PART OF THE FORECLOSURE DEED FOR PROPERTY AT 151 SCHOOL STREET, ATHOL, MA 01331

LEGAL NOTICE

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **MICHAEL E. BROUSSEAU** and **ROLANDA L. BROUSSEAU** to **Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc., its successors and assigns**, dated February 23, 2006 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 38529, Page 125 subsequently assigned to HSBC Bank USA, National Association, as Trustee for Deutsche ALT-B Securities Mortgage Loan Trust, Series 2006-AR2 by Mortgage Electronic Registration Systems, Inc. by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 46295, Page 307 and subsequently assigned to HSBC Bank USA, National Association, as Trustee for Deutsche ALT-A Securities Mortgage Loan Trust, Series 2006-AR2 by Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc., its successors and assigns, by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 49619, Page 234, of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing, same will be sold at Public Auction at **10:00 AM on October 20, 2017 at 151 School Street, Athol, MA**, all and singular the premises described in said Mortgage, to wit:

Land situated in the County of Worcester, in the State of MA. The land situated in the southerly side of School Street, in said Athol, bounded and described as follows: Beginning at an iron pin set in the ground in the southerly line of School Street and the Northeasterly corner of the granted premises; thence southerly along the face of a wall making an interior angle of 95 degrees 38 minutes along land formerly of Burman, 149.10 feet to a corner; thence Westerly along other land formerly of Bachelder 67 feet, 4 inches, more or less, to a corner; thence northerly along land formerly of Girardi 163 feet, more or less, to an iron pin in the southerly line of School Street; thence easterly making an interior angle of 87 degrees 09 minutes along the face of a wall and southerly line of School Street, 58.15 feet to the place of beginning. Commonly known as: 151 School Street, Athol, MA 01331

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS ($5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

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

HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2006-AR2

Present Holder of said Mortgage
By Its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
16-015713

September 29, October 6, 13, 2017

RE: 151 School Street, Athol, MA 01331

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007
File Number: 16-015713/189/FORD_DR

ATTEST: WORC. Anthony J. Vigliotti, Register

110'S
98'
15.35'
75'
58.15'
60.75'
10.2'
155'S
439
441
150'
163'
149.1'
141.4'
206.40'
199.68'
177.46'
75'
65'S
67.33'
41.75'
425
55'S
438
34'S
21.45'
40'S
75.1'

Property Location: 151 SCHOOL ST | MAP ID: 30/ 439/ / / | Bldg Name: | State Use: 1010

Vision ID: 306 | Account # | Bldg # 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 20/2017 08:35

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
HSBC BANK USA NATIONAL ASSOC T.	2 Above Street	1 All Public	1 Paved	2 Suburban
DEUTSCHE ALT A SECURTIES MORT				
C/O OCWEN LOAN SERVICING LLC				
1661 WORTHINGTON RD STE 100				
W PALM BEACH, FL 33409				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 00030 00439 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140370_927173 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	103,500	103,500
Res Land	1010	24,000	24,000
Total		127,500	127,500

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.
HSBC BANK USA NATIONAL ASSOC TRUSTEE	58010/ 343	11/08/2017	U	I	102,000	1L
BROUSSEAU MICHAEL E	13192/0219	01/11/1991	Q	I	99,900	00
CHIASSON DUANE L	06982/0044	05/28/1980			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	103,500	2017	1010	87,300	2016	1010	81,500
2018	1010	24,000	2017	1010	24,000	2016	1010	24,000
Total:		127,500	Total:		111,300	Total:		105,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	103,200
Appraised XF (B) Value (Bldg)	300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	24,000
Special Land Value	0
Total Appraised Parcel Value	127,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	127,500

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE

VACANT BLD

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/14/2012	01		DK	02	Measur+2Visit - Info Card
12/11/2002			NH	00	Measur+Listed
09/10/1993					
01/15/1986			87	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				9,739	SF	2.47	1.0000	5	1.0000	1.00		0.00				1.00	2.47	24,000

Total Card Land Units: 0.22 AC | Parcel Total Land Area: 0.22 AC | Total Land Value: 24,000

Property Location: 151 SCHOOL ST | **MAP ID:** 30/ 439/ / / | **Bldg Name:** | **State Use:** 1010

Vision ID: 3063 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/20/2017 08:35

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	03		Average
Stories	1		1 Story
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2			
Heat Fuel	04		Electric
Heat Type	07		Electr Basebrd
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

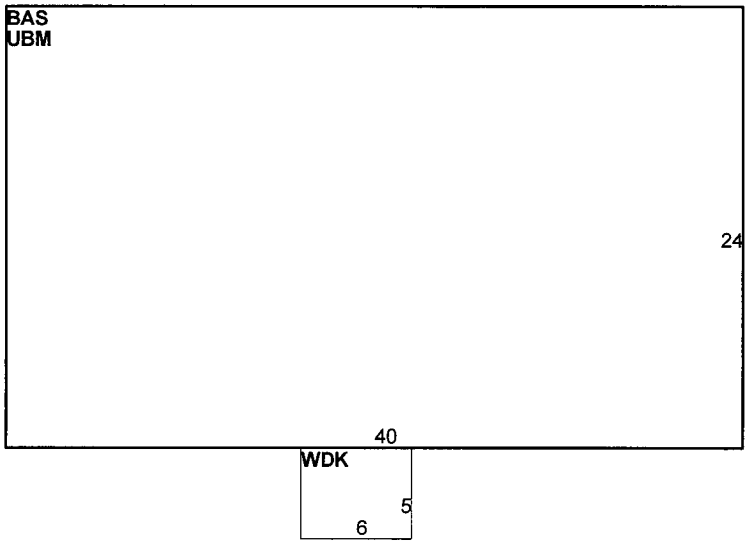
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	108.94
	125,826
Net Other Adj:	0.00
Replace Cost	125,826
AYB	1990
EYB	1998
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	18
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	82
Apprais Val	103,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FLU1	Flue, Concrete			B	1	375.00	1998		1		100	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	960	960	960	108.94	104,582
UBM	Basement, Unfinished	0	960	192	21.79	20,916
WDK	Deck, Wood	0	30	3	10.89	327
	Ttl. Gross Liv/Lease Area:	960	1,950	1,155		125,826

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): __1__ (1, 2 or 3)
Street number and name: 19 Kendall St.
City: Athol, MA 01331
Parcel Id # : 29-184

Name of Property Owner or Owners: Equity Trust Co.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __x__ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __x__ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes __x__ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 8 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes__x__ No_____

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes __x__ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No_x

Property has significant presence of overgrown or dead vegetation: Yes_____ No_x

Property has an accumulation of trash, refuse or other debris: Yes_____ No_____unknown

Property has been taken for foreclosure of mortgage. Yes No X ____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2011 00004786
Bk: 46963 Pg: 90
Page: 1 of 2 01/13/2011 03:12 PM WD

QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/13/2011 03:12 PM
Ctrl# 099976 07418 Doc# 00004786
Fee: $116.28 Cons: $25,500.00

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY PASS THROUGH CERTIFICATES, SERIES 2007-1 having a usual place of business at **3815 S. West Temple, Salt Lake City, UT 84115**

for consideration of **TWENTY FIVE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($25,500.00)**, paid

Grants to: **Equity Trust Co. Cust. FBO Michael Soracchi IRA, 50%, Undivided Interest and Michael Soracchi 50% Undivided Interest, of 105 Hawley Avenue, Milford, CT 06460,**

With quitclaim covenants:

Property Address: 19 Kendall Street, Athol, MA 01331

The land with the buildings thereon, situated in Athol, Massachusetts, bounded and described as follows:

Beginning: at the northwest corner of said tract at a stake and stones on the southerly line of Kendall Street, so called;

Thence: easterly by the southerly line of Kendall Street, sixty (60) feet to a stake and stones at land formerly of Jonathan Wheeler Estate;

Thence: southerly by land formerly of said Wheeler Estate, one hundred (100) feet to a stake and stones;

Thence: westerly by land formerly of said Wheeler Estate, sixty (600 feet to land formerly of one Platt;

Thence: northerly by land formerly of said Platt, one hundred (100) feet to the place of beginning.

Property Address:
19 Kendall Street
Athol, MA 01331

For Title Reference, see Foreclosure Deed recorded in the Worcester Registry of Deeds in Book 45522, Page 120 on March 3, 2010.

This deed is given in the usual course of the Grantor's business and is not a conveyance of all or substantially all of the Grantor's assets in Massachusetts.

(2)
GT

Executed as a sealed instrument this 27TH day of DECEMBER, 2010.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY PASS THROUGH CERTIFICATES, SERIES 2007-1
BY SELECT PORTFOLIO SERVICING, INC.
ITS ATTORNEY-IN-FACT

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

By: DEBRA REILLY, DOC. CONTROL OFFICER

POWER OF ATTORNEY RECORDED HEREWITH, BOOK 46963-87

State of Utah
County of Salt Lake

On this 27TH day of DECEMBER, 2010, before me, the undersigned notary public, personally appeared DEBRA REILLY, DOC. CONTROL OFFICER, proved to me through satisfactory evidence of identification, which were (i.e. Driver's License) PERSONALLY KNOWN, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as (Title) DOC CONTROL OFFICER for (Lender/Servicer Name) Select Portfolio Servicing, Inc. as Attorney in Fact

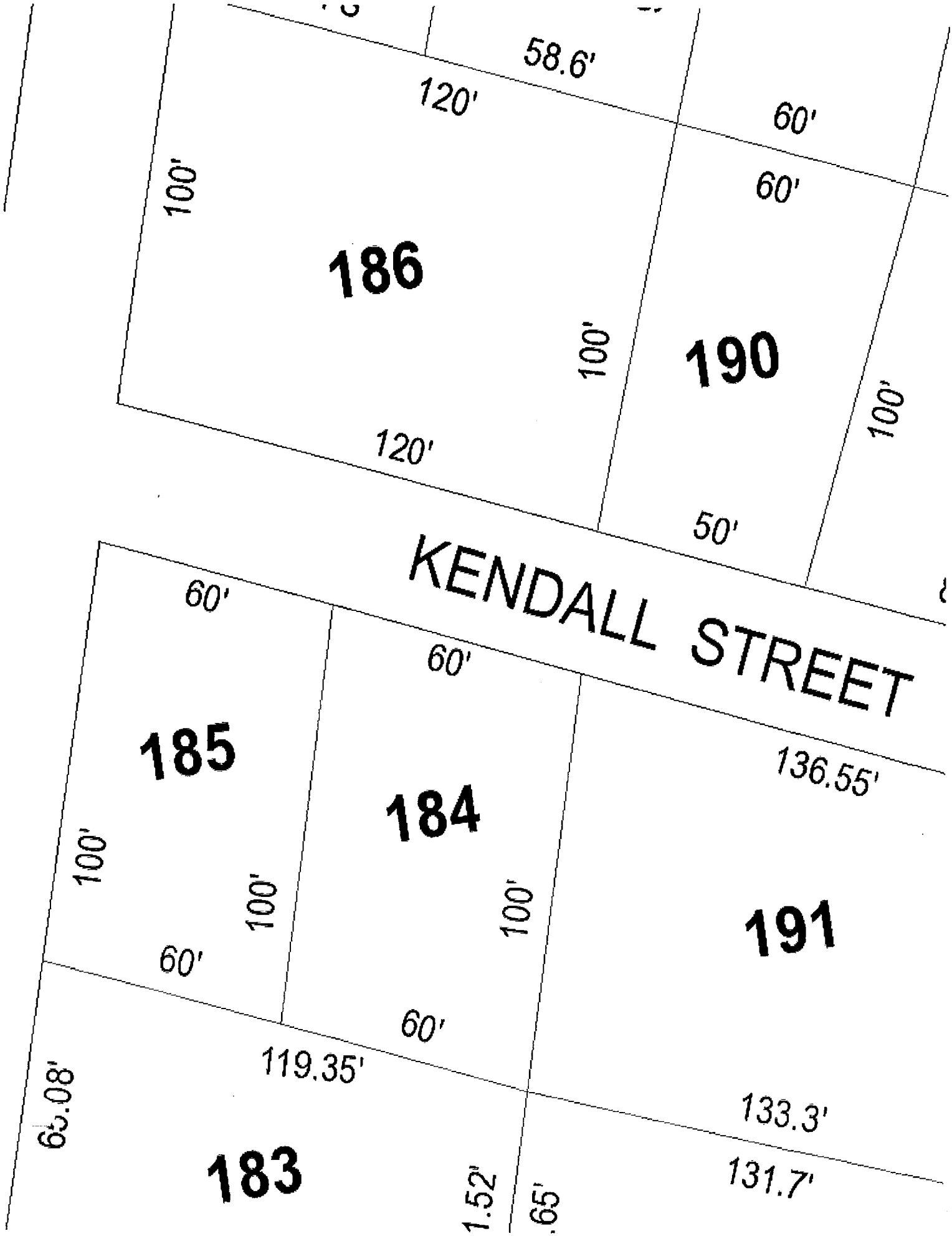
[NOTARY SEAL]

JULEE METTERS
Notary Public State of Utah
My Commission Expires on:
April 15, 2012
Comm. Number: 573636

Notary Public
Printed Name:
My Commission Expires:

Property Address: 19 Kendall Street, Athol, MA 01331

ATTEST: WORC. Anthony J. Vigliotti, Register


58.6'
120'
60'
100'
60'
186
100'
190
100'
120'
50'
KENDALL STREET
60'
60'
185
136.55'
184
100'
100'
100'
191
60'
60'
119.35'
133.3'
183
131.7'

Property Location: 19 KENDALL ST | MAP ID: 29/ 184/ / / | Bldg Name: | State Use: 1010

Vision ID: 249[illegible] | Account # | Bldg # 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: [illegible]/20/2017 08:36

CURRE[illegible] OWNER	TOPO.	UTILITIES	STRT./ROAD	LO[illegible]TION
EQUITY TRUST CO SORACCHI MICHAEL 90 BROOKLAWN DR MILFORD, CT 06460 Additional Owners:	2 Above Street	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Other ID: 00029 00184 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140450_926910 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	100,700	100,700
Res Land	1010	22,900	22,900
Total		123,600	123,600

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
EQUITY TRUST CO	46963/ 90	01/13/2011	U	I	25,500	1S
US BANK NATIONAL ASSOC TRUSTEE	45522/ 120	03/03/2010	U	I	124,044	1L
ACEVEDO MAGGIE I	35697/ 183	02/14/2005	U	I	100	1A
ACEVEDO RAQUEL M	32579/ 353	01/02/2004	U	I	100	1A
ACEVEDO RAQUEL	31964/ 169	10/15/2003	Q	I	145,900	00
BREAULT RICHARD	30559/ 230	06/27/2003	U	I	100	1A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	100,700	2017	1010	95,400	2016	1010	88,700
2018	1010	22,900	2017	1010	22,900	2016	1010	22,900
	Total:	123,600		Total:	118,300		Total:	111,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	100,400
Appraised XF (B) Value (Bldg)	300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	22,900
Special Land Value	0
Total Appraised Parcel Value	123,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	123,600

NOTES

IA

TAX TITLE 8/31/2015 WHITE

FUNC = DB

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/12/2012	01		JG	02	Measur+2Visit - Info Card
07/30/2003			RL	10	Measu/LtrSnt Letter Sen
03/17/2003			RL	10	Measu/LtrSnt Letter Sen
03/04/2003			MS	02	Measur+2Visit - Info Card
02/27/2003			MS	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				6,000	SF	3.81	1.0000	5	1.0000	1.00		0.00				1.00	3.81	22,900

Total Card Land Units: 0.14 AC | Parcel Total Land Area: 0.14 AC | Total Land Value: 22,900

Property Location: 19 KENDALL ST **MAP ID:** 29/ 184/ / / **Bldg Name:** **State Use:** 1010

Vision ID: 2496 **Account #** **Bldg #** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/20/2017 08:36

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	8		
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

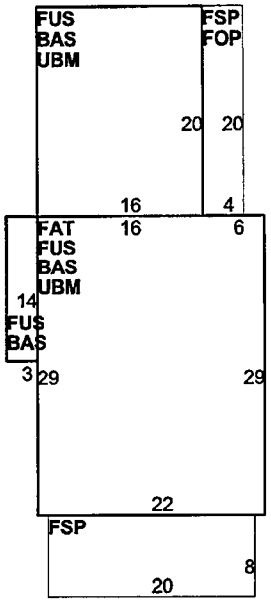
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	69.41
	170,679
Net Other Adj:	2,500.00
Replace Cost	173,179
AYB	1890
EYB	1976
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	40
Functional Obslnc	2
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	58
Apprais Val	100,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FLU2	Flue, Brick			B	1	450.00	1976		1		100	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,000	1,000	1,000	69.41	69,410
FAT	Attic, Finished	191	638	191	20.78	13,257
FOP	Porch, Open, Framed	0	80	16	13.88	1,111
FSP	Porch, Screen, Framed	0	240	60	17.35	4,165
FUS	Upper Story, Finished	1,000	1,000	1,000	69.41	69,410
UBM	Basement, Unfinished	0	958	192	13.91	13,327
	Ttl. Gross Liv/Lease Area:	2,191	3,916	2,459		173,179

No Photo On Record

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2 or 3)
Street number and name: 150 Everett Av.
City: Athol, MA 01331
Parcel Id # : 29-227

Name of Property Owner or Owners: Deleo Pamela J.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes x No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes x No_____ If No, please explain.

Is the Assessors Property Card attached: Yes x No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 8 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes___ No x

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes __ No x

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No x

Property has significant presence of overgrown or dead vegetation: Yes_____ No x

Property has an accumulation of trash, refuse or other debris: Yes_____ No x

Property has been taken for foreclosure of mortgage. Yes No X

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

The long-term vacancy of this property is a blighting influence on the neighborhood. The Athol Housing Sub-Committee believes the abandoned nature of the property presents safety concerns.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2009 00053940
Bk: 44254 Pg: 9
Pg: 1 of 3 05/18/2009 09:32 AM WD

Property Address: 150 Everett Avenue, Athol, MA 01331

Return to
Attorney Nancy M. Binder
143 Graham Street
Gardner, MA 01440
Tel. 978-632-7939

QUITCLAIM DEED

I, MATTHEW A. DELEO, of New Salem, Franklin County, Massachusetts, in consideration of less than One Hundred ($100.00) Dollars, and pursuant to a Stipulation between the parties dated May 15, 2009, as filed in the Worcester Probate and Family Court, Docket No. WO09D0011DV1,

grant to PAMELA J. DELEO, of 150 Everett Avenue, Athol, MA 01331, with **quitclaim covenants**, all of my right, title and interest in and to

the land in Athol, Worcester County, Commonwealth of Massachusetts, with the buildings thereon, bounded and described as follows:

FIRST TRACT:

BEGINNING at the northwest corner thereof at a bound in the easterly line of Everett Avenue 300 feet southerly from Swanzey Street;

THENCE southerly along the easterly line of Everett Avenue 60 feet;

THENCE easterly at a right angle with the last described line 100 feet;

THENCE northerly in a line parallel with Everett Avenue 60 feet;

THENCE westerly at right angle with the last described line 100 feet to the place of beginning.

BEING Lot #14 on a plan of South Park, recorded with Worcester District Registry of Deeds, Book 1390, Page 653, and being known

as #150 Everett Avenue, Athol, Mass.

CONTAINING 6,000 square feet.

SECOND TRACT:

BEING Lot #13 as shown on plan of South Park as drawn by Lilley B. Caswell, Civil Engineer, and recorded with Worcester District Registry of Deeds, Book 1390, Page 653.

EXCEPTING therefrom the following described premises heretofore conveyed to Thomas Mattala in September, 1953, bounded and described as follows:

BEGINNING at a stone bound in the southeasterly corner of Everett Avenue and Chestnut Street;

THENCE northerly by the easterly line of Everett Avenue 101.00 feet to a point at land now or formerly of one Sidlauskas;

THENCE easterly by other land now or formerly of Sidlauskas, making an interior angle of 83° 30', a distance of 100.64 feet to a point;

THENCE by land now or formerly of Rocco and Tena Lopane, southerly and parallel with the easterly line of Everett Avenue, making an interior angle of 96° 30', a distance of 40.55 feet to a point in the northerly line of Chestnut Street;

THENCE westerly by the northerly line of Chestnut Street, making an interior angle of 116° 08', a distance of 111.39 feet to the point of beginning.

The above-described premises are conveyed SUBJECT TO the restriction that a single family dwelling only shall be constructed on said premises.

BEING the same premises described in deed of Alan Allen and Karen E. Allen, f/k/a Karen E. Bussiere, to Matthew A. Deleo and Pamela J. Deleo, dated August 16, 2004, and recorded in the Worcester District Registry of Deeds in Book 34380, Page 273.

WITNESS my hand and seal this 15th day of May, 2009.

Matthew A. DeLeo
MATTHEW A. DELEO

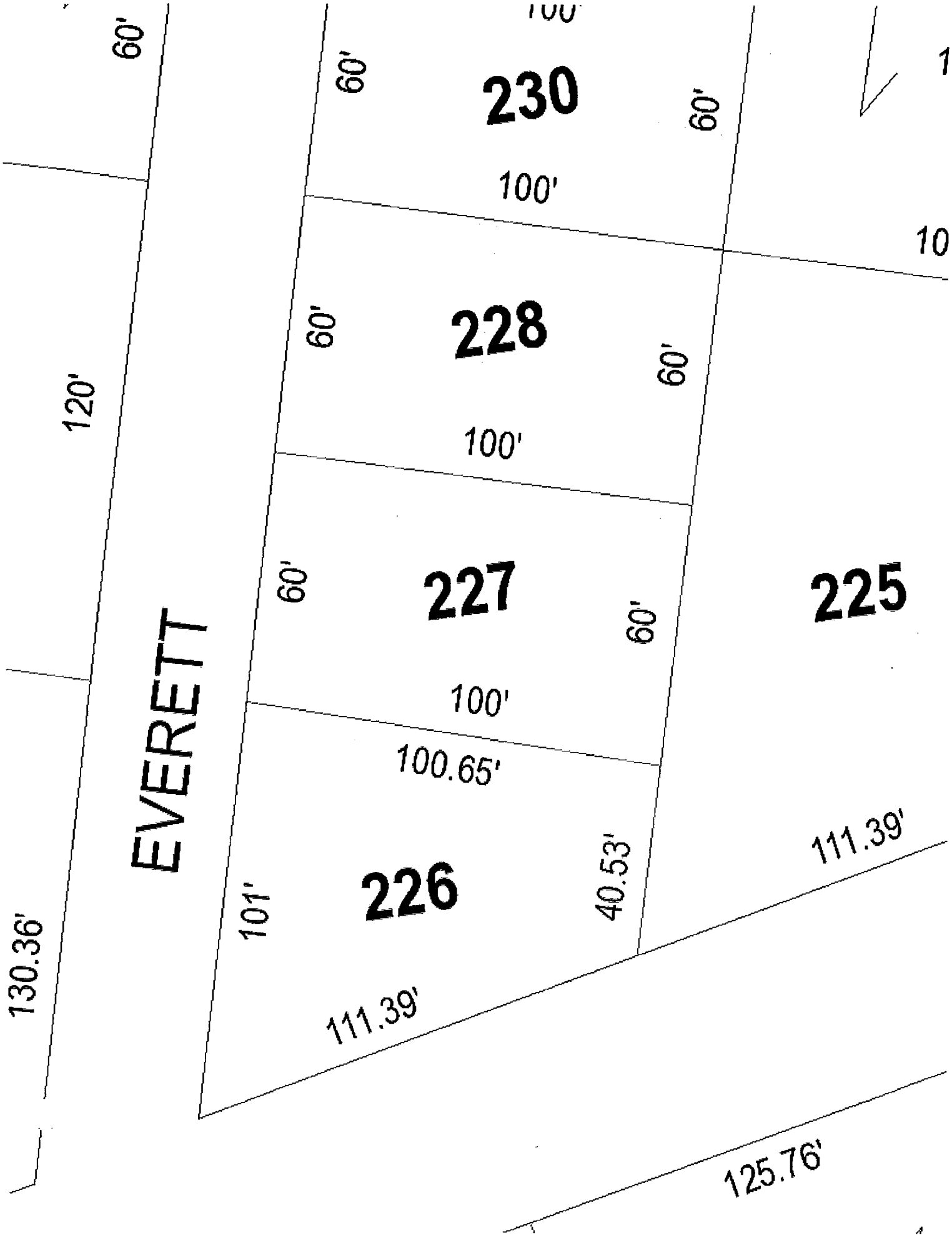
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 15th day of May, 2009 before me, the undersigned notary public, personally appeared the above named MATTHEW A. DELEO, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Maureen M. Dolan
Maureen M. Dolan, Notary Public
My Commission Expires: 8/31/2012

ATTEST: WORC. Anthony J. Vigliotti, Register


60'
60'
230
60'
100'
1
10
60'
228
60'
120'
100'
60'
227
60'
225
EVERETT
100'
100.65'
111.39'
101'
226
40.53'
130.36'
111.39'
125.76'

Property Location: 150 EVERETT AV | MAP ID: 29/ 227/ / / | Bldg Name: | State Use: 1010

Vision ID: 253(| Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/20/2017 08:37

CURRE. OWNER	TOPO.	UTILITIES	STRT./ROAD	LO TION
DELEO PAMELA J	1 Level	1 All Public	1 Paved	2 Suburban

150 EVERETT AV

ATHOL, MA 01331

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 00029 00227 00000

Sub-Div

Photo

Lot

Prec.

GIS ID: M_139862_926449 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	99,600	99,600
Res Land	1010	24,400	24,400
Res OB	1010	1,100	1,100
Total		125,100	125,100

302 ATHOL, MA

VISION

RECORD OF OWNERSHIP

Owner	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
DELEO PAMELA J	44254/ 9	05/18/2009	U	I	100	1H
DELEO MATTHEW A	34380/ 273	08/16/2004	Q	I	155,000	00
ALLEN ALAN	13363/0002	04/30/1991	Q	I	94,000	00
WHALEY LESLIE H JR	11903/0035	01/31/1989	Q	I	94,350	00
CHIASSON MARK	11240/0064	04/11/1988	Q	V	27,000	00
PERKINS FRANCES	07343/0098	10/16/1981			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	99,600	2017	1010	83,900	2016	1010	78,300
2018	1010	24,400	2017	1010	24,400	2016	1010	24,400
2018	1010	1,100	2017	1010	1,100	2016	1010	1,100
Total:		125,100	Total:		109,400	Total:		103,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	99,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,100
Appraised Land Value (Bldg)	24,400
Special Land Value	0
Total Appraised Parcel Value	125,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	125,100

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
1	05/20/1996	PO	Pool	900	07/15/1997	100	07/15/1997	ABOVE

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/11/2012	01		DK	02	Measur+2Visit - Info Card
03/22/2003			AH	00	Measur+Listed
03/15/2003			RL	10	Measu/LtrSnt Letter Sen
03/04/2003			MS	02	Measur+2Visit - Info Card
02/27/2003			MS	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				12,000	SF	2.03	1.0000	5	1.0000	1.00		0.00				1.00	2.03	24,400

Total Card Land Units: 0.28 AC | Parcel Total Land Area: 0.28 AC | Total Land Value: 24,400

Property Location: 150 EVERETT AV **MAP ID:** 29/ 227/ / / **Bldg Name:** **State Use:** 1010

Vision ID: 2536 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/20/2017 08:37

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	03		Average
Stories	1		1 Story
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2			
Heat Fuel	04		Electric
Heat Type	07		Electr Basebrd
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

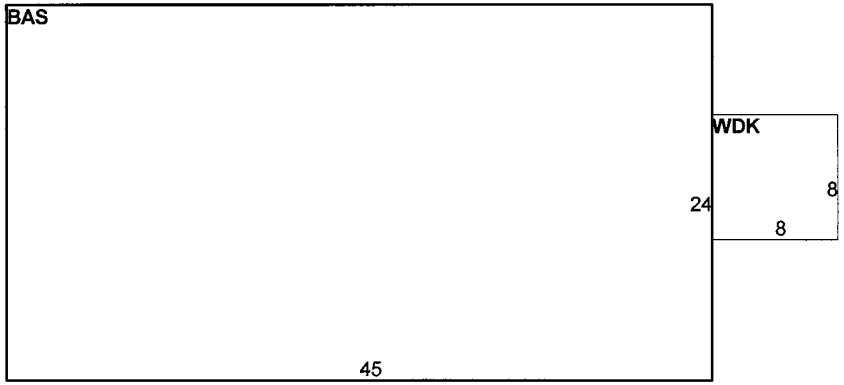
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	111.84
	121,458
Net Other Adj:	0.00
Replace Cost	121,458
AYB	1988
EYB	1998
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	18
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	82
Apprais Val	99,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SPL4	Pool, Round Ab			L	18	250.00	1998		0		25	1,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,080	1,080	1,080	111.84	120,787
WDK	Deck, Wood	0	64	6	10.49	671
	Ttl. Gross Liv/Lease Area:	1,080	1,144	1,086		121,458

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _3_ (1, 2 or 3)
Street number and name: 194 Cottage St
City: Athol, MA 01331
Parcel Id # : 29-119

Name of Property Owner or Owners: HUD

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes _x_ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes _x_ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes _x_ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 8 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes___ No _x_

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No _x_

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes __ No _x_

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _x_ No

Property has significant presence of overgrown or dead vegetation: Yes_____ No_x_

Property has an accumulation of trash, refuse or other debris: Yes_____ No_x_

Property has been taken for foreclosure of mortgage. Yes _x_ No

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

The long-term vacancy of this property is a blighting influence on the neighborhood. The Athol Housing Sub-Committee believes the abandoned nature of the property presents safety concerns.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk: 48639 Pg: 107
Page: 1 of 3 03/07/2012 01:32 PM WD

FORECLOSURE DEED

GMAC Mortgage, LLC, having its usual place of business at 3451 Hammond Ave, Waterloo, IA, 50702 the present holder of a mortgage from Brian M. Harris and April M. Harris to Mortgage Electronic Registration Systems, Inc. dated April 23, 2009 recorded with the Worcester County (Worcester District) Registry of Deeds at Book 44146, Page 343, by the power conferred by said mortgage and by every other power, for ONE HUNDRED NINETY-TWO THOUSAND ONE HUNDRED FIFTY-TWO DOLLARS AND 34/100 ($192,152.34) paid, grants to GMAC Mortgage, LLC, 3451 Hammond Ave, Waterloo, IA, 50702 the premises conveyed by said mortgage.

Executed as a sealed instrument this March 1, 2012.

RE: 194 Cottage Street, Athol, MA 01331

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 03/07/2012 01:32 PM
Ctrl# 109200 20711 Doc# 00025221
Fee: $877.80 Cons: $192,152.34

GMAC Mortgage, LLC

By: Heather Petrillo

Title: Heather Petrillo Authorized Officer

STATE OF Pennsylvania

Montgomery, SS March 1, 2012

On this March 1, 2012, before me, the undersigned notary public, personally appeared Heather Petrillo for GMAC Mortgage, LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICIA NOLAN HOFFMAN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires November 15, 2015

Patricia Nolan Hoffman
Patricia Nolan Hoffman, Notary Public
My Commission Expires: November 15, 2015

Return to:
Orlans Moran PLLC
P.O. Box 5041
Troy, MI 48007-5041
File Number: 703.0680

Affidavit of Sale

I, Caleb J. Shureb, Employee, Authorized Signatory, Real Property of Orlans Moran PLLC under Certificate of Authorization for GMAC Mortgage, LLC, ("Lender") named in the foregoing deed, make oath and say that the principal, interest and other obligations mentioned in mortgage from above referred to were not paid or tendered or performed when due or prior to the sale, and that I caused to be published on the 23rd day of January, 2012, on the 30th day of January, 2012 and on the 6th day of February, 2012, in the Athol Daily News a newspaper published or by its title page purporting to be published in ATHOL and circulated in Athol, a copy of which is attached hereto as Exhibit A.

I also have complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the required notices by certified mail, return receipt requested, ____ (if checked) I also gave the Internal Revenue Service notice by mailing Notice of Sale pursuant to Section 7425(c) of the Internal Revenue Code.

Pursuant to said notice at the time and place therein appointed

The Lender sold the mortgaged premises at public auction by Sharon Disilvestro, a licensed auctioneer, of Towne Auction to the successful purchaser GMAC Mortgage, LLC, 3451 Hammond Ave, Waterloo, IA, 50702, for the sum of ONE HUNDRED NINETY-TWO THOUSAND ONE HUNDRED FIFTY-TWO DOLLARS AND 34/100 ($192,152.34).

See Certificate of Authorization recorded herewith

For signatory authority, see Delegation of Authority and Appointment recorded with the Worcester County (Southern District) Registry of Deeds in Book 48371, Page 327.

Caleb J. Shureb,
Employee, Authorized Signatory, Real Property of Orlans Moran, PLLC, attorney-in fact for GMAC Mortgage, LLC

STATE OF MICHIGAN

OAKLAND, SS 2/29, 2012

On this 29 of Feb, 2012, before me, the undersigned notary public, personally appeared Caleb J. Shureb, Employee, Authorized Signatory, Real Property, of Orlans Moran PLLC, as attorney-in-fact for GMAC Mortgage, LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person(s) whose name(s) is on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Nicholas A. Kasperek, Notary Public
My Commission Expires: 5/2/2016

NICHOLAS A. KASPEREK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires May 2, 2016
Acting in the County of Oakland

Return to:
Orlans Moran PLLC
P.O. Box 5041
Troy, MI 48007-5041
File Number: 703.0680

EXHIBIT "A"

ATTACHED TO AND FORMING A PART OF FORECLOSURE DEED AND AFFIDAVIT IN LAND COURT CASE NO. 454523 FOR PROPERTY LOCATED AT 194 COTTAGE STREET, ATHOL, MA 01331

LEGAL NOTICE

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **BRIAN M. HARRIS** and **APRIL M. HARRIS** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, dated April 23, 2009 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 44146, Page 343 of which the Mortgage the undersigned is the present holder by assignment for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 12:00 PM on February 13, 2012 at **194 Cottage Street, Athol, MA**, all and singular the premises described in said Mortgage, to wit:

The land in Athol, Worcester County, Massachusetts, on the easterly side of Cottage Street, with the buildings thereon, bounded and described as follows:

Beginning at the northwest corner thereof on the East side of said Street and at the Southwest corner of land now or formerly of James L. Carey et ux;

Thence Easterly by said Carey Land, 135 feet;
Thence Southerly in a line parallel with the East line of Cottage Street, 80 feet;
Thence Westerly in a line at right angles with said Street, 135 feet to said Street;
Thence Northerly by the Easterly line of Cottage Street, 80 feet to the place of beginning.

Together with a right in a certain reservoir on the Thayer Lot, so-called, in said Athol if the same now exists.

Notwithstanding the homestead waiver language in this mortgage, the mortgagors intend for their homestead to remain in effect as allowed by law, except that it is hereby subordinated to the interests of the mortgagee.

Said homestead is recorded at said Registry of Deeds in Book 40166, Page 137.

Being and intending to describe and convey the same premises conveyed by deed recorded with said Registry in Book 40166, Page 120.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

TERMS OF SALE:
A deposit of FIVE THOUSAND DOLLARS AND 00/ CENTS ($5,000.00) in the form of a certified check or bank treasurer's check will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

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

GMAC Mortgage, LLC
Present Holder of said Mortgage,
By its Attorneys,
Orlans Moran PLLC
P.O. Box 962169
Boston, MA 02196
Phone: (617) 502-4100

January 23, 30, February 6, 2012

Return to:
Orlans Moran PLLC
P.O. Box 5041
Troy, MI 48007-5041
File Number: 703.0680

114
170'
66'
115
1'
155'
63.46'
50'
135'
180'S
118
16'
STREET
50'
60'S
135'
1
80'
119
10
80'
60'
135'
120
107'
58'
100'
28.6'
124
43'
52'

Property Location: 194 COTTAGE ST | MAP ID: 29/ 119/ / / | Bldg Name: | State Use: 1050

Vision ID: 244 | Account # | Bldg # 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/20/2017 08:37

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GMAC MORTGAGE LLC	2 Above Street	2 Public Water	1 Paved	2 Suburban
3451 HAMMOND AV	4 Rolling	3 Public Sewer		
WATERLOO, IA 50702				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 00029 00119 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140283_926932 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1050	117,100	117,100
Res Land	1050	24,200	24,200
Res OB	1050	4,900	4,900
Total		146,200	146,200

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

Owner	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GMAC MORTGAGE LLC	48639/ 107	03/07/2012	U	I	192,152	1L
HARRIS BRIAN M	40166/ 120	11/15/2006	Q	I	175,000	00
CONRAD ANDREW J	22625/ 179	05/26/2000	Q	I	68,000	00
VITELLO RACHEL Y	07206/0014	04/10/1981			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1050	117,100	2017	1050	117,100	2016	1050	115,300
2018	1050	24,200	2017	1050	24,200	2016	1050	24,200
2018	1050	4,900	2017	1050	4,900	2016	1050	4,900
		Total: 146,200			Total: 146,200			Total: 144,400

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

VACANT BLD

BLUE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	116,800
Appraised XF (B) Value (Bldg)	300
Appraised OB (L) Value (Bldg)	4,900
Appraised Land Value (Bldg)	24,200
Special Land Value	0
Total Appraised Parcel Value	146,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	146,200

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/04/2012	01		JG	02	Measur+2Visit - Info Card
03/17/2003			RL	10	Measu/LtrSnt Letter Sen
03/13/2003			MS	01	Measur+1Visit
03/13/2003			MS	02	Measur+2Visit - Info Card
07/10/1995	X		MD		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1050	THREE FAM MDL-03	RA				10,800	SF	2.24	1.0000	5	1.0000	1.00		0.00				1.00	2.24	24,200

Total Card Land Units: 0.25 AC | Parcel Total Land Area: 0.25 AC | Total Land Value: 24,200

Property Location: 194 COTTAGE ST **MAP ID:** 29/ 119/ / / **Bldg Name:** **State Use:** 1050
Vision ID: 2445 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/20/2017 08:37

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	11		Three Family
Model	03		Multi-Family
Grade	03		Average
Stories	3		3 Stories
Occupancy	3		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2	13		Pre-Fab Wood
Roof Structure	06		Mansard
Roof Cover	11		Slate
Interior Wall 1	03		Plastered
Interior Wall 2	05		Drywall/Sheet
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	11		
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

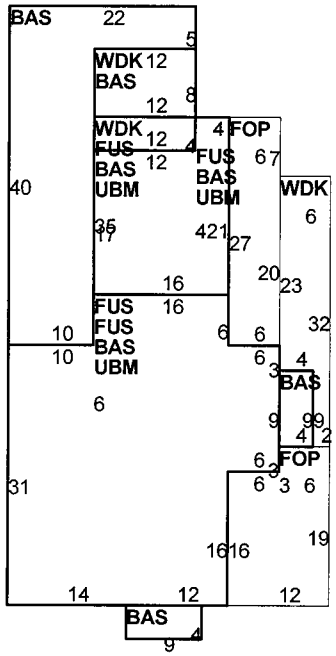
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1050	THREE FAM MDL-03	100

COST/MARKET VALUATION

Adj. Base Rate:	39.76
	184,725
Net Other Adj:	10,000.00
Replace Cost	194,725
AYB	1900
EYB	1976
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	40
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	60
Apprais Val	116,800
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	Garage			L	600	32.75	1994		0		25	4,900
FLU2	Flue, Brick			B	1	450.00	1976		1		100	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,956	1,956	1,956	39.76	77,771
FOP	Porch, Open, Framed	0	372	74	7.91	2,942
FUS	Upper Story, Finished	2,320	2,320	2,320	39.76	92,243
UBM	Basement, Unfinished	0	1,328	266	7.96	10,576
WDK	Deck, Wood	0	300	30	3.98	1,193
	Ttl. Gross Liv/Lease Area:	4,276	6,276	4,646		194,725

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _2_ (1, 2 or 3)
Street number and name: 91 Cottage St
City: Athol, MA 01331
Parcel Id # : 30-416

Name of Property Owner or Owners: Swan, Walter A Jr. & Geedy, Susan M.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes _x_ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes _x_ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes _x_ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 4.5 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_x_ No _

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes _x_ No _

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes _x_ No _

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _x_No _

Property has significant presence of overgrown or dead vegetation: Yes_x_ No_

Property has an accumulation of trash, refuse or other debris: Yes _x_ No__

Property has been taken for foreclosure of mortgage. Yes __ No _x In process_

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk: 34175 Pg: 235 Doc: DEED
Page: 1 of 1 07/21/2004 12:55 PM

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT I, Walter A. Swan, Jr., of the Town of Athol, Worcester County, Commonwealth of Massachusetts, for the consideration paid, and in full consideration of Less than One Hundred and 00/100 ($100.00) DOLLARS, grant to Walter A Swan, Jr. and Susan M Geedy as Joint Tenants with Rights of Survivorship, of 91 Cottage Street, Athol, MA 01331.

With *Quitclaim Covennants*

The land with the buildings thereon, situated on the west side of Cottage Street, in said Athol, bounded and described as follows:

Beginning at the northeast corner thereof in the westerly line of Cottage Street at corner of land now or formerly of Kenneth B. Richards et ux, formerly of Charles W. Bachelder;
thence southerly by Cottage Street, seventy (70) feet to land formerly of Ira J. Cass;
thence South 77 degrees West, by said Cass land, one hundred (100) feet to a stake and stones;
thence North 25.5 degrees East by said Cass land, seventy (70) feet to said Richards land;
thence North 77 degrees East by said Richards land, one hundred (100) feet to the place of beginning.

Meaning and intending to describe and convey the premises conveyed by deed dated July 15, 1998 and recorded with the Worcester Registry of Deeds in Book 20186, Page 190.

PROPERTY ADDRESS: 91 Cottage Street, Athol, MA 01331

Witness my hand and seal this 16 day of July, 2004.

Walter A Swan, Jr.

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS July 16, 2004

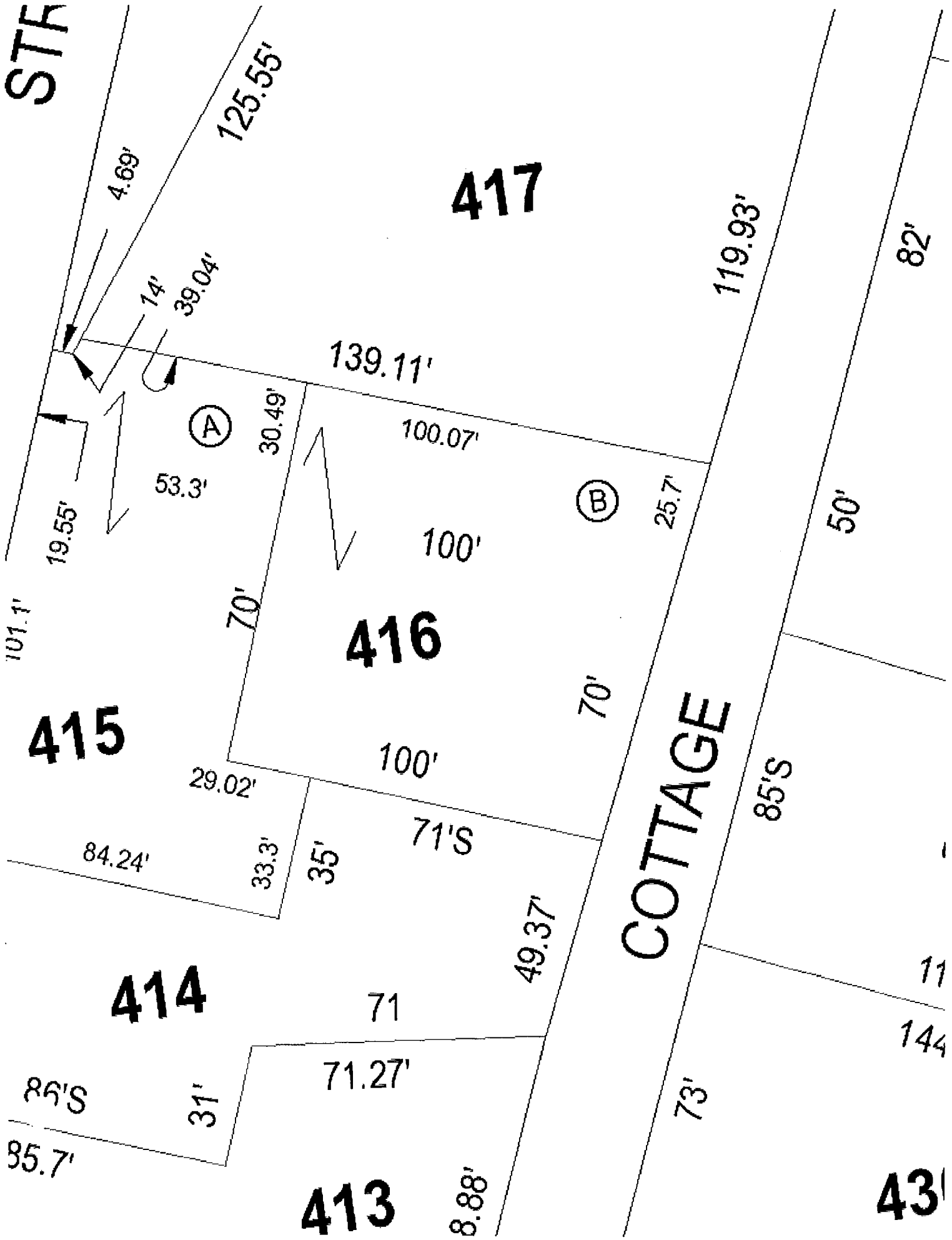
Then personally appeared the above-named Walter A. Swan, Jr. . . proved to me through satisfactory evidence of identification, which were (drivers license and MA ID card (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed before me.

Stacey Lynn Weego

STACEY LYNN WEEGO
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES SEPTEMBER 10, 2010

Return:
Hadlock
1 Newbury Street
Peabody, MA 01960

ATTEST: WORC. Anthony J. Vigliotti, Register


STR
125.55'
4.69'
417
14'
39.04'
119.93'
82'
139.11'
30.49'
A
100.07'
53.3'
B
25.7'
50'
19.55'
100'
101.1'
70'
416
70'
415
100'
29.02'
85'S
71'S
84.24'
33.3'
35'
COTTAGE
49.37'
414
71
71.27'
86'S
31'
73'
85.7'
413
8.88'
43

Property Location: 91 COTTAGE ST | MAP ID: 30/ 416/ / / | Bldg Name: | State Use: 1040

Vision ID: 304[illegible] | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: [illegible]/20/2017 08:37

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SWAN WALTER A JR	1 Level	1 All Public	1 Paved	2 Suburban
GEEDY SUSAN M				
609 MAIN ST APT 1				
ATHOL, MA 01331				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 00030 00416 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140284_927105 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1040	74,200	74,200
Res Land	1040	21,600	21,600
Total		95,800	95,800

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SWAN WALTER A JR	34175/ 235	07/21/2004	U	I	100	1A
SWAN WALTER A JR	20186/ 190	07/16/1998	Q	I	28,000	00
PARKER RALPH A	16099/ 161	03/03/1994	U	I	1	IA
PARKER RALPH A	12680/0318	03/19/1990	U	I	1	1A
PARKER RALPH A	08401/0319	10/11/1984	Q	I	33,450	00
ATHOL-CLINTON COOP	08401/0319	12/01/1982			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1040	74,200	2017	1040	74,200	2016	1040	73,000
2018	1040	21,600	2017	1040	21,600	2016	1040	21,600
		Total: 95,800			Total: 95,800			Total: 94,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE - REHAB'ED

OWNER OCCUPIED

2ND FLR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	73,700
Appraised XF (B) Value (Bldg)	500
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	21,600
Special Land Value	0
Total Appraised Parcel Value	95,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	95,800

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
223-11				9,000		0		WEATHERIZATION
485-03	10/22/2003	BP		4,500	07/20/2004	100		SIDING
451-03	10/02/2003	DE	Demolish	1,000	07/20/2004	100		DEMO FEP

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/04/2012	01		JG	07	Measur/Inf/Dr Info taken
07/20/2004			LA	01	Measur+1Visit
01/24/2003			RL	08	Measur/Int Refusal No in
12/24/2002			RL	10	Measu/LtrSnt Letter Sen
12/11/2002			NH	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1040	TWO FAMILY MDL-03	RA				9,810	SF	2.45	1.0000	5	1.0000	0.90		0.00	TOPO/STEEP			1.00	2.21	21,600

Total Card Land Units: 0.23 AC | Parcel Total Land Area: 0.23 AC | Total Land Value: 21,600

Property Location: 91 COTTAGE ST **MAP ID:** 30/ 416/ / / **Bldg Name:** **State Use:** 1040

Vision ID: 3047 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/20/2017 08:37

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	09		Two Family
Model	03		Multi-Family
Grade	03		Average
Stories	2		2 Stories
Occupancy	2		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	11		
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

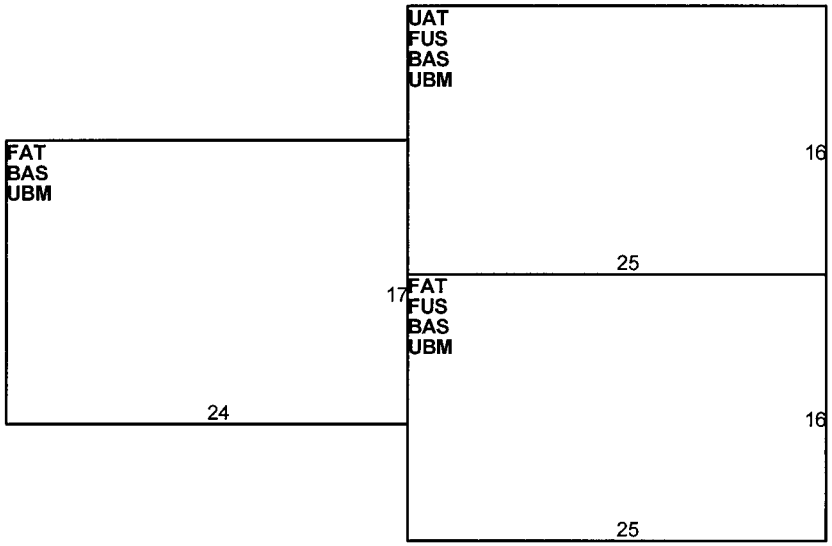
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1040	TWO FAMILY MDL-03	100

COST/MARKET VALUATION

Adj. Base Rate:	50.97
	129,056
Net Other Adj:	5,000.00
Replace Cost	134,056
AYB	1920
EYB	1971
Dep Code	BA
Remodel Rating	
Year Remodeled	
Dep %	45
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	55
Apprais Val	73,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FLU2	Flue, Brick			B	2	450.00	1971		1		100	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,208	1,208	1,208	50.97	61,572
FAT	Attic, Finished	242	808	242	15.27	12,335
FUS	Upper Story, Finished	800	800	800	50.97	40,776
UAT	Attic, Unfinished	0	400	40	5.10	2,039
UBM	Basement, Unfinished	0	1,208	242	10.21	12,335
	Ttl. Gross Liv/Lease Area:	2,250	4,424	2,532		134,056

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _2_ (1, 2 or 3)
Street number and name: 124 Cottage St
City: Athol, MA 01331
Parcel Id # : 29-107

Name of Property Owner or Owners: Holland, Leo

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes _x_ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes _x_ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes _x_ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 10 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_x_ No _

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes _x_ No _

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes _x_ No _

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _x_ No _

Property has significant presence of overgrown or dead vegetation: Yes_x_ No_

Property has an accumulation of trash, refuse or other debris: Yes _x_ No_

Property has been taken for foreclosure of mortgage. Yes __ No _x_

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2017 00013359
Bk: 56708 Pg: 230
Page: 1 of 7 02/06/2017 11:09 AM WD

QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/06/2017 11:09 AM
Ctrl# 164717 18265 Doc# 00013359
Fee: $1,710.00 Cons: $375,000.00

JJS SS & SON DEVELOPMENT, LLC, a New Hampshire limited liability company with an address of 44 Hermit Woods Road, Sanbornton, Belknap County, New Hampshire in consideration of $375,000.00 **GRANTS and CONVEYS to CURRIER ROAD HOLDINGS, LLC, a NH limited liability company with an address of PO Box 10262, Bedford, NH 03110** with **QUITCLAIM COVENANTS**, the following described real property:

The land and buildings more particularly described on Exhibit A attached hereto being located in Athol and Orange, Massachusetts

Locus: **111 PINEDALE AVENUE, ATHOL, WORCESTER COUNTY, MASSACHUSETTS; 193 FREEDOM STREET, ATHOL, WORCESTER COUNTY, MASSACHUSETTS; 124 COTTAGE STREET, ATHOL, WORCESTER COUNTY, MASSACHUSETTS; 212 WALNUT STREET, ATHOL, WORCESTER COUNTY, MASSACHUSETTS; 1031 SILVER LAKE STREET, ATHOL, WORCESTER COUNTY, MASSACHUSETTS; 549 EAST MAIN STREET, ORANGE, FRANKLIN COUNTY, MASSACHUSETTS**

These are not homestead properties of the Grantor.
These are not all or substantially all of the assets of the Grantor.

Locus: 111 Pinedale Avenue; 193 Freedom St. et; 124 Cottage Street; 212 Walnut Street; and 1031 Silver Lake Street, Athol, MA

Allen-Fuller, PA
40 Stark St. 2nd Floor
Manchester, NH 03101

Dated this 16th day of June, 2016.

JJS SS & SON DEVELOPMENT, LLC

Witness

By: John J. Suldenski
Name: John J. Suldenski
Title: Manager

STATE OF NEW HAMPSHIRE
HILLSBOROUGH, ss.

On June 16, 2016 before me, the undersigned notary public, personally appeared **JOHN J. SULDENSKI**, duly authorized manager of JJS SS & SON DEVELOPMENT, **LLC**, a New Hampshire limited liability company ("Company") and proved to me through satisfactory evidence of identification, which was a copy of a state driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, individually and on behalf of the Company.

Notary Public: John L. Allen
My comm expires: 7/24/2018

EXHIBIT A

111 PINEDALE AVENUE, ATHOL, WORCESTER COUNTY, MASSACHUSETTS

The land in Intervale, in said Athol, with the buildings thereon, bounded and described as follows:

Beginning at the northwest corner of said tract, at a bound on the easterly line of Pinedale Avenue and 300.0 feet southerly from the intersection of Pinedale Avenue with the southerly line of Twichell Street;

Thence easterly, at a right angle with Pinedale Avenue, 120.0 feet to a bound;

Thence southerly, in a line parallel with Pinedale Avenue, 60.0 feet to a bound;

Thence westerly, in a line parallel with the first described line, 120.0 feet to the easterly line of Pinedale Avenue;

Thence northerly by Pinedale Avenue to the place of beginning.

Being Lot numbered 45 on Plan of Intervale as filed with the Worcester District Deeds, Book 1447, Page 653.

Subject to the restriction, to the extent the same remains in force and effect, but without extending the same, that no building or any portion of a building shall be erected or maintained within 20.0 feet of Pinedale Avenue.

Meaning and intending to describe and convey a portion of the same premises conveyed to the within Grantor by Quitclaim Deed of **EVANJO8, LLC** dated May 7, 2015, and recorded in the Worcester County Registry of Deeds at Book 54090, Page 209.

193 FREEDOM STREET, ATHOL, WORCESTER COUNTY, MASSACHUSETTS

A certain tract of land with the buildings thereon situated in Athol, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING	at a stone monument at the southwest corner of said tract and on the northerly side of Fern Street; thence
NORTHERLY	about 74.67 feet to land now or formerly of Mary A. Cook; thence
EASTERLY	by said Cook land about 86 feet to Freedom Street; thence

SOUTHERLY by the westerly line of said Freedom Street, about 68 feet to said Fern Street; thence

WESTERLY by the northerly line of said Fern Street about 75 feet to the place of beginning.

Meaning and intending to describe and convey a portion of the same premises conveyed to the within Grantor by Quitclaim Deed of **EVANJO8, LLC** dated May 7, 2015, and recorded in the Worcester County Registry of Deeds at Book 54090, Page 209.

124 COTTAGE STREET, ATHOL, WORCESTER COUNTY, MASSACHUSETTS

A certain tract of land in Athol, situated on the easterly side of Cottage Street, with the buildings thereon, bounded and described as follows:

Beginning at the northwesterly corner thereof in the easterly line of Cottage Street at the corner of land now or formerly of one Cass;

Thence easterly by land now or formerly of said Cass to land now or formerly of Louis DeSantis;

Thence southerly by land of said DeSantis, and in the same course to land now or formerly of one Bridges;

Thence westerly by land of said Bridges to said Cottage Street;

Thence northerly by said Cottage Street to the place of beginning being about 4 ½ rods by 9 rods in dimension.

Meaning and intending to describe and convey a portion of the same premises conveyed to the within Grantor by Quitclaim Deed of **EVANJO8, LLC** dated May 7, 2015, and recorded in the Worcester County Registry of Deeds at Book 54090, Page 209.

212 WALNUT STREET, ATHOL, WORCESTER COUNTY, MASSACHUSETTS

The land in said Athol, with the buildings thereon, situated on the northerly side of Walnut Street, and bounded and described as follows:

Beginning at a stone bound in the northerly line of said Walnut Street, the southwesterly corner of the conveyed premises, and at the land of Ernest T. Fredette; thence northerly along land of said Fredette one hundred (100) feet to a stone bound at land of R. Garnie Halbert; thence easterly along land of said Halbert sixty-five and 30/100 (65.30) feet to a stone bound at the land of Edward R. Davenport; thence southerly along land of said Davenport one hundred (100) feet to a stone bound in the

northerly line of said Walnut Street; thence westerly along the northerly line of said Street sixty-five (65) feet to the bound first mentioned, the interior angle at this point being 90 degrees.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable.

Meaning and intending to describe and convey a portion of the same premises conveyed to the within Grantor by Quitclaim Deed of **EVANJO8, LLC** dated May 7, 2015, and recorded in the Worcester County Registry of Deeds at Book 54090, Page 209.

1031 SILVER LAKE STREET, ATHOL, WORCESTER COUNTY, MASSACHUSETTS

The land in said Athol, bounded and described as follows:

Parcel 1:

Commencing at the southwesterly corner thereon at an iron pin in the ground on the easterly line of Silver Lake Street at a point located northerly about 150 feet from the northwesterly corner of the land now or formerly of John Collis Adams;

Thence by land now or formerly of Worrell easterly 100 feet to an iron pin thence continuing by land of said Worrell northerly 50 feet to an iron pin land now or formerly of Pryor;

Thence by said land of Pryor et ux and in a line parallel with the course above described westerly to an iron pin set in the ground on the easterly side of Silver Lake Street;

Thence along the easterly line of Silver Lake Street southerly 50 feet to place of beginning.

Containing 5000 square feet;

Parcel 2:

Being the land in the said Athol in the easterly side of Silver Lake Street, bounded and described as follows:

Beginning at the iron pin at the southwesterly corner of the land now or formerly of Allan I. Alford trustee of Philip Realty Trust, the easterly line of said Silver Lake Street, said point being about 150 feet north from the northwest corner of land of Adams;

Thence easterly along said other land of the above mentioned Alford, Trustee, about 100 feet to iron pin;

Thence northerly along said land of the above 50 feet to an iron pin;

Thence 50 feet easterly to an iron pin;

Thence southerly about 172 feet to stake in the ground at land of said Adams;

Thence westerly along said Adams land about 168 feet to the said Silver Lake Street;

Thence northerly along said Silver Lake Street about 150 feet to the point of beginning.

Meaning and intending to describe and convey a portion of the same premises conveyed to the within Grantor by Quitclaim Deed of **EVANJO8, LLC** dated May 7, 2015, and recorded in the Worcester County Registry of Deeds at Book 54090, Page 209.

549 EAST MAIN STREET, ORANGE, FRANKLIN COUNTY, MASSACHUSETTS

A certain tract of land, with the buildings thereon, situate on the north side of East Main Street, in said Orange, bounded and described as follows:

Beginning at the southeast corner thereof, at a point in the north line of said street, which is fifteen (15) feet east of an angle formed by the intersection of an extension of the east line of said building (dwelling house) with the north line of said street,

Thence running northerly on land now or formerly of William G. Moody one hundred seventy (170) feet;

Thence westerly on land now or formerly of said Moody sixty (60) feet;

Thence southerly on land now or formerly of said Moody one hundred seventy (170) feet to said street;

Thence easterly in line of said street sixty (60) feet to the place of beginning.

ALSO, the land in Orange, bounded and described as follows:

Beginning at the southeast corner of other land of said Angelo Rossi, thence running easterly in the north line of East Main Street fifteen (15) feet to a monument;

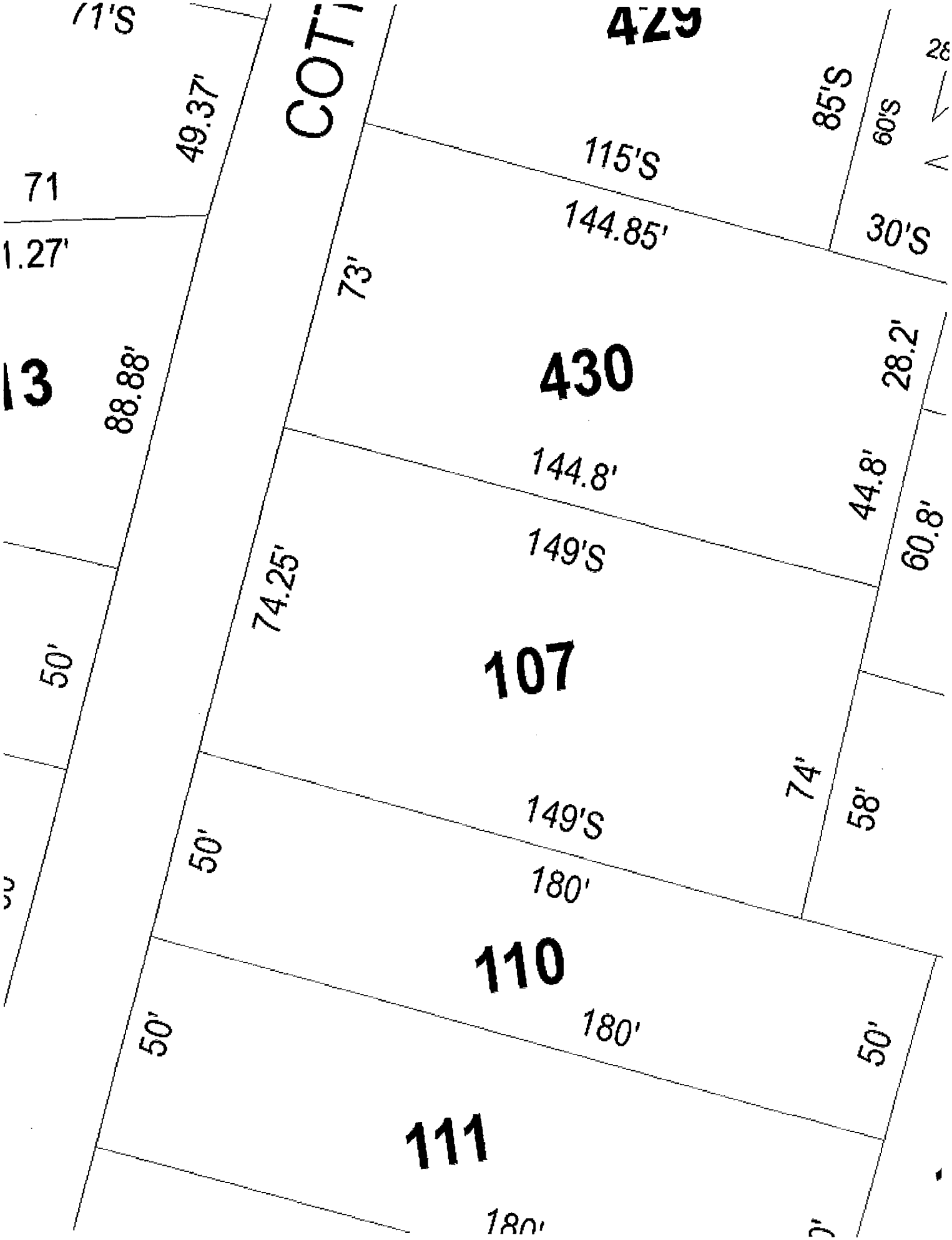
Thence northerly on land now or formerly of William G. Moody one hundred seventy (170) feet to a monument;

Thence westerly on other land now or formerly of said Moody fifteen (15) feet to a monument;

Thence southerly on other land of said Rossi one hundred seventy

(170) feet to the place of beginning.

Meaning and intending to describe and convey the same premises conveyed to the within Grantor by Quitclaim Deed of **EVANJO8, LLC** dated May 7, 2015, and recorded in the Franklin County Registry of Deeds at Book 6726, Page 157.


71'S
49.37'
COT
429
85'S
60'S
28
115'S
71
144.85'
30'S
1.27'
73'
13
88.88'
430
28.2'
144.8'
44.8'
60.8'
149'S
74.25'
50'
107
74'
58'
149'S
50'
180'
110
50'
180'
50'
111
180'

Property Location: 124 COTTAGE ST | MAP ID: 29/ 107/ / / | Bldg Name: | State Use: 1110

Vision ID: 243 | Account # 302 | Bldg # 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 20/2017 08:38

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CURRIER ROAD HOLDINGS LLC	1 Level	1 All Public	1 Paved	2 Suburban
PO BOX 10262				
BEDFORD, NH 03110				

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 00029 00107 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140314_927041 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1110	84,600	84,600
Res Land	1110	24,300	24,300
Total		108,900	108,900

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CURRIER ROAD HOLDINGS LLC	56708/ 230	02/06/2017	U	I	375,000	1U
JJS SS & SON DEVELOPMENT LLC	54090/ 209	07/31/2015	U	I	475,000	1V
EVANJ08 LLC	43090/ 92	07/15/2008	U	I	28,000	1S
WELLS FARGO BANK NATIONAL ASSOC TRUSTEE	41944/ 136	10/18/2007	U	I	177,270	1L
TREMBLAY MARK	38950/ 355	05/12/2006	U	I	200,000	1O
JOLLY LORI A MANAGER	37611/ 280	10/21/2005	U	I	85,000	1S

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1110	84,600	2017	1110	78,800	2016	1110	73,700
2018	1110	24,300	2017	1110	24,300	2016	1110	24,300
	Total:	108,900		Total:	103,100		Total:	98,000

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE IG REMODELED THERMAL WINDOWS
NOT PERMITTED USE? PERMITTED 2 FAMILY
VACANT BLD
FUNC=LAYOUT
ILLEGAL 4 FAMILY PER BLD INSP 8/24/05

1N=DEED IN LIEU PER AGREEMENT
13/35 30/358 30/66 11/117
TAX TAKING 51693/114 10/31/2013

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	84,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	24,300
Special Land Value	0
Total Appraised Parcel Value	108,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	108,900

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
66-98	05/13/1998	SD	Siding	5,000	06/10/1999	0		GARAGE
11597	06/16/1997	SD	Siding	5,000		0		& ALTERAT
1	01/01/1992	RS	CHANGE EFF AGE	1		0	05/04/1993	SIDING AN

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/12/2012	01		GG	39	Appointment - no-show
03/17/2003			RL	10	Measu/LtrSnt Letter Sen
03/13/2003			MS	01	Measur+1Visit
03/13/2003			MS	02	Measur+2Visit - Info Card
06/10/1999			LA	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1110	Apartment 4 to 8 R	RA				11,000	SF	2.20	1.0000	5	1.0000	1.00		0.00				1.00	2.20	24,300

Total Card Land Units: 0.25 AC | Parcel Total Land Area: 0.25 AC | Total Land Value: 24,300

Property Location: 124 COTTAGE ST **MAP ID:** 29/ 107/ / / **Bldg Name:** **State Use:** 1110
Vision ID: 2433 **Account #** 302 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/20/2017 08:38

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	15		4 to 8 Family
Model	07		4 to 8 Family
Grade	03		Average
Stories	1.5		1 1/2 Stories
Occupancy	4		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	4		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	10		
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

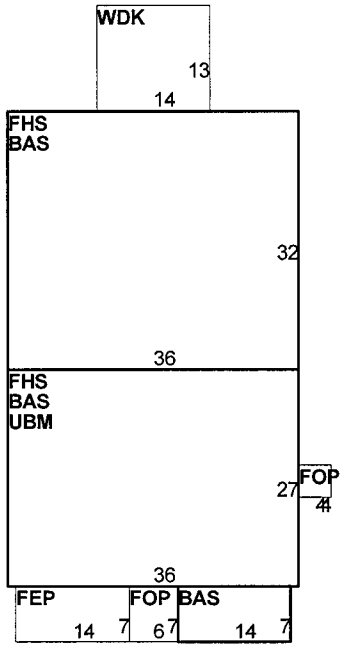
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1110	Apartment 4 to 8 R	100

COST/MARKET VALUATION

Adj. Base Rate:	74.02
	264,399
Net Other Adj:	0.00
Replace Cost	264,399
AYB	1900
EYB	1948
Dep Code	P
Remodel Rating	
Year Remodeled	
Dep %	68
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	32
Apprais Val	84,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,222	2,222	2,222	74.02	164,472
FEP	Porch, Enclosed, Framed	0	98	64	48.34	4,737
FHS	Half Story, Finished	1,062	2,124	1,062	37.01	78,609
FOP	Porch, Open, Framed	0	58	12	15.31	888
UBM	Basement, Unfinished	0	972	194	14.77	14,360
WDK	Deck, Wood	0	182	18	7.32	1,332
	Ttl. Gross Liv/Lease Area:	3,284	5,656	3,572		264,399

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): __1__ (1, 2 or 3)
Street number and name: 283 Cottage St
City: Athol, MA 01331
Parcel Id # : 29-83

Name of Property Owner or Owners: Hunt, Christina M & Colo, Christopher T et-al

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __x__ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __x__ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes __x__ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 3.5 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_x_ No _

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes __ No _x_

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes ___ No _x_

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _x_ No _

Property has significant presence of overgrown or dead vegetation: Yes__ No_x_

Property has an accumulation of trash, refuse or other debris: Yes __ No__x_

Property has been taken for foreclosure of mortgage. Yes __ No _x___

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk: 42458 Pg: 279
Page: 1 of 3 02/25/2008 03:07 PM WD

Property Address: 283 Cottage Street, Athol, Massachusetts 01331

QUITCLAIM DEED

WE, H. THOMAS COLO of 61 Mountainview Road, Athol, Massachusetts 01331 and ANGELO V. COLO of 296 Fredette Street, Athol, Massachusetts 01331

in consideration of ONE DOLLAR ($1.00)

grant to CHRISTINA M. HUNT of 56 Magoon Road, Orange, Massachusetts 01364; CHRISTOPHER T. COLO of 967 South Main Street, Athol, Massachusetts 01331, and ANDREA J. PLASKIEWICZ of 7509 McFrench Drive, Fayetteville, North Carolina 28311, as joint tenants with the right of survivorship and not as tenants in common,

with QUITCLAIM covenants

the land in said Athol, Worcester County, Massachusetts, with the buildings thereon, bounded and described as follows:

Beginning at the northeast corner thereof in the westerly line of Cottage Street at a point 78 feet southerly from land of the Athol Comb Company;

thence westerly in a line at right angles with said Cottage Street to high water mark in Cheney's Pond;

thence southerly by said high water mark to a point in range with a line drawn 42 feet southerly from and parallel with the above described line;

NO STAMPS

PLEASE RETURN TO:

THE LAW OFFICE OF
PAMELA E. ODDY, P.C.
EXCHANGE STREET
ATHOL, MA 01331
978-249-7511

H. Thomas Colo
H. Thomas Colo

Angelo V. Colo
Angelo V. Colo

#4887 3

thence easterly by said last named line to Cottage Street;
thence northerly by Cottage Street 42 feet to the place of beginning.

Said tract is conveyed subject to the restriction that no building or part of a building shall be erected or maintained within 12 feet of said Cottage Street.

For title reference:

See deed from Henry C. Bosworth to Angelo Colo, dated August 26, 1918 and recorded with Worcester District Registry of Deeds, Book 2163, Page 163. Angelo Colo died leaving his wife, Margherita R. Colo (1/3rd interest by operation of law), and his three children, Herman Colo (also known as H. Thomas Colo), Mary J. Colo and Angelo V. Colo (2/3rd interest by operation of law) as his only heirs. See Worcester County Probate No. 164532.

The children inherited a 2/3rd interest in the real estate and subsequently deeded their interest to their mother. See deed from Herman Colo and Mary J. Colo to Margherita R. Colo, dated August 16, 1951 and recorded with said Registry, Book 3376, Page 571. ALSO see deed from Angelo V. Colo to Margherita R. Colo, dated November 3, 1951 and recorded with said Registry, Book 3376, Page 572.

Margherita R. Colo died July 7, 1990. See Worcester County Probate No. 07P1968AD1.

Mary J. Colo died September 14, 2006 (See Certificate of Death to be recorded with said Registry of Deeds) without issue, leaving H. Thomas Colo and Angelo V. Colo as her only heirs. Mary J. Colo died intestate.

Executed as a sealed instrument this nineteenth day of February, 2008.

H. Thomas Colo

H. Thomas Colo

Angelo V. Colo

Angelo V. Colo

THE LAW OFFICE OF
PAMELA E. ODDY, P.C.
'XCHANGE STREET
.THOL, MA 01331
978-249-7511

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this nineteenth day of February, 2008, before me, the undersigned notary public, personally appeared H. Thomas Colo, proved to me through satisfactory evidence of identification, which was (check one):

_X_ my personal knowledge of the signer's identity;
_____ currently valid government issued photo identification;
_____ other (describe): _____

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

As notary public for H. Thomas Colo

Pamela E. Oddy

Notary Public – Pamela E. Oddy
My commission expires : November 28, 2014

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this nineteenth day of February, 2008, before me, the undersigned notary public, personally appeared Angelo V. Colo, proved to me through satisfactory evidence of identification, which was (check one):

_X_ my personal knowledge of the signer's identity;
_____ currently valid government issued photo identification;
_____ other (describe): _____

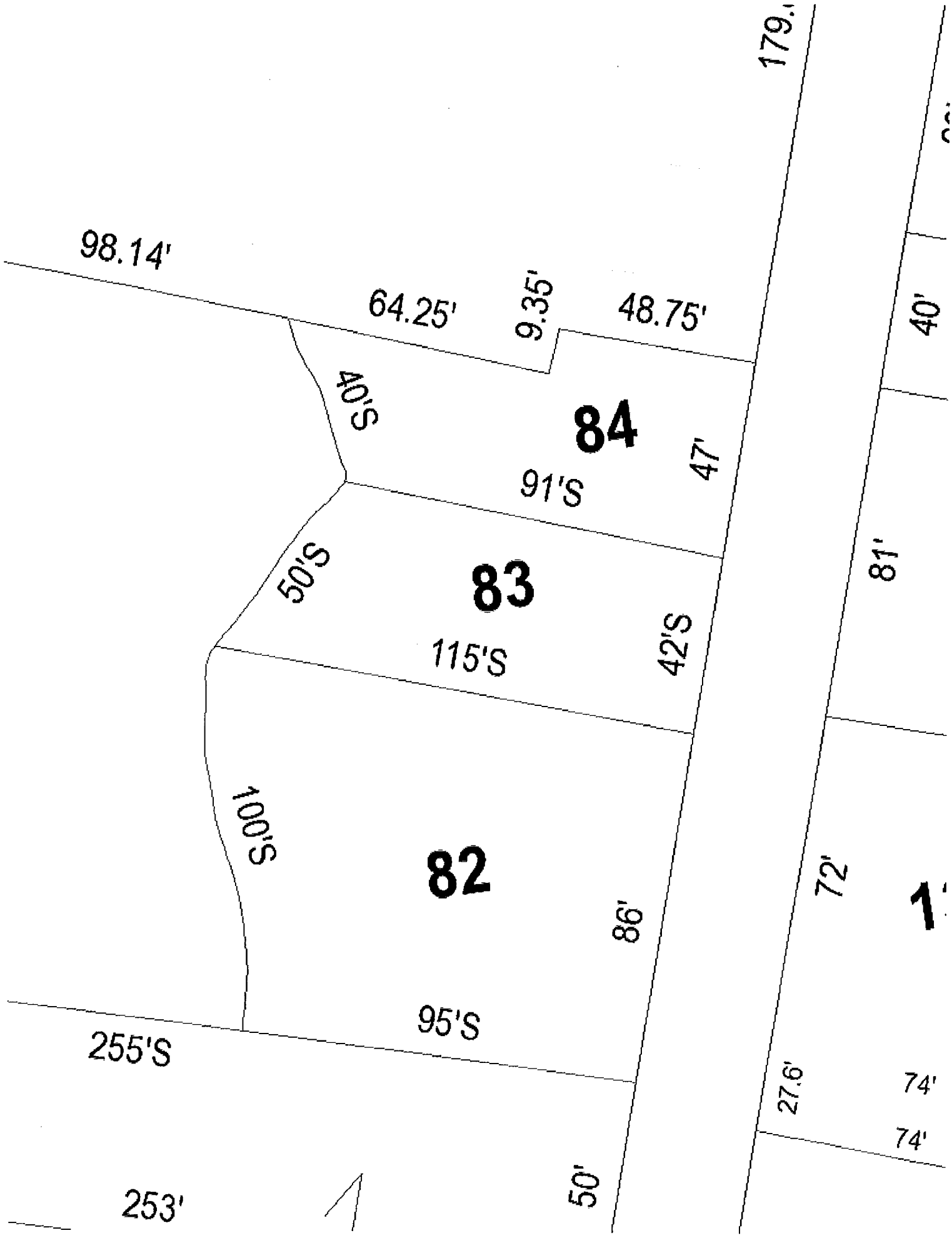
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

As notary public for Angelo V. Colo

Pamela E. Oddy

Notary Public – Pamela E. Oddy
My commission expires : November 28, 2014

THE LAW OFFICE OF
PAMELA E. ODDY, P.C.
EXCHANGE STREET
THOL, MA 01331
978-249-7511


179.
98.14'
64.25'
9.35'
48.75'
40'
40'S
84
47'
91'S
81'
50'S
83
42'S
115'S
100'S
82
72'
86'
95'S
255'S
27.6'
74'
74'
253'
50'

Property Location: 283 COTTAGE ST | MAP ID: 29/ 83/ / / | Bldg Name: | State Use: 1010

Vision ID: 241 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/20/2017 08:39

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
HUNT CHRISTINA M COLO CHRISTOPHER T ET-AL C/O THOAMS H COLO 56 MAGOON RD ORANGE, MA 01364 Additional Owners:	5 Steep	1 All Public	1 Paved 6 Sidewalk	2 Suburban

SUPPLEMENTAL DATA

Other ID: 00029 00083 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140209_926791 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	15,400	15,400
Res Land	1010	19,500	19,500
Total		34,900	34,900

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
HUNT CHRISTINA M	42458/ 279	02/25/2008	U	I	1	1A
COLO MARGHERITA R	03376/0572	11/05/1951			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	15,400	2017	1010	14,100	2016	1010	13,100
2018	1010	19,500	2017	1010	19,500	2016	1010	19,500
	Total:	34,900		Total:	33,600		Total:	32,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

IBA
GREEN
VACANT PADLOCK ON DOOR
ET-AL=ANDREA J PLASKIEWICZ

VACANT BLD

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	15,300
Appraised XF (B) Value (Bldg)	100
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	19,500
Special Land Value	0
Total Appraised Parcel Value	34,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	34,900

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/04/2012	01		JG	02	Measur+2Visit - Info Card
03/17/2003			RL	10	Measu/LtrSnt Letter Sen
03/13/2003			MS	01	Measur+1Visit
03/13/2003			MS	04	Measur/Vac/Boarded up
06/16/1998			XX	11	Inspct Prop Review Valu

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	G				4,500	SF	4.81	1.0000	5	1.0000	0.90		0.00	TOPO			1.00	4.33	19,500

Total Card Land Units: 0.10 AC | Parcel Total Land Area: 0.1 AC | Total Land Value: 19,500

Property Location: 283 COTTAGE ST **MAP ID:** 29/ 83/ / / **Bldg Name:** **State Use:** 1010

Vision ID: 2411 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/20/2017 08:39

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		Bungalow
Model	01		Residential
Grade	02		Below Average
Stories	1		1 Story
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2	05		Vinyl
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	01		1 Bedroom
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	4		
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

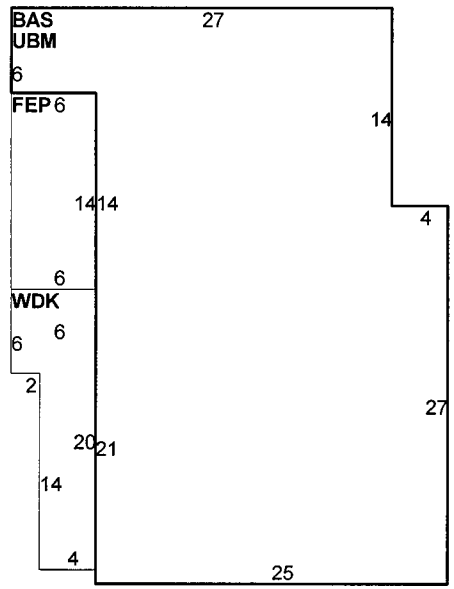
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	80.42
	102,127
Net Other Adj:	0.00
Replace Cost	102,127
AYB	1918
EYB	1961
Dep Code	P
Remodel Rating	
Year Remodeled	
Dep %	55
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	AP
% Complete	30
Overall % Cond	15
Apprais Val	15,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FLU2	Flue, Brick			B	1	450.00	1961		1		100	100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,005	1,005	1,005	80.42	80,817
FEP	Porch, Enclosed, Framed	0	84	55	52.65	4,423
UBM	Basement, Unfinished	0	1,005	201	16.08	16,163
WDK	Deck, Wood	0	92	9	7.87	724
	Ttl. Gross Liv/Lease Area:	1,005	2,186	1,270		102,127

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): __1__ (1, 2 or 3)
Street number and name: 26 Harugari St.
City: Athol, MA 01331
Parcel Id # : 29-203

Name of Property Owner or Owners: Destadio, Michelle A.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __x__ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __x__ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes __x__ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 7 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_x_ No _

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes __ No _x_

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes _x_ No _

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes __No _x_

Property has significant presence of overgrown or dead vegetation: Yes_x_ No_

Property has an accumulation of trash, refuse or other debris: Yes _x_ No__

Property has been taken for foreclosure of mortgage. Yes __ No _x__

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2003 00271465
Bk: 31905 Pg: 170 Doc: DEED
Page: 1 of 2 10/08/2003 11:16 AM

QUITCLAIM DEED

WE, EMILY DeLEO and CYNTHIA E. ROACH, joint tenants with rights of survivorship
of 26 Harugari Street, Athol, Massachusetts 01331

FOR CONSIDERATION PAID, and in full consideration of One Hundred Fifty Thousand Dollars ($150,000.00)

Grant to MICHELLE A. DeSTADIO, individually
of 26 Harugari Street, Athol, Massachusetts 01331 with **quitclaim covenants**

THE LAND, WITH THE BUILDINGS THEREON, in said Athol, situated on the northerly side of Chestnut Street, and bounded and described as follows:

[Description and encumbrances, if any]

BEGINNING at a point in the northerly line of Chestnut Street at the southwest corner of said tract at the intersection of the northerly line of Chestnut Street with the easterly line of Harugari Street;

THENCE northerly by the easterly line of Harugari Street, across Mill Brook, to land of one Cooke, being the southerly line of premises conveyed to George H. Cooke by Thomas H. Goodspeed by deed dated August 24, 1885, and recorded with the Worcester District Registry of Deeds, Book 1201, Page 206;

THENCE easterly by said Cooke land to land now or formerly of Martin Burke at a point about two (2) rods north of Mill Brook as said brook flowed October 16, 1850, at date of deed from Executors of Joel Kendall to John C. Hill;

THENCE South 9° East by said Burke land about seventeen (17) rods to said Chestnut Street;

THENCE westerly by the northerly line of Chestnut Street to the place of beginning.

Property address:26 HARUGARI STREET, ATHOL, MASSACHUSETTS 01331

Law Offices of
George C. Corey
144 Central Street
Gardner, MA 01440

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/08/2003 11:16 AM
Ctrl# 009938 26784 Doc# 00271465
Fee: $884.00 Cons: $150,000.00

2

EXCEPTING and reserving from this conveyance any aqueduct or water rights in and over said premises belonging to the Vermont and Massachusetts Railroad Company to which it or its successors are entitled, and also excepting any part of the granted premises that may have been take for town or county roads.

BEING the same premises conveyed to Emily DeLeo and Cynthia E. Roach by Emily W. DeLeo by deed dated June 27, 1987 and recorded with the Worcester District Registry of Deeds in Book 10591, Page 284.

WITNESS our hands and seals this 26th day of September 2003

Emily DeLeo
EMILY DeLEO

Cynthia E. Roach
CYNTHIA E. ROACH

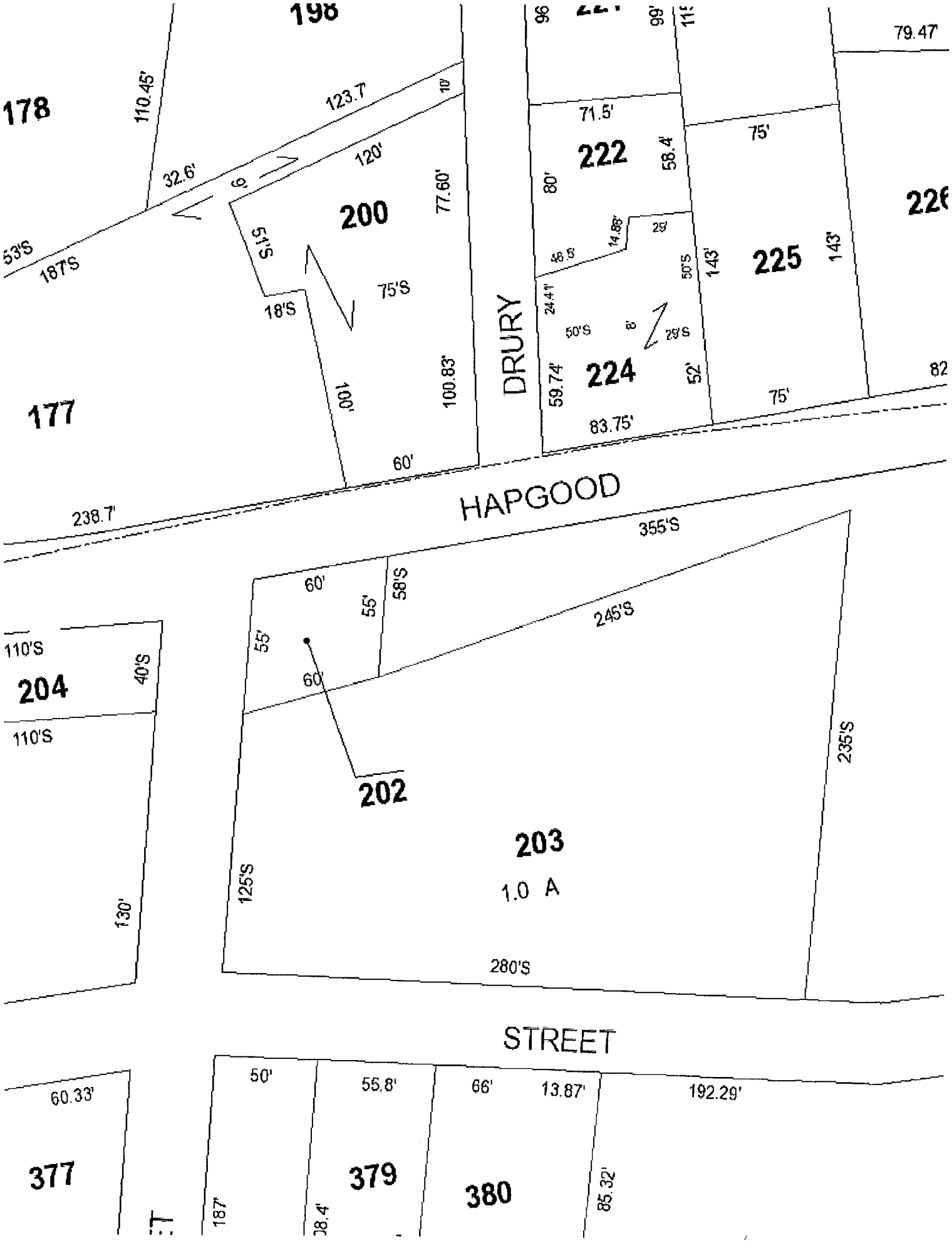
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. September 26, 2003

Then personally appeared the above named Emily DeLeo and Cynthia E. Roach and acknowledged the foregoing instrument to be their free act and deed before me.

Lee T. Halloran SEAL
Lee T. Halloran, Notary Public
My Commission Expires: 4/18/08

ATTEST: WORC. Anthony J. Vigliotti, Register


198
178
110.45'
123.7'
10'
120'
32.6'
6'
200
77.60'
53'S
187'S
54'S
75'S
18'S
100'
100.83'
177
DRURY
222
71.5'
58.4'
80'
75'
226
14.88'
29'
46'S
50'S
143'
225
143'
24.41'
50'S
8'
29'S
224
59.74'
52'
83.75'
75'
82
60'
HAPGOOD
238.7'
355'S
60'
58'S
55'
245'S
110'S
204
40'S
110'S
55'
60'
202
235'S
203
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125'S
130'
280'S
STREET
60.33'
50'
55.8'
66'
13.87'
192.29'
377
187'
379
380
85.32'

Property Location: 26 HARUGARI ST | MAP ID: 29/ 203/ / / | Bldg Name: | State Use: 1010

Vision ID: 251 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/20/2017 08:39

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
DESTADIO MICHELLE A	2 Above Street	1 All Public	2 Semi-Improved	2 Suburban
26 HARUGARI ST				
ATHOL, MA 01331				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 00029 00203 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140500_926667 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	98,000	98,000
Res Land	1010	27,400	27,400
Total		125,400	125,400

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
DESTADIO MICHELLE A	31905/ 170	10/08/2003	Q	I	150,000	00
DELEO EMILY	10591/0284	06/30/1987	U	I	1	00
DELEO EMILY W	06651/0305	01/04/1979			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	98,000	2017	1010	83,200	2016	1010	77,800
2018	1010	27,400	2017	1010	27,400	2016	1010	27,400
Total:		125,400	Total:		110,600	Total:		105,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

RED
STREAM + TOPO
VACANT BLD

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	96,700
Appraised XF (B) Value (Bldg)	1,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	27,400
Special Land Value	0
Total Appraised Parcel Value	125,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**125,400**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/15/2012	01		JG	04	Measur/Vac/Boarded up
03/27/2003			AH	00	Measur+Listed
03/18/2003			RL	10	Measu/LtrSnt Letter Sen
03/07/2003			MS	02	Measur+2Visit - Info Card
03/05/2003			MS	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				43,560	SF	0.70	1.0000	5	1.0000	0.90		0.00	TOPO			1.00	0.63	27,400

Total Card Land Units: 1.00 AC | Parcel Total Land Area: 1 AC | Total Land Value: 27,400

Property Location: 26 HARUGARI ST **MAP ID:** 29/ 203/ / / **Bldg Name:** **State Use:** 1010

Vision ID: 2514 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/20/2017 08:39

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Grade	03		Average
Stories	1.25		1 1/4 Stories
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2	12		Hardwood
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	01		Old Style

CONSTRUCTION DETAIL (CONTINUED)

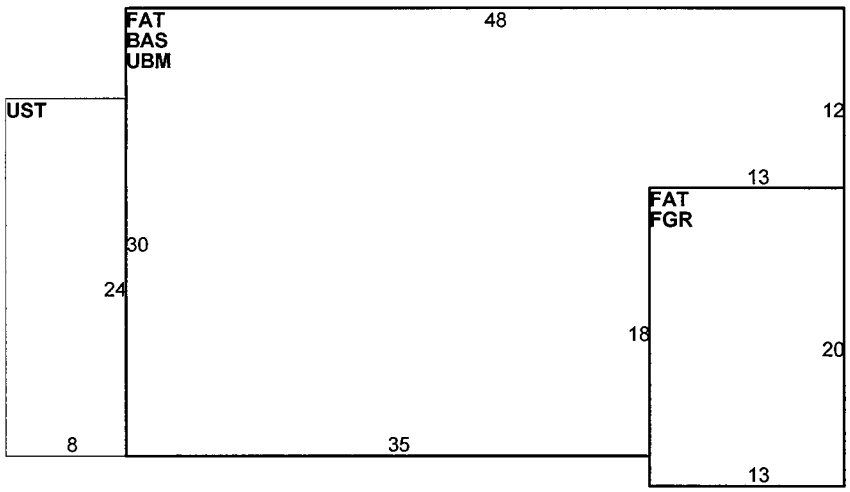
Element	Cd.	Ch.	Description

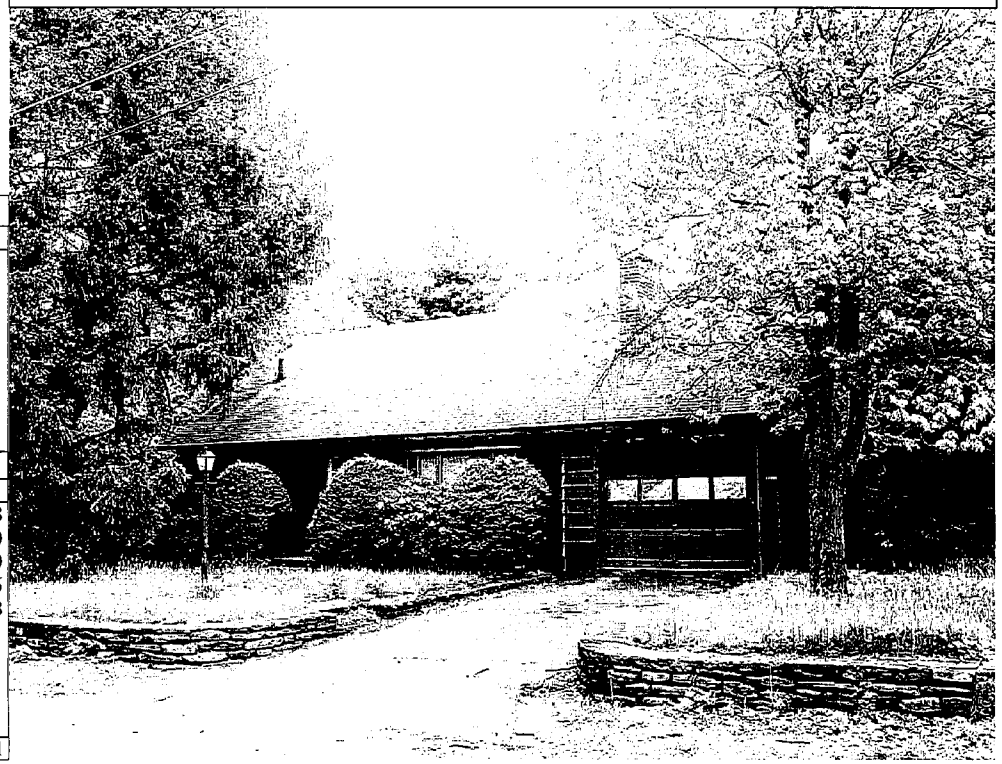
MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	86.25
	179,141
Net Other Adj:	0.00
Replace Cost	179,141
AYB	1953
EYB	1970
Dep Code	F
Remodel Rating	
Year Remodeled	
Dep %	46
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	54
Apprais Val	96,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



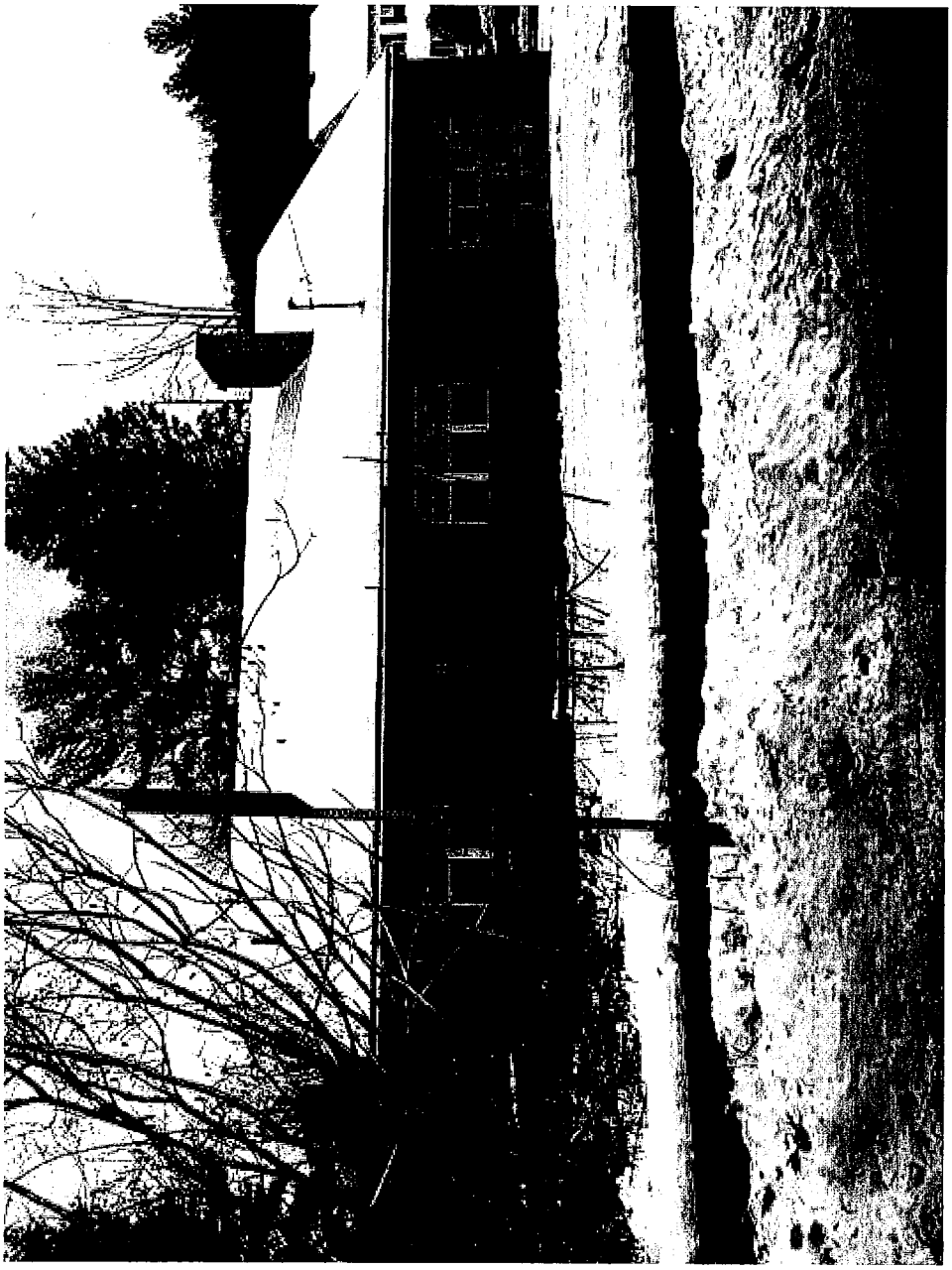


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL1	Fireplace, 1 St (			B	1	2,400.00	1970		1		100	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,206	1,206	1,206	86.25	104,018
FAT	Attic, Finished	440	1,466	440	25.89	37,950
FGR	Garage, Frame	0	260	104	34.50	8,970
UBM	Basement, Unfinished	0	1,206	241	17.24	20,786
UST	Utility, Storage, Unfinished	0	192	86	38.63	7,418
	Ttl. Gross Liv/Lease Area:	1,646	4,330	2,077		179,141



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _2_ (1, 2 or 3)
Street number and name: 566 Hapgood St
City: Athol, MA 01331
Parcel Id # : 32-226

Name of Property Owner or Owners: Meehan, Barry S. & Meehan Nidia R.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes _x_ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes _x_ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes _x_ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 8.5 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes__ No x

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes __ No x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes _x_ No _

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _x_ No _

Property has significant presence of overgrown or dead vegetation: Yes_x_ No_

Property has an accumulation of trash, refuse or other debris: Yes _x_ No__

Property has been taken for foreclosure of mortgage. Yes __ No _x__

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

we, William B. Blankenship and Diane M. Blankenship, husband and wife

of Athol, Worcester County, Massachusetts,

in consideration of $92,800.00

grant to Barry S. Meehan and Nidia R. Meehan, husband and wife, as tenants by the entirety

of 40 Dinan Drive
Gardner, Mass. 01440

with quitclaim covenants

the land ~~ix~~ with the buildings thereon, situated on the northerly side of Hapgood Street in said Athol, Worcester County, Massachusetts, bounded and described as follows:

Beginning at a stone monument in line of said Street at the southwesterly corner of land now or formerly of Charles H. Smith;

thence westerly by said Street five (5) rods;

thence northerly in a line parallel with said Smith's land and five (5) rods distant therefrom, about thirteen (13) rods to Oliver Street;

thence easterly by said Oliver Street five (5) rods to land now or formerly of the Othello A. Fay estate;

thence southerly by said Fay land and land of said Smith about fourteen (14) rods to the place of beginning.

SUBJECT to a taking for highway purposes, if locus taken, recorded with Worcester District Registry of Deeds, Book 3668, Page 271, dated March 30, 1955.

EXEMPTING from the above described premises that portion conveyed by M. Anthony Casella and J. Altenor Mallett to Clifford J. and Sylvia E. Savoy, dated October 5, 1964, and recorded with said Registry, Book 4512, Page 397, bounded and described as follows:

Beginning at the southeast corner thereof, said point being twenty-five (25) feet southerly of a stone bound in the southerly line of the westerly terminus of Fletcher Place as laid out by the Town in 1955;

thence westerly by other land of Casella et al about eighty-two and 1/2 (82 1/2) feet to a point at land of Fred L. and Flora M. Piette;

thence northerly by said Pietta land about ninety-two (92) feet to the southerly line of Oliver Street;

thence easterly by the southerly line of Oliver Street about eighty-two and 1/2 (82 1/2) feet to land now or formerly of Alvin J. Smith et ux;

thence southerly and parallel with the second above described course and by other land of said Smith about thirty-eight (38) feet to a stone bound in the northerly line of the westerly terminus of Fletcher Place;

thence southerly by the westerly terminus of said Fletcher Place forty-one and 13/100 (41.13) feet to a stone bound in the southerly line of said Fletcher Place;

thence southerly and parallel to the second above described course and by land formerly of Margaret H. Glasheen twenty-five (25.00) feet to the point of beginning.

Being the same premises as conveyed to us by deed of James R. Young and Cheryl A. Young, dated December 23, 1977 and recorded in Worcester District Registry of Deeds, 6369, Page 193.

See also perpetual right of way granted to William B. Blankenship et ux by deed of Raymond J. Bullock et ux, dated April 16, 1992 and recorded in said Registry, Book 14175, Page 321.

566 Hapgood Street
Athol, Mass.

NOV 12 9 32 AM '92

Executed as a sealed instrument this 10th day of November 1992

William B. Blankenship

William B. Blankenship

Diane M. Blankenship

Diane M. Blankenship

CANCELLED

CANCELLED

The Commonwealth of Massachusetts

Worcester ss. November 10th, 19 92

Then personally appeared the above named William B. Blankenship and Diane M. Blankenship

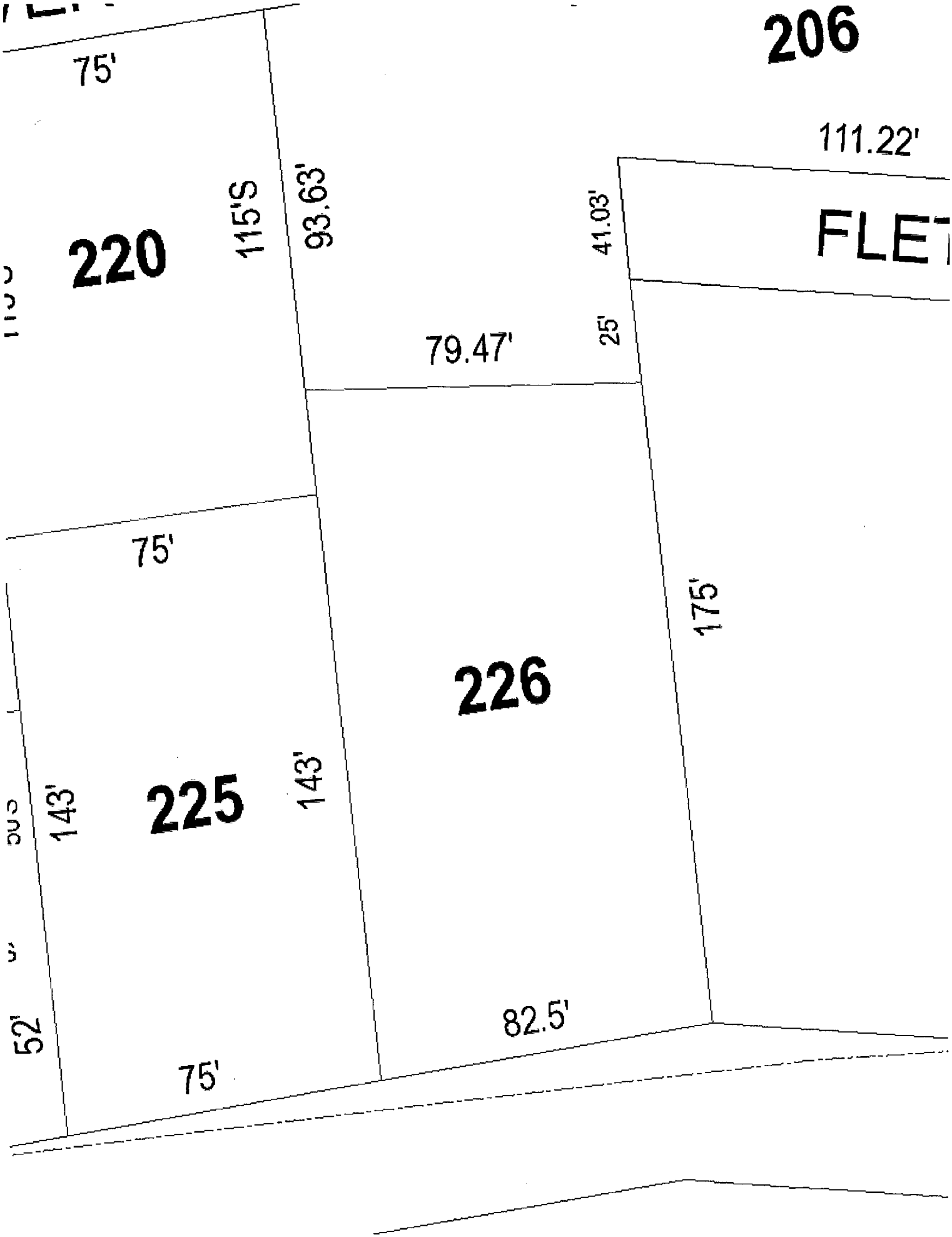
and acknowledged the foregoing instrument to be his free act and deed,

Before me, Janice A. Couture

Janice A. Couture, Notary Public

My commission expires July 1, 1994

ATTEST: WORC. Anthony J. Vigliotti, Register


206
111.22'
FLET
75'
220
115'S
93.63'
41.03'
25'
79.47'
75'
175'
226
225
143'
143'
52'
82.5'
75'

Property Location: 566 HAPGOOD ST | MAP ID: 32/ 226/ / / | Bldg Name: | State Use: 1040

Vision ID: 35[illegible] | Account # | Bldg # 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date [illegible]/20/2017 08:40

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MEEHAN BARRY S NIDIA R MEEHAN 193 MILL ST #4 WINCHENDON, MA 01475 Additional Owners:	2 Above Street	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Other ID: 00032 00226 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140555_926751 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1040	71,400	71,400
Res Land	1040	24,600	24,600
Total		96,000	96,000

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MEEHAN BARRY S	14699/ 325	11/12/1992	Q	I	92,800	00
BLANKENSHIP WILLIAM B	06369/0193	12/23/1977			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1040	71,400	2017	1040	71,400	2016	1040	70,200
2018	1040	24,600	2017	1040	24,600	2016	1040	24,600
	Total:	96,000		Total:	96,000		Total:	94,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

CREAM
IA

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	71,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	24,600
Special Land Value	0
Total Appraised Parcel Value	96,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	96,000

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/11/2012	01		JG	02	Measur+2Visit - Info Card
07/16/2003			JB	00	Measur+Listed
07/16/2003			JB	01	Measur+1Visit
08/20/1991	X	X	MG		
11/25/1985			JP	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1040	TWO FAMILY MDL-03	RA				13,100	SF	1.88	1.0000	5	1.0000	1.00		0.00				1.00	1.88	24,600

Total Card Land Units: 0.30 AC | Parcel Total Land Area: 0.3 AC | Total Land Value: 24,600

Property Location: 566 HAPGOOD ST **MAP ID:** 32/ 226/ / / **Bldg Name:** **State Use:** 1040
Vision ID: 3547 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/20/2017 08:40

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	09		Two Family
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	2		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2	09		Pine/Soft Wood
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

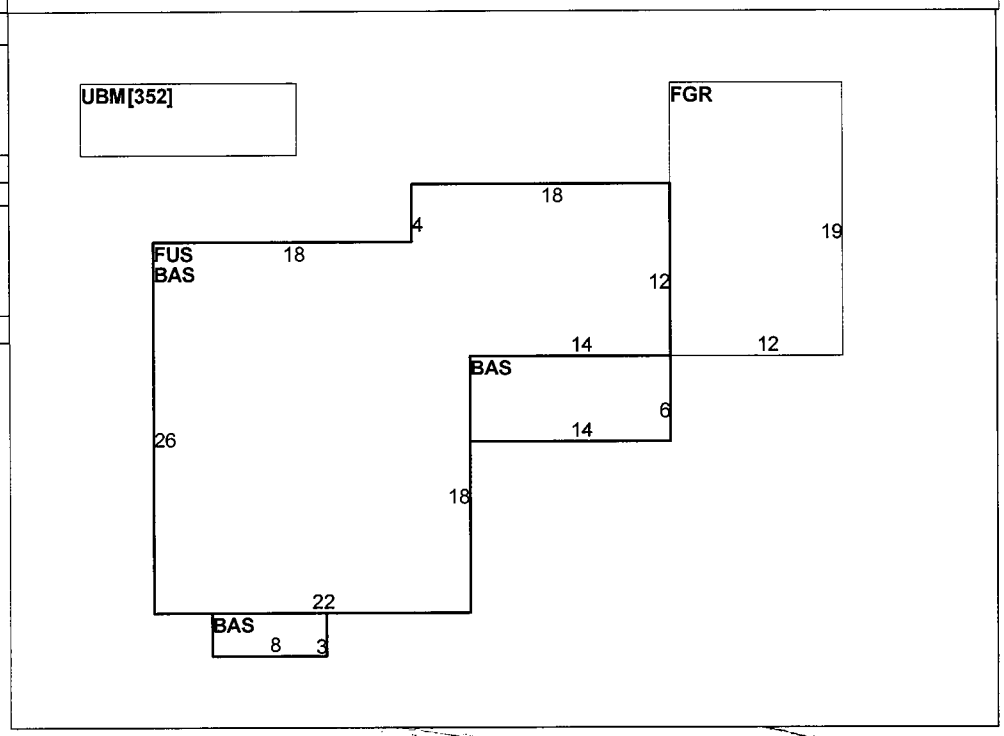
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1040	TWO FAMILY MDL-03	100

COST/MARKET VALUATION

Adj. Base Rate:	61.67
	109,834
Net Other Adj:	0.00
Replace Cost	109,834
AYB	1890
EYB	1981
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	35
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	65
Apprais Val	71,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

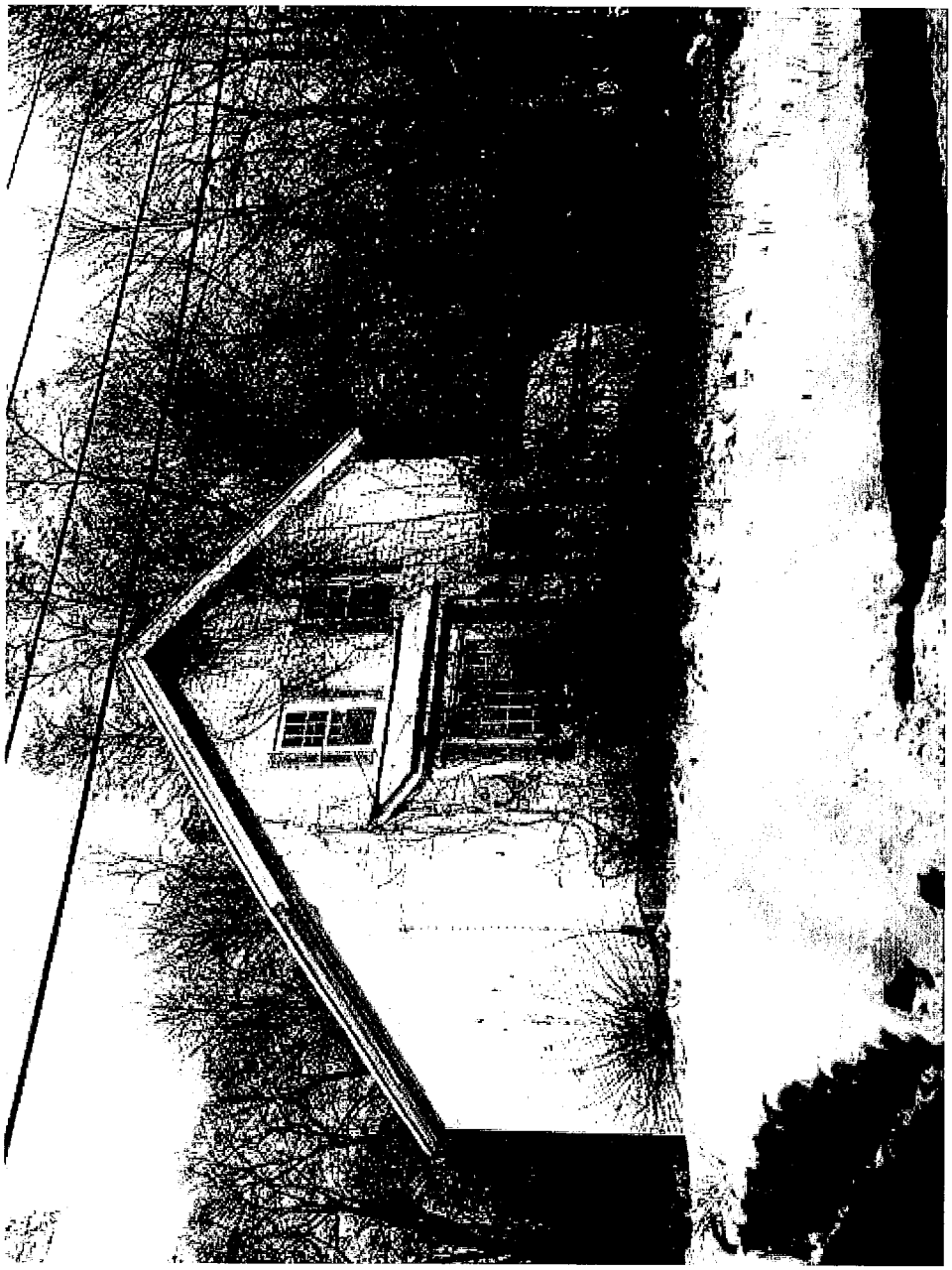


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	864	864	864	61.67	53,283
FGR	Garage, Frame	0	228	91	24.61	5,612
FUS	Upper Story, Finished	756	756	756	61.67	46,623
UBM	Basement, Unfinished	0	352	70	12.26	4,317
	Ttl. Gross Liv/Lease Area:	1,620	2,200	1,781		109,834



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): __1__ (1, 2 or 3)
Street number and name: 124 Prospect St
City: Athol, MA 01331
Parcel Id # : 29-163

Name of Property Owner or Owners: John C. Bowen

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __x__ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __x__ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes __x__No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 3 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_x_ No

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes _x_ No

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes __x__ No

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes __No x

Property has significant presence of overgrown or dead vegetation: Yes_x_ No

Property has an accumulation of trash, refuse or other debris: Yes __ No_x

Property has been taken for foreclosure of mortgage. Yes __ No x

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2013 00097369
Bk: 51337 Pg: 229
Page: 1 of 2 08/12/2013 09:44 AM WD

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, Richard A. Mallette a/k/a Richard Mallette and Katherine E. Mallette, husband and wife, of 124 Prospect Street, Athol, MA 01331

in consideration of $46,100.00

grant to Ramona Balicki, Trustee of 124 Prospect St Realty Trust, of 6 University Drive, Amherst, MA 01002

WITH QUITCLAIM COVENANTS:

A certain tract of land in Athol, County of Worcester, Commonwealth of Massachusetts with the buildings thereon, bounded and described as follows:

Beginning at a stone monument at the northwesterly corner thereof, at the intersection of the southerly line of Wheeler Street with the easterly line of Prospect Street;

Thence southerly by said easterly line of Prospect Street, 100.50 feet to a stone bound at land now or formerly of one Twichell;

Thence easterly, making an interior angle with the last described line of 90 29', 60.00 feet to a stone bound at the southwesterly corner of the second tract hereinafter described;

Thence northerly in a line parallel with the first described line 100.20 feet to a stone monument in the southerly line of Wheeler Street;

Thence westerly by the southerly line of Wheeler Street 60.00 feet to the place of beginning.

ALSO a certain other tract of land in said Athol, situated on the westerly side of Beacon Street and adjoining the tract herein before described on the East, bounded and described as follows:

Beginning at a stone monument at the northwesterly corner thereof, in the southerly line of Wheeler Street and at the northeasterly corner of the first tract herein described;

Thence easterly by said Wheeler Street 120.00 feet to the westerly line of Beacon Street;

Thence southerly by said Beacon Street, 100.00 feet to land now or formerly of one Twichell;

Thence westerly by said Twichell land, 120.00 feet to a stone bound at the southeasterly corner of the first tract herein described;

Thence northerly by the easterly line of said first tract, 100.00 feet to the place of beginning.

For title see Deed dated 09/28/1994 recorded at Book 16605, Page 99.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/12/2013 09:44 AM
Ctrl# 123375 26180 Doc# 00097369
Fee: $212.04 Cons: $46,100.00

124 Prospect Street, Athol

2

Being the same property conveyed by Felix Medina and Marisol Medina, husband and wife, to Richard A. Mallette and Katherine E. Mallette by deed 9/29/1994 and recorded in the Worcester County Registry of Deeds in book 16605 page 99.

Witness my hand and seal this 5 day of August, 2013

Richard A Mallette.

Katherine E. Mallette

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

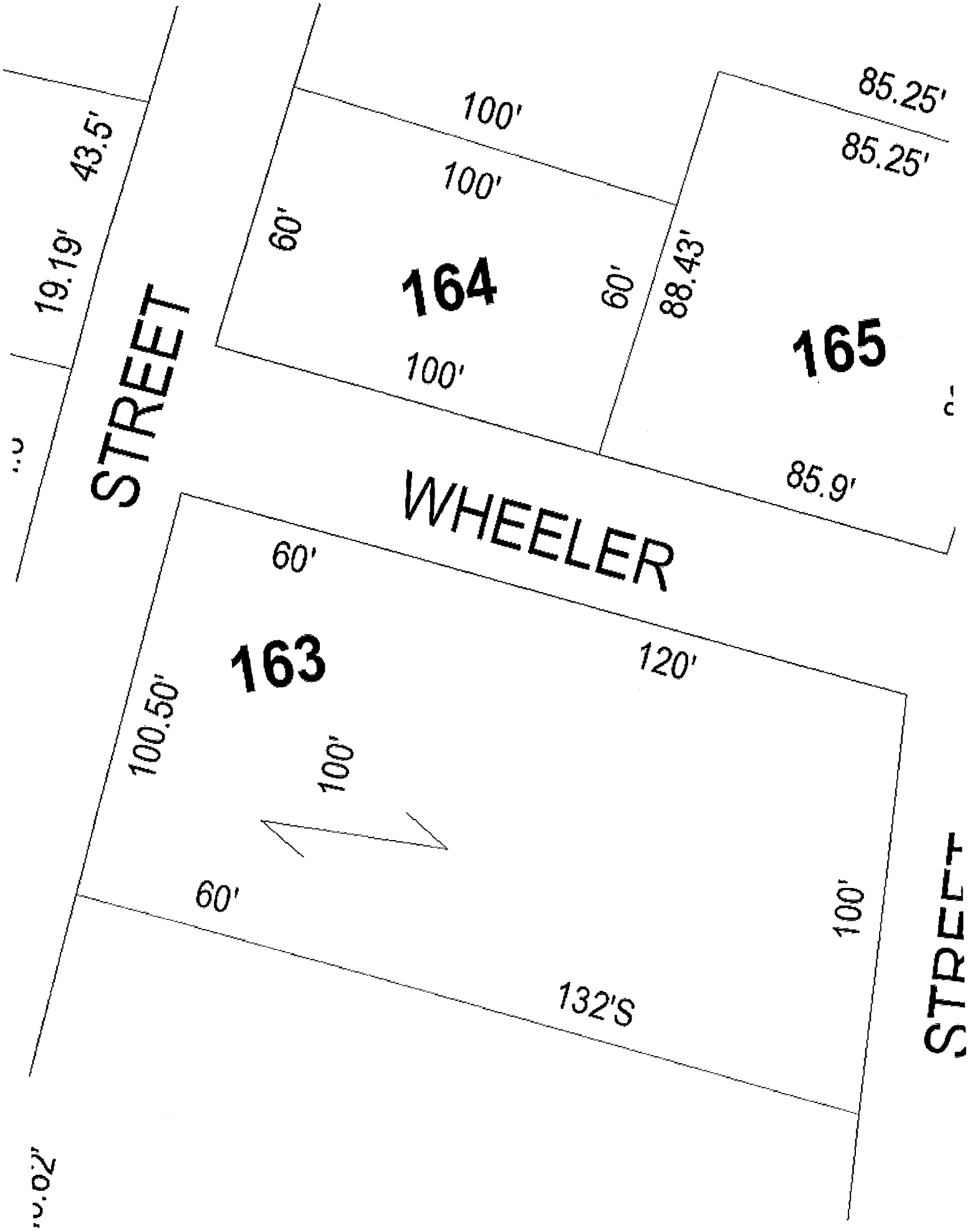
On this 5th day of August, 2013 before me, the undersigned notary public, personally appeared Richard A. Mallette and Katherine E. Mallette, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and official seal.

Carol Ferand

My commission Expires: 12/8/17

CAROL FORAND
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 8, 2017


43.5'
19.19'
STREET
100'
100'
60'
164
60'
100'
85.25'
85.25'
88.43'
165
85.9'
WHEELER
60'
163
120'
100.50'
100'
60'
100'
132'S
STREET

Property Location: 124 PROSPECT ST | MAP ID: 29/ 163/ / / | Bldg Name: | State Use: 1010

Vision ID: 248 | Account # 302 | Bldg # 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/20/2017 08:40

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
BALICKI RAMONA TRUSTEE 124 PROSPECT ST REALTY TRUST 6 UNIVERSITY DR AMHERST, MA 01002 Additional Owners:	2 Above Street	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Other ID: 00029 00163 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140397_927000 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	106,400	106,400
Res Land	1010	25,400	25,400
Res OB	1010	15,700	15,700
Total		147,500	147,500

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BALICKI RAMONA TRUSTEE	51337/ 229	08/12/2013	U	I	46,100	1U
MALLETTE RICHARD	16605/ 99	09/29/1994	Q	I	74,000	00
MEDINA FELIX	13848/0021	12/23/1991	U	I	99	1A
MEDINA FELIX	08716/0095	05/22/1985	Q	I	69,900	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	106,400	2017	1010	101,300	2016	1010	94,900
2018	1010	25,400	2017	1010	25,400	2016	1010	25,400
2018	1010	15,700	2017	1010	15,700	2016	1010	15,700
	Total:	147,500		Total:	142,400		Total:	136,000

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	106,200
Appraised XF (B) Value (Bldg)	200
Appraised OB (L) Value (Bldg)	15,700
Appraised Land Value (Bldg)	25,400
Special Land Value	0
Total Appraised Parcel Value	147,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	147,500

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/10/2012	01		JG	02	Measur+2Visit - Info Card
03/17/2003			RL	10	Measu/LtrSnt Letter Sen
03/05/2003			MS	02	Measur+2Visit - Info Card
03/03/2003			MS	01	Measur+1Visit
06/17/1996			MD	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				18,600	SF	1.37	1.0000	5	1.0000	1.00		0.00				1.00	1.37	25,400

Total Card Land Units: 0.43 AC | Parcel Total Land Area: 0.43 AC | Total Land Value: 25,400

Property Location: 124 PROSPECT ST **MAP ID:** 29/ 163/ / / **Bldg Name:** **State Use:** 1010

Vision ID: 248 **Account #** 302 **Bldg #** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/20/2017 08:40

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	26		Aluminum Sidng
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2	03		Plastered
Interior Flr 1	14		Carpet
Interior Flr 2	12		Hardwood
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	0		
Bath Style	01		Old Style
Kitchen Style	01		Old Style

CONSTRUCTION DETAIL (CONTINUED)

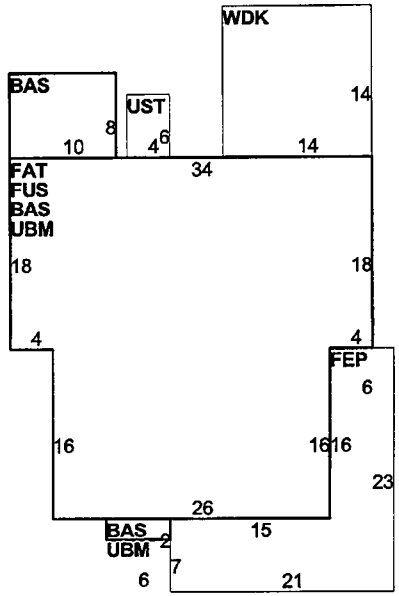
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	72.73
	207,499
Net Other Adj:	5,000.00
Replace Cost	212,499
AYB	1915
EYB	1966
Dep Code	F
Remodel Rating	
Year Remodeled	
Dep %	50
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	50
Apprais Val	106,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR4	Garage w/Loft			L	480	65.50	1985		0		50	15,700
FLU2	Flue, Brick			B	1	450.00	1966		1		100	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,120	1,120	1,120	72.73	81,458
FAT	Attic, Finished	308	1,028	308	21.79	22,401
FEP	Porch, Enclosed, Framed	0	243	158	47.29	11,491
FUS	Upper Story, Finished	1,028	1,028	1,028	72.73	74,766
UBM	Basement, Unfinished	0	1,040	208	14.55	15,128
UST	Utility, Storage, Unfinished	0	24	11	33.33	800
WDK	Deck, Wood	0	196	20	7.42	1,455
	Ttl. Gross Liv/Lease Area:	2,456	4,679	2,853		212,499

No Photo On Record

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _2_ (1, 2 or 3)
Street number and name: 240 Prospect St
City: Athol, MA 01331
Parcel Id # : 29-155

Name of Property Owner or Owners: Federal National Mortgage Assoc

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes _x_ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes _x_ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes _x_ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 3.5 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes__ No x

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes __ No x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes _x_ No _

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes __No x_

Property has significant presence of overgrown or dead vegetation: Yes__ No_x_

Property has an accumulation of trash, refuse or other debris: Yes __ No__x

Property has been taken for foreclosure of mortgage. Yes _x_ No ____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2017 00114112
Bk: 57883 Pg: 150
Page: 1 of 3 10/16/2017 09:01 AM WD

RE: 240 Prospect Street, Athol, MA 01331

FORECLOSURE DEED

Federal National Mortgage Association (Fannie Mae), with an address of c/o Seterus, Inc., 14523 SW Millikan Way, Suite 200, Beaverton, OR 97005, the present holder of a mortgage from Randy C. Adams and Mechelle L. Gardner Adams to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Bank, N.A., its successors and assigns dated December 13, 2006 recorded with the Worcester County (Worcester District) Registry of Deeds at Book 40365, Page 133, by the power conferred by said mortgage and by every other power, for SIXTY-ONE THOUSAND TWO HUNDRED DOLLARS AND 00/100 ($61,200.00) paid, grants to Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America P.O. Box 650043, Dallas, TX, 75265-0043, the premises conveyed by said mortgage. This conveyance is exempt from the Massachusetts Deed Excise, M.G.L.C. 64D Section 1, pursuant to Massachusetts Department of Revenue Directive 91-2 (Sept. 19, 1991), and pursuant to 12 United States Code Sections 1452, 1723a, or 1835.

Executed as a sealed instrument this 13 day of October, 2017.

See Power of Attorney recorded herewith.

Federal National Mortgage Association
(Fannie Mae)
By Orlans PC, Its Attorney-in-Fact

For signatory authority, see Delegation of Authority and Appointment recorded with the Suffolk County Registry of Deeds at Book 58527, Page 111.

By: _____
Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 13th day of October, 2017, before me, the undersigned Notary Public, personally appeared, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property, of Orlans PC, as Attorney-in-fact for Federal National Mortgage Association (Fannie Mae), who is either personally known to me, or proved to me through satisfactory evidence of identification, to be the person who signed the preceding or attached document, and acknowledged to me that he/she executed the same for its stated purpose as the free act and deed of Federal National Mortgage Association (Fannie Mae)

REBECCA MAY BROUILLETTE
COMMISSION EXPIRES OCTOBER 26, 2023
NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

Rebecca May Brouillette Notary Public
My Commission Expires: 10/26/23

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007
File Number: 650/15-014822/FORD_DR

Affidavit of Sale

I, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, as attorney for Federal National Mortgage Association (Fannie Mae), ("Lender") named in the foregoing deed, make oath and say that the principal, interest and other obligations mentioned in mortgage from above referred to were not paid or tendered or performed when due or prior to the sale, and that this office caused to be published on the 5th day of September, 2017, on the 12th day of September, 2017 and on the 19th day of September, 2017, in the Athol Daily News, a newspaper with general circulation in Athol, a copy of which is attached hereto as Exhibit A.

This office has complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the required notices by certified mail, return receipt requested.

This office has complied with Chapter 209, Section 18.21A of Code of Massachusetts Regulations, as amended, by mailing the required certification and supporting documentation by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, the Lender sold the mortgaged premises at public auction by James H. Page, a licensed auctioneer, of Towne Auction Company LLC, to the highest bidder Federal National Mortgage Association (Fannie Mae), with an address of c/o Seterus, Inc., 14523 SW Millikan Way, Suite 200, Beaverton, OR 97005, for the sum of SIXTY-ONE THOUSAND TWO HUNDRED DOLLARS AND 00/100 ($61,200.00) paid, being the highest bid made therefor at said auction.

See Power of Attorney recorded herewith.

For signatory authority, see Delegation of Authority and Appointment recorded with the Suffolk County Registry of Deeds at Book 58527, Page 111.

Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC

RE: 240 Prospect Street, Athol, MA 01331

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 13th day of October, 2017, before me, the undersigned Notary Public, personally appeared, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Rebecca May Brouillette, Notary Public
My Commission Expires: 10/26/23

REBECCA MAY BROUILLETTE
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 26, 2023

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007
File Number: 15-014822/650/FORD_DR

EXHIBIT "A"

ATTACHED TO AND FORMING A PART OF THE FORECLOSURE DEED
FOR PROPERTY AT 240 PROSPECT STREET, ATHOL, MA 01331

LEGAL NOTICE

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **RANDY C. ADAMS AND MECHELLE L. GARDNER ADAMS** to **Mortgage Electronic Registration Systems, Inc.**, as nominee for **Countrywide Bank, N.A.**, its successors and assigns, dated December 13, 2006 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 40365, Page 133 subsequently assigned to BAC Home Loans Servicing, LP by Mortgage Electronic Registration Systems, Inc., by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 45483, Page 119 and subsequently assigned to Federal National Mortgage Association by Bank of America N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 48562, Page 255; of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at **Public Auction at 12:00 PM on September 26, 2017 at 240 Prospect Street, Athol, MA**, all and singular the premises described in said Mortgage, to wit:

The land in Athol, Worcester County, Massachusetts with the buildings thereon, situated on the easterly side of Prospect Street, and bounded and described as follows:

BEGINNING at the southeasterly corner thereof, in the northerly line of Cheney Street, and at the southwesterly corner of land formerly of Charles Cheney, now or formerly of George H.G. Harper;

thence North 18 degrees 45' East, about fifty-seven and one-half (57 1/2) feet along said Harper land to a stone monument in the southerly line of land now or formerly of Leonard Masiello et ux;

thence North 72 degrees 45' West, along said Masiello land about one hundred fifty-nine (159) feet to a point in the easterly line of Prospect Street;

thence Southeasterly by the easterly line of said street about fifty-seven and one-half (57 1/2) feet to its intersection with the northerly line of Cheney Street;

thence Easterly by the northerly line of said last-named street about one hundred sixty-seven (167) feet to the place of beginning.

For title reference, see deed recorded with said Registry of Deeds in Book 31543; Page 115.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS ($5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

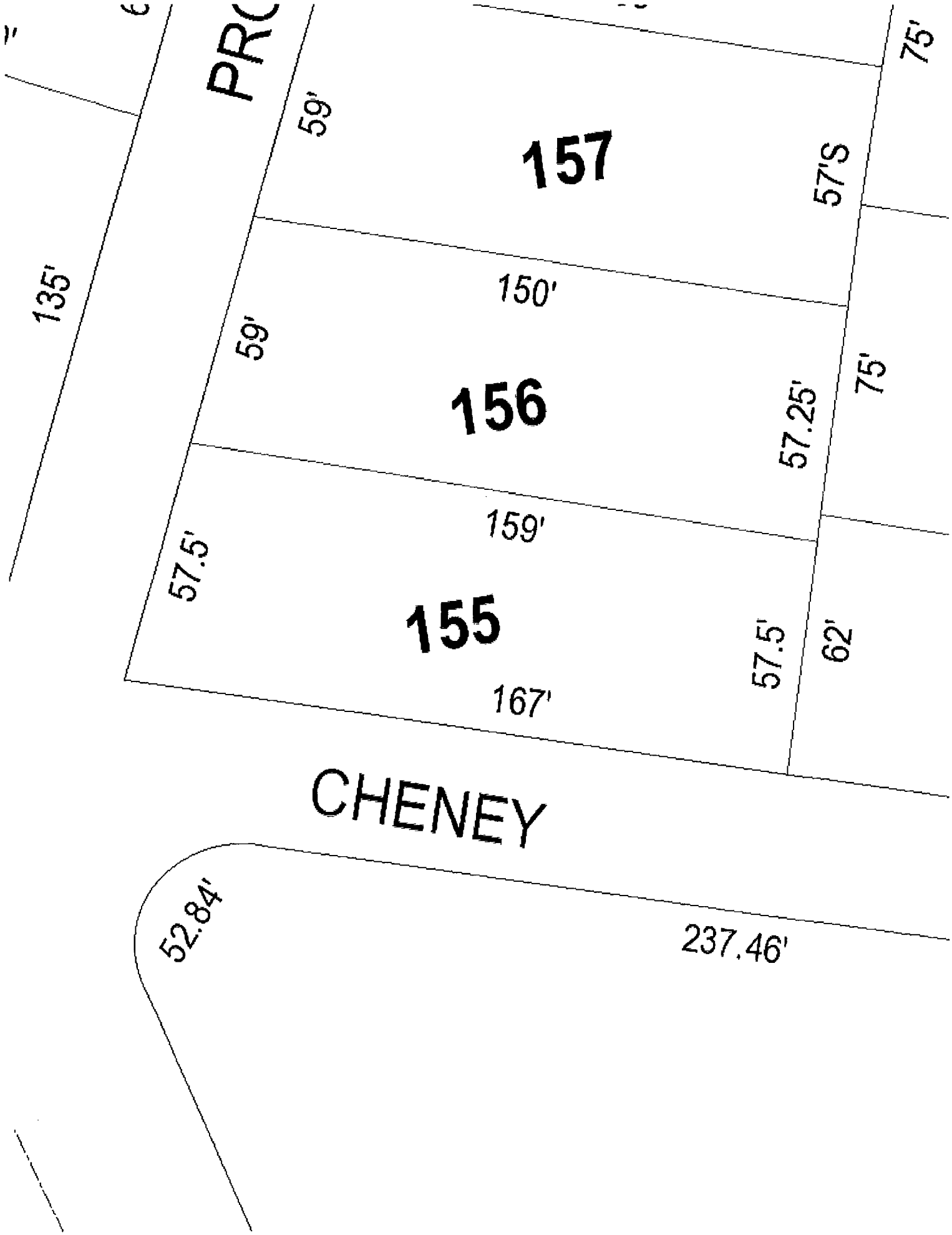
Other terms if any, to be announced at the sale.

Federal National Mortgage Association (Fannie Mae)
Present Holder of said Mortgage,
By its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
15-014822

September 5, 12, 19,2017

RE: 240 Prospect Street, Athol, MA 01331

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007
File Number: 15-014822/650/FORD_DR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57.5'
62'
167'
135'
CHENEY
52.84'
237.46'

Property Location: 240 PROSPECT ST | MAP ID: 29/ 155/ / / | Bldg Name: | State Use: 1040
Vision ID: 247? | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/20/2017 08:41

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FEDERAL NATIONAL MORTGAGE AS	2 Above Street	1 All Public	1 Paved	3 Rural

PO BOX 650043

DALLAS, TX 75265
Additional Owners:

SUPPLEMENTAL DATA

Other ID: 00029 00155 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140344_926838 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1040	72,500	72,500
Res Land	1040	23,900	23,900
Total		96,400	96,400

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FEDERAL NATIONAL MORTGAGE ASSOC	57883/ 150	10/16/2017	U	I	61,200	1L
GARDNER-ADAMS MECHELLE L	31543/ 115	09/08/2003	U	I	100	1A
GARDNER MECHELLE L	23421/ 285	01/12/2001	U	I	61,626	1E
SECRETARY OF HOUSING AND URBAN	22679/ 002	06/13/2000	U	I	1	1L
NORWEST MORTGAGE INC	22554/ 080	05/02/2000	U	I	59,778	1L
ADAMS OTIS R	17714/ 335	03/01/1996	Q	I	49,900	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1040	72,500	2017	1040	72,500	2016	1040	71,300
2018	1040	23,900	2017	1040	23,900	2016	1040	23,900
Total:		96,400	Total:		96,400	Total:		95,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

INTERIOR COMPLETELY RENO
1ST FLR-NEW KIT,NEW BTH — VACANT BLD
2BR-$425/W/OUT UTIL
2ND FLR-1BR,NEW KIT,3/4 BTH — GREY

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	72,200
Appraised XF (B) Value (Bldg)	300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	23,900
Special Land Value	0
Total Appraised Parcel Value	96,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	96,400

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
120-03	04/29/2003	RS	Residential	0	07/28/2003	100		OVAL POOL

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/08/2012	01		JG	02	Measur+2Visit - Info Card
07/28/2003			JD	00	Measur+Listed
03/17/2003			RL	10	Measu/LtrSnt Letter Sen
03/07/2003			MS	02	Measur+2Visit - Info Card
03/04/2003			MS	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1040	TWO FAMILY MDL-03	RA				9,370	SF	2.55	1.0000	5	1.0000	1.00		0.00	TOPO			1.00	2.55	23,900

Total Card Land Units: 0.22 AC | Parcel Total Land Area: 0.22 AC | Total Land Value: 23,900

Property Location: 240 PROSPECT ST | *MAP ID:* 29/ 155/ / / | *Bldg Name:* | *State Use:* 1040

Vision ID: 2473 | *Account #* | *Bldg #:* 1 of 1 | *Sec #:* 1 *of* 1 | *Card* 1 *of* 1 | *Print Date:* 12/20/2017 08:41

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	09		Two Family
Model	03		Multi-Family
Grade	03		Average
Stories	2		2 Stories
Occupancy	2		
Exterior Wall 1	07		Asbest Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2	05		Drywall/Sheet
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	2		
Total Half Baths			
Total Xtra Fixtrs			
Total Rooms			
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

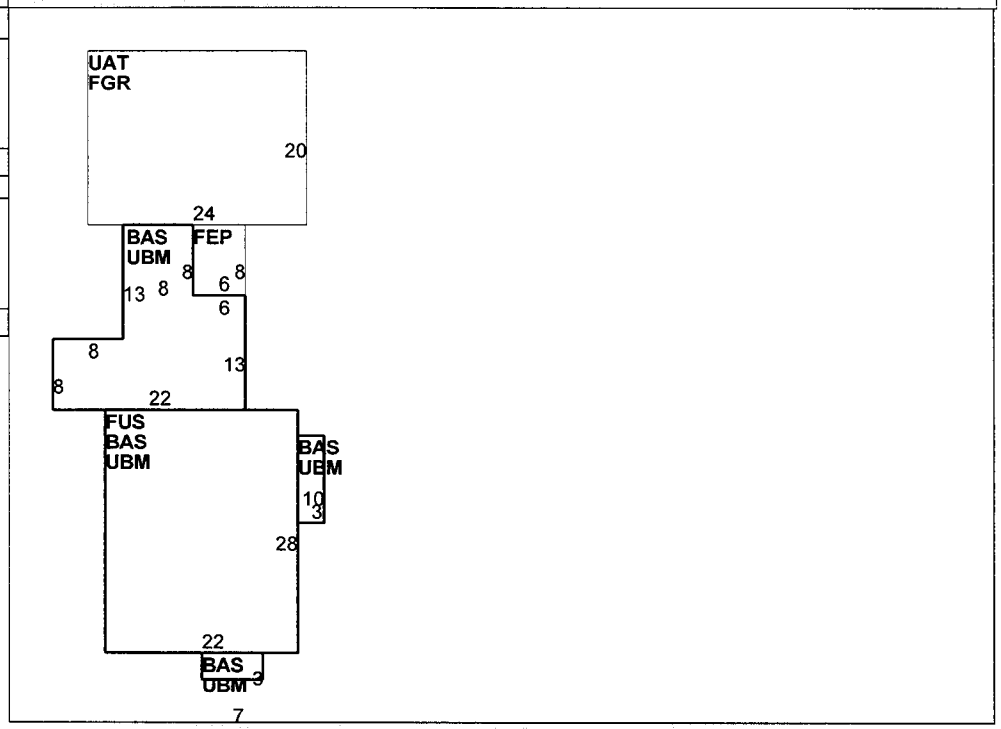
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1040	TWO FAMILY MDL-03	100

COST/MARKET VALUATION

Adj. Base Rate:	55.72
	115,285
Net Other Adj:	5,000.00
Replace Cost	120,285
AYB	1880
EYB	1976
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	40
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	60
Apprais Val	72,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

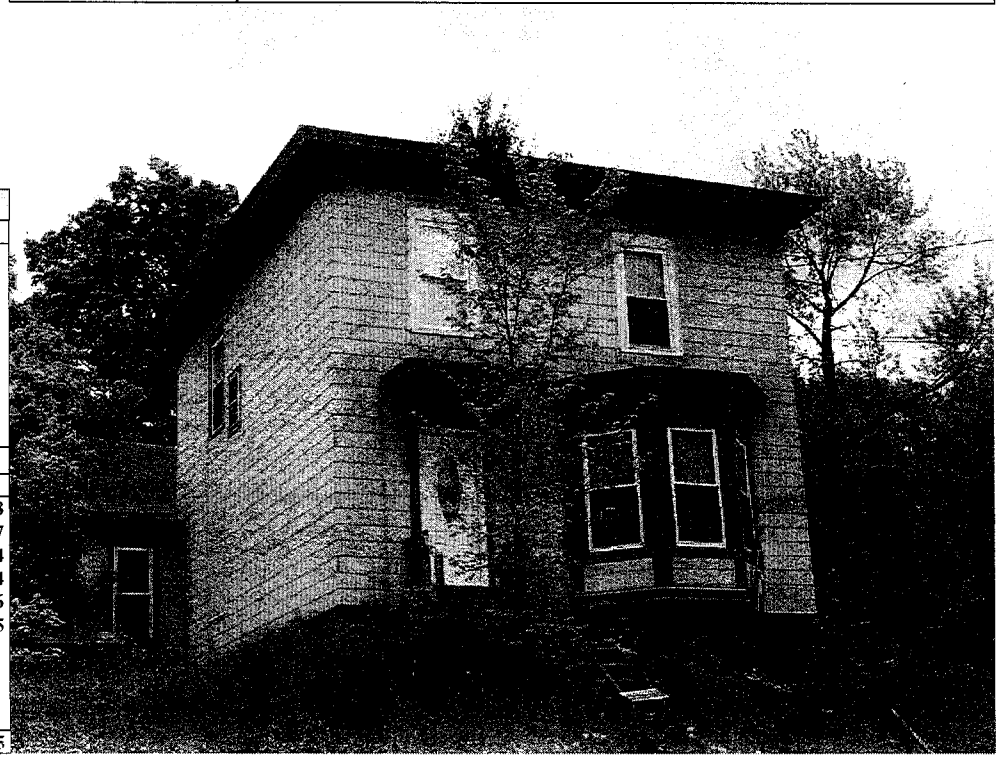


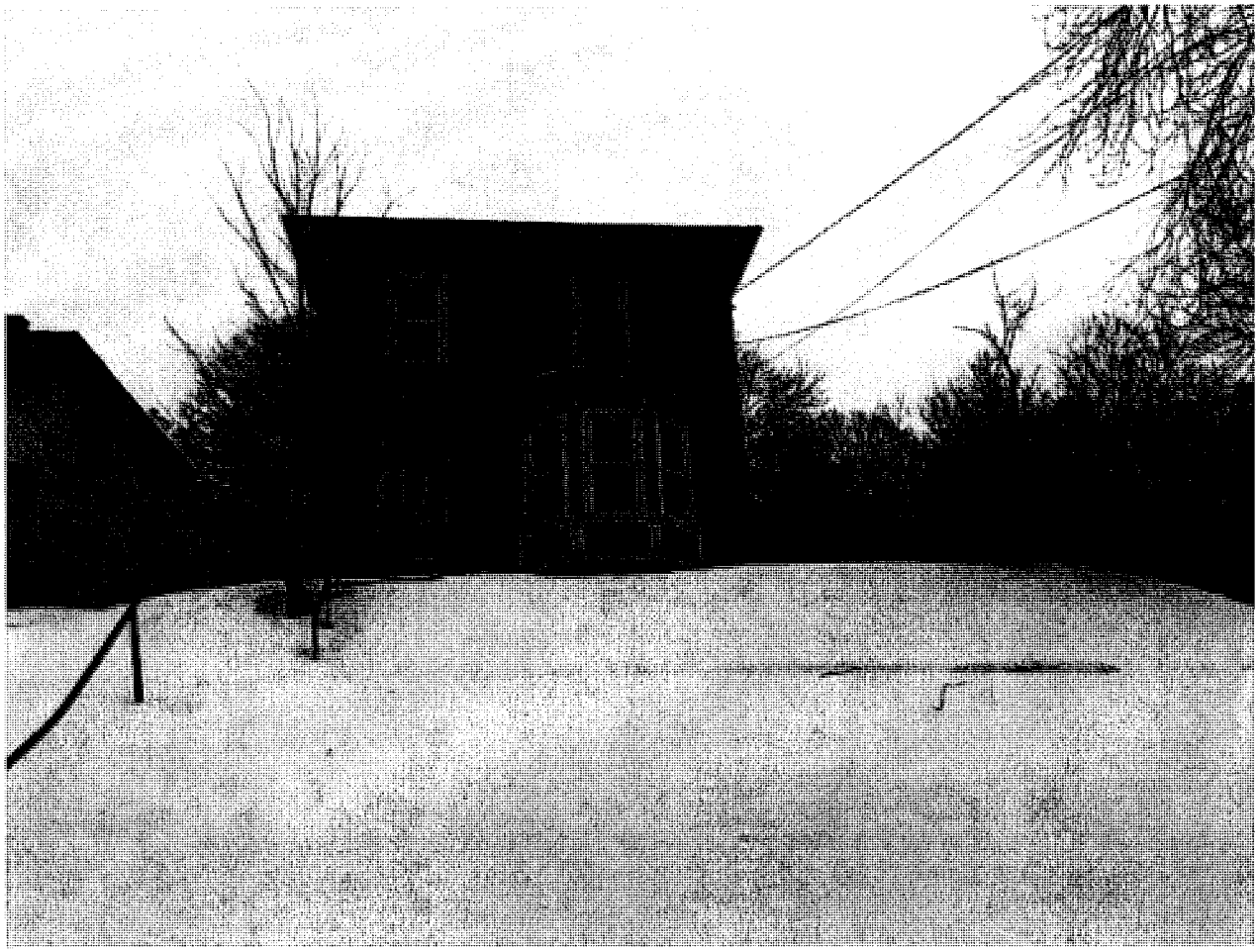
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FLU2	Flue, Brick			B	1	450.00	1976		1		100	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	977	977	977	55.72	54,438
FEP	Porch, Enclosed, Framed	0	48	31	35.99	1,727
FGR	Garage, Frame	0	500	200	22.29	11,144
FUS	Upper Story, Finished	616	616	616	55.72	34,324
UAT	Attic, Unfinished	0	500	50	5.57	2,786
UBM	Basement, Unfinished	0	977	195	11.12	10,865
	Ttl. Gross Liv/Lease Area:	1,593	3,618	2,069		120,285





LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 2 (1, 2 or 3)
Street number and name: 230 Prospect St
City: Athol, MA 01331
Parcel Id # : 29-156

Name of Property Owner or Owners: Wells Fargo Bank NA

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes x No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes x No_____ If No, please explain.

Is the Assessors Property Card attached: Yes x No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 1.5 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes x No _

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes __ No x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes x No _

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes x No _

Property has significant presence of overgrown or dead vegetation: Yes x No_

Property has an accumulation of trash, refuse or other debris: Yes x No__

Property has been taken for foreclosure of mortgage. Yes x No ____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

68127

Return to: Nancy A. Roussell
230 Prospect Street
Athol, MA 01331

QUITCLAIM DEED

John P. Masiello and Isabella M. Masiello of 59 Eastwood Circle, Gardner, Worcester County, Massachusetts and 383 East River Street, Orange, Franklin County, Massachusetts, respectively, for consideration paid and in full consideration of Fifty-seven thousand four hundred and 00/100 Dollars ($57,400) grant to Nancy A. Roussell, Individually, of 74 Bacon Street, Orange, Franklin County, Massachusetts with quitclaim covenants

A certain tract of land, with the buildings thereon, situated in said Athol, on the east side of Prospect Street, so-called, bounded and described, as follows:

Beginning at a stone monument at the Southwest corner of said tract, at a corner of land formerly of Orin Lamb;

thence Easterly by land formerly of said Lamb about One Hundred Fifty-nine feet (159) to a stone monument;

thence Northerly by land formerly of Charles and A. L. Cheney about Fifty-seven and three-twelfth feet (57 - 3/12) to a stone monument;

thence Westerly by land formerly of one Goodman about One Hundred Fifty feet (150) to a stone monument on the east line of Prospect Street;

thence Southerly on the easterly line of said Prospect Street about Fifty-nine feet (59) to the place of beginning.

Being the same premises conveyed to John P. Masiello and Isabella M. Masiello by deed of Anthony L. Masiello dated December 13, 1991 and recorded with the Worcester District Registry of Deeds in Book 13878, Page 27.

WITNESS our hands and seals this 30th day of June, 1997.

John P. Masiello — Isabella M. Masiello

The Commonwealth of Massachusetts

Worcester ss. June 30, 1997

Then personally appeared the above named John P. Masiello and Isabella M. Masiello and acknowledged the foregoing instrument to be their free act and deed, before me

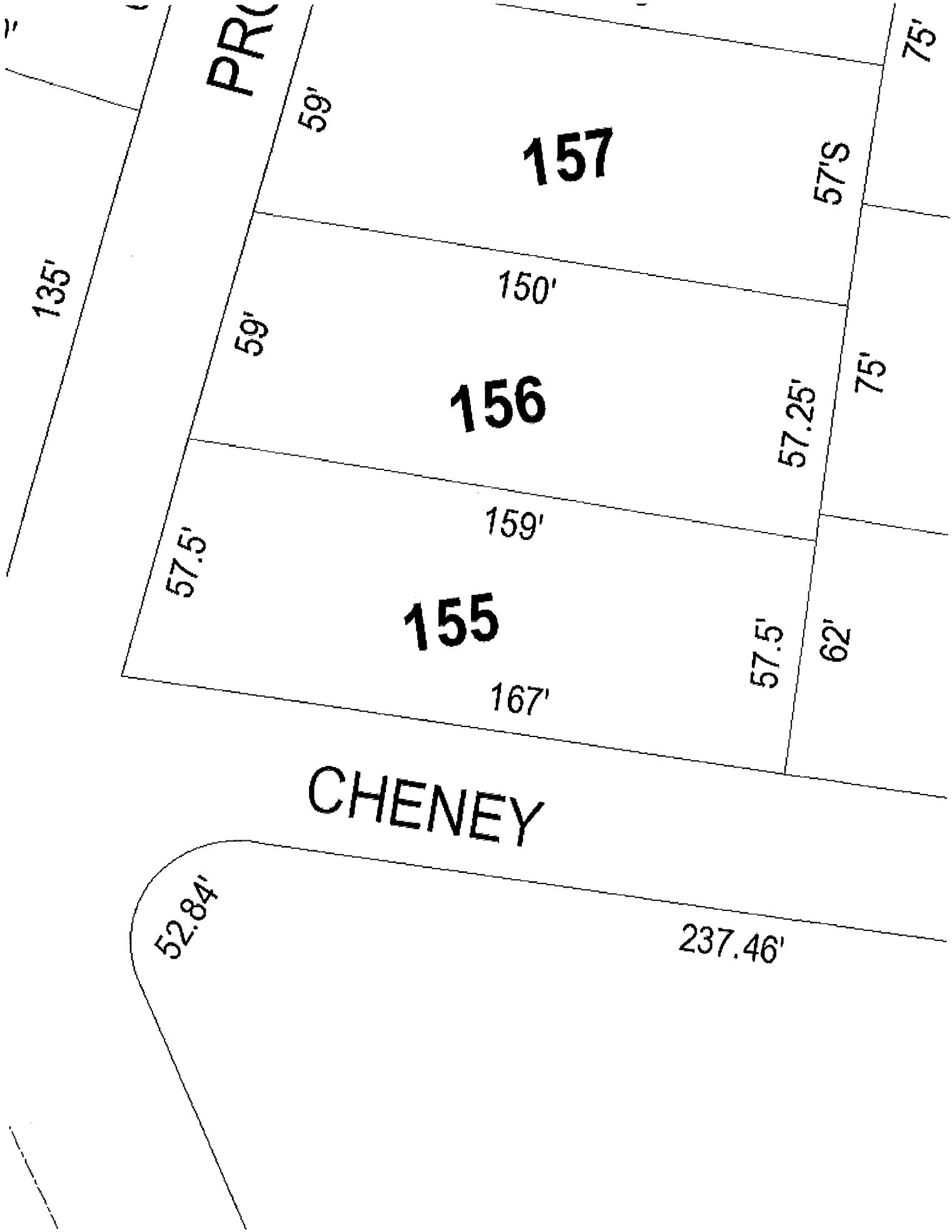
Vincent J. CampoBasso-Notary Public
My commission expires: 12/29/2000

DEEDS REG 20
WORCESTER
07/01/97
CANCELLED
TAX 262.20
CASH 262.20
9231A140 08:18
EXCISE TAX

230 Prospect Street, Athol, MA

97 JUL -1 AM 9:27

ATTEST: WORC. Anthony J. Vigliotti, Register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75'
159'
57.5'
155
57.5'
62'
167'
CHENEY
52.84'
237.46'

Property Location: 230 PROSPECT ST | MAP ID: 29/ 156/ / / | Bldg Name: | State Use: 1040

Vision ID: 247/ | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/20/2017 08:42

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ROUSSELL NANCY A	2 Above Street	1 All Public	1 Paved	2 Suburban
230 PROSPECT ST				
ATHOL, MA 01331				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 00029 00156 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140348_926855 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1040	67,500	67,500
Res Land	1040	23,800	23,800
Res OB	1040	1,500	1,500
	Total	92,800	92,800

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROUSSELL NANCY A	18961/ 83	07/01/1997	Q	I	57,400	00
MASIELLO JOHN P	13878/ 27	01/07/1992	U	I	75,000	1A
MASIELLO ANTHONY L	10291/0054	03/17/1987	U	I	100	00
MASIELLO ANTHONY L	08961/0124	09/30/1985	Q	I	35,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1040	67,500	2017	1040	67,500	2016	1040	66,400
2018	1040	23,800	2017	1040	23,800	2016	1040	23,800
2018	1040	1,500	2017	1040	1,500	2016	1040	1,500
	Total:	92,800		Total:	92,800		Total:	91,700

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	67,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,500
Appraised Land Value (Bldg)	23,800
Special Land Value	0
Total Appraised Parcel Value	92,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	92,800

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

1STFLR-2BR,MOD KIT,MOD
BTH,AVER COND
CARPET
2ND FLR=NOT RENTING WHITE
2BR,MOD BTH,MOD KIT
HW FLOORS

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/08/2012	01		JG	00	Measur+Listed
06/03/2003			RL	10	Measu/LtrSnt Letter Sen
03/17/2003			RL	10	Measu/LtrSnt Letter Sen
03/07/2003			MS	02	Measur+2Visit - Info Card
03/04/2003			MS	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1040	TWO FAMILY MDL-03	RA				8,950	SF	2.66	1.0000	5	1.0000	1.00		0.00	TOPO			1.00	2.66	23,800

Total Card Land Units: 0.21 AC | Parcel Total Land Area: 0.21 AC | Total Land Value: 23,800

Property Location: 230 PROSPECT ST **MAP ID:** 29/ 156/ / / **Bldg Name:** **State Use:** 1040

Vision ID: 2474 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/20/2017 08:42

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	09		Two Family
Model	03		Multi-Family
Grade	03		Average
Stories	2		2 Stories
Occupancy	2		
Exterior Wall 1	07		Asbest Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2	05		Drywall/Sheet
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	9		
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

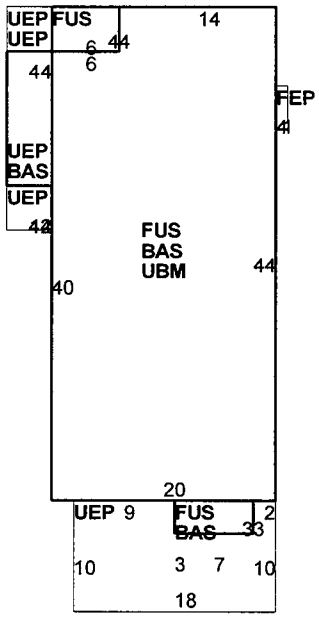
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1040	TWO FAMILY MDL-03	100

COST/MARKET VALUATION

Adj. Base Rate:	55.33
	117,742
Net Other Adj:	5,000.00
Replace Cost	122,742
AYB	1880
EYB	1971
Dep Code	BA
Remodel Rating	
Year Remodeled	
Dep %	45
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	55
Apprais Val	67,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BRN3	Barn 1St w/Loft			L	294	20.00	1985		0		25	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	925	925	925	55.33	51,180
FEP	Porch, Enclosed, Framed	0	4	3	41.50	166
FUS	Upper Story, Finished	901	901	901	55.33	49,852
UBM	Basement, Unfinished	0	856	171	11.05	9,461
UEP	Porch, Enclosed, Unfinished	0	255	128	27.77	7,082
	Ttl. Gross Liv/Lease Area:	1,826	2,941	2,128		122,742

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _1_ (1, 2 or 3)
Street number and name: 76 Prospect St
City: Athol, MA 01331
Parcel Id # : 30-452

Name of Property Owner or Owners: Wilmington Savings Fund Society

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes _x_ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes _x_ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes _x_No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 3 years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes x No _

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes _x_ No _

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes _x_ No _

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _x_No _

Property has significant presence of overgrown or dead vegetation: Yes_x_ No_

Property has an accumulation of trash, refuse or other debris: Yes _x_ No__

Property has been taken for foreclosure of mortgage. Yes _x_ No ____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 140433
Document Type	: DEED
Recorded Date	: December 15, 2017
Recorded Time	: 01:02:25 PM
Recorded Book and Page	: 58192 / 58
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1046945
Recording Fee (including excise)	: $1,812.20

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/15/2017 01:02 PM
Ctrl# 177224 15350 Doc# 00140433
Fee: $1,687.20 Cons: $369,659.50
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that I/We, ALEXANDER M KREPS AND JULIE C KREPS, HUSBAND AND WIFE, of 104 Winthrop Street, Athol, MA 01331 for consideration of forgiveness of debt in the amount of THREE HUNDRED SIXTY-NINE THOUSAND SIX HUNDRED FIFTY-NINE Dollars and 50 Cents ($369,659.50) Dollars, do hereby

GRANT to WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT, of c/o Shellpoint, 55 Beattie Place, Suite 110, Greenville, SC 29601,

with QUITCLAIM COVENANTS the following described property:

See Exhibit "A" attached hereto and made a part hereof

This deed and conveyance is given in lieu of foreclosure of the mortgage given by ALEXANDER M KREPS AND JULIE C KREPS to Bank of America, N.A. and its successors and assigns dated March 30, 2007, and recorded at Worcester Registry of Deeds in Book 40916, Page 117, of which mortgage the Lender is the current holder by assignment as shown in the public records.

The grantor/s hereby state/s and acknowledge/s that he/she/it/they voluntarily entered into this transaction with the express intention of vesting absolute title in the said Grantee.

The consideration of the deed is the cancellation of the above described mortgage and any and all the indebtedness secured thereby (present balance $369,659.50), given by ALEXANDER M KREPS AND JULIE C KREPS to Bank of America, N.A. and its successors and assigns heretofore existing on and covering the above described premises.

For prior title reference see deed recorded at Book 40916, Page 115.

2017081601

Property Address: 76 Prospect Street, Athol, MA 01331

IN WITNESS WHEREOF, the said ALEXANDER M KREPS AND JULIE C KREPS has caused this to be signed, acknowledged and delivered in his/her/their name/s and behalf this December 13, 2017.

Alexander M Kreps

Julie C Kreps

STATE OF Massachusetts

COUNTY OF Worcester

December 13, 2017

On this December 13, before me, the undersigned notary public, personally appeared ALEXANDER M KREPS AND JULIE C KREPS, proved to me through satisfactory evidence of identification, which was Drivers License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he/she/it/they signed it voluntarily for its stated purpose.

Seal

Notary Public

My commission expires: November 12, 2021

TRINA M. CASIANO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 12, 2021

09-051553 / FC02

Property Address: 76 Prospect Street, Athol, MA 01331

EXHIBIT A

The land, with the buildings thereon, situated in Athol, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

I. Beginning at a stone monument at the northwest corner thereof and at the southwest corner of land now or formerly of Hugh Engel;

Thence easterly by said Engel land, one hundred (100) feet to a stone monument at land now or formerly of Mary Farr;

Thence southerly by said Farr land, one hundred twenty (120) feet to a stone monument at corner of land now or formerly of Fred S. Worrick;

Thence westerly by said Worrick land, one hundred (100) feet to the easterly line of Prospect Street;

Thence northerly by said easterly line of Prospect Street, one hundred twenty (120) feet to the place of beginning.

II. Beginning at the northeasterly corner thereof in the westerly line of Beacon Street at corner of land now or formerly of Gertie B. Hanson;

Thence southerly by said Beacon Street, eighty-six and 9/10 (86.9) feet to a stone bound at corner of land now or formerly of Gertie B. Hanson;

Thence westerly by said Hanson land, the interior angle at this point being 90° 31' eighty-five and 25/100 (85.25) feet to a stone monument in line or through land now or formerly of Stella N. Taylor;

Thence northerly by said Taylor land, the interior angle at this point being 88° 55' eighty-eight and 43/100 (88.43) in line of said Engel land;

Thence easterly by said Engel land, the interior angle at this point being 90°2' eighty-four and 47/100 (84.47) feet to the place of beginning, the interior angle at this land or point being 90° 32'.

For title reference see deed recorded in Book 40916, Page 115.

76 Prospect Street, Athol, MA 01331 - AP 30, AL 452

ATTEST: WORC Anthony J. Vigliotti, Register

TAYLOR STREET
PROSPECT STREET
BEACON
WHEELER STREET
WHEELER
425
438
436
435
434
432
108
109
112
444
447
445
448
449
451
452
164
165
163
189
188
187
189

Property Location: 76 PROSPECT ST
Vision ID: 30[illegible]
Account #
MAP ID: 30/ 452/ / /
Bldg #: 1 of 1
Bldg Name:
Sec #: 1 of 1 Card 1 of 1
State Use: 1010
Print Date: 01/09/2018 19:00

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
WILMINGTON SAVINGS FUND SOCIE	2 Above Street	1 All Public	1 Paved	2 Suburban
DBA CHRISTIANA TRUST				
C/O SHELLPOINT				
55 BEATTIE PL SUITE 110				
GREENVILLE, SC 29601				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 00030 00452 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_140416_927067
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	138,400	138,400
Res Land	1010	25,500	25,500
Res OB	1010	9,800	9,800
Total		173,700	173,700

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
WILMINGTON SAVINGS FUND SOCIETY	58192/ 58	12/15/2017	U	I	369,659	1N
KREPS ALEXANDER M	40916/ 115	03/30/2007	Q	I	236,000	00
MCDONALD WILLIAM E	34248/ 129	07/29/2004	Q	I	227,000	00
ALLEN CLAY C	24379/ 246	07/06/2001	Q	I	135,000	00
AARON HERBERT L	07693/0021	03/02/1983			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	138,400	2017	1010	131,900	2016	1010	123,800
2018	1010	25,500	2017	1010	25,500	2016	1010	25,500
2018	1010	9,800	2017	1010	9,800	2016	1010	9,800
Total:		173,700	Total:		167,200	Total:		159,100

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	136,000
Appraised XF (B) Value (Bldg)	2,400
Appraised OB (L) Value (Bldg)	9,800
Appraised Land Value (Bldg)	25,500
Special Land Value	0
Total Appraised Parcel Value	173,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	173,700

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

1N=DEED IN LIEU

WHITE

TRUSTEE FOR BCAT 2014-4TT

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
024-05	02/07/2005	BP		3,800	11/02/2005	100		FEP TO FOP

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/07/2012	01		JG	00	Measur+Listed
11/02/2005			LA	01	Measur+1Visit
12/11/2002			NH	00	Measur+Listed
05/25/1993					
05/22/1993					

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				19,500	SF	1.31	1.0000	5	1.0000	1.00		0.00				1.00	1.31	25,500

Total Card Land Units: 0.45 AC
Parcel Total Land Area: 0.45 AC
Total Land Value: 25,500

Property Location: 76 PROSPECT ST **MAP ID:** 30/ 452/ / / **Bldg Name:** **State Use:** 1010

Vision ID: 3073 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/09/2018 19:00

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2	05		Drywall/Sheet
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	2		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	10		10 Rooms
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

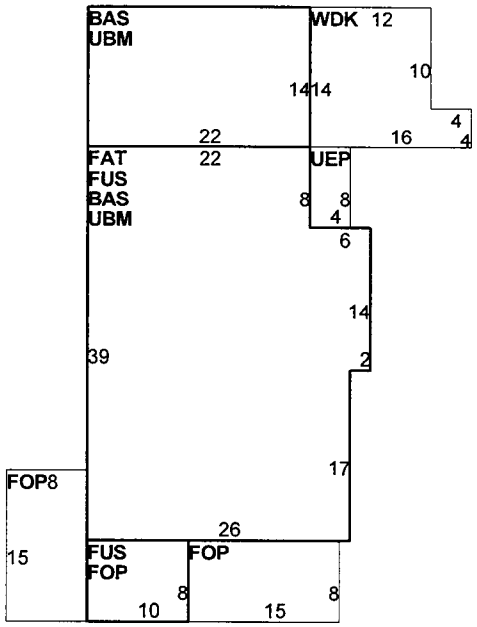
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	71.34
	219,228
Net Other Adj:	7,500.00
Replace Cost	226,728
AYB	1900
EYB	1976
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	40
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	60
Apprais Val	136,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

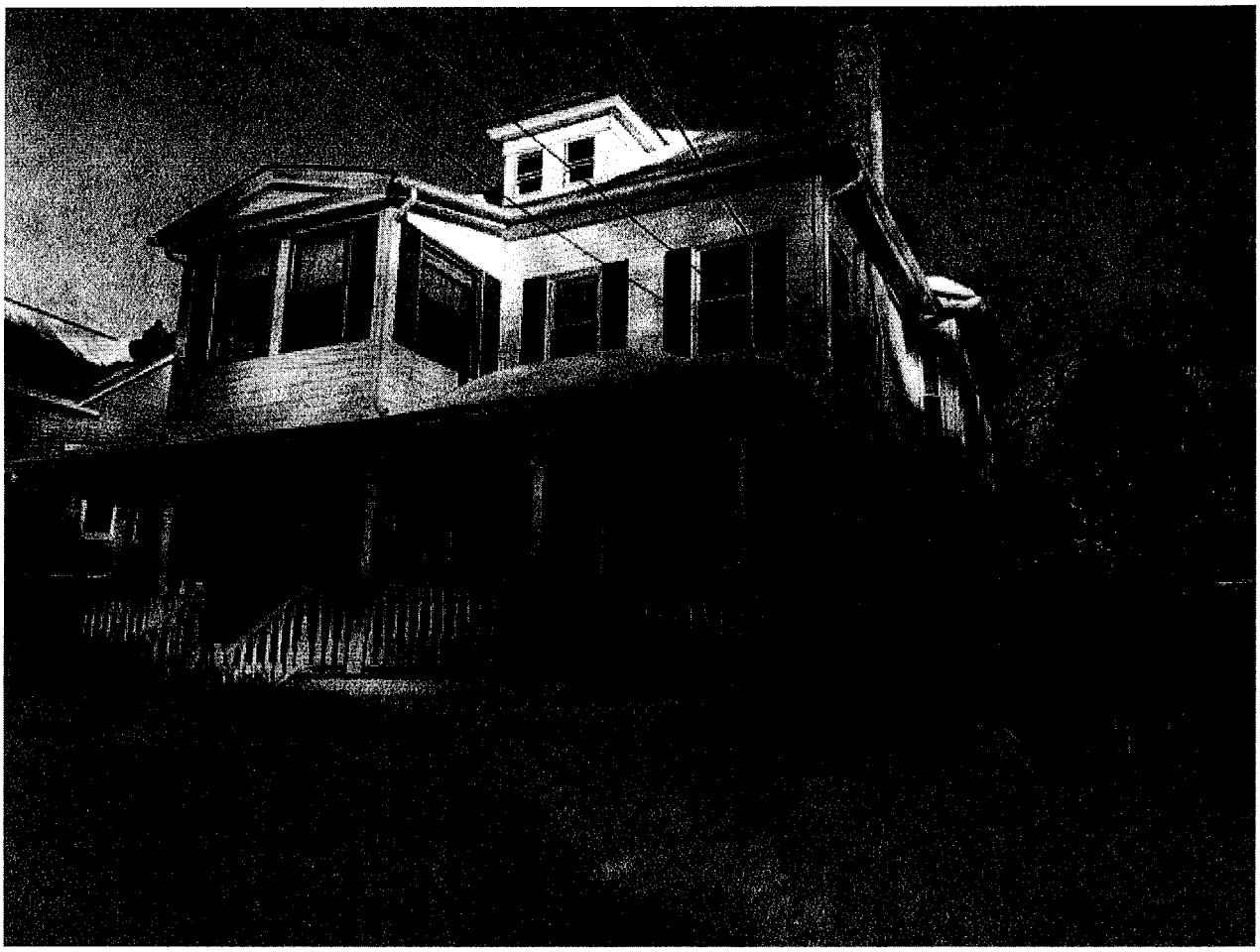


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	Garage			L	550	32.75	1985		0		50	9,000
SHD1	Shed, wood			L	168	20.00	1985		0		25	800
FPL3	Fireplace, 2 St (			B	1	4,000.00	1976		1		90	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,318	1,318	1,318	71.34	94,026
FAT	Attic, Finished	303	1,010	303	21.40	21,616
FOP	Porch, Open, Framed	0	320	64	14.27	4,566
FUS	Upper Story, Finished	1,090	1,090	1,090	71.34	77,761
UBM	Basement, Unfinished	0	1,318	264	14.29	18,834
UEP	Porch, Enclosed, Unfinished	0	32	16	35.67	1,141
WDK	Deck, Wood	0	184	18	6.98	1,284
	Ttl. Gross Liv/Lease Area:	2,711	5,272	3,073		226,728



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2 or 3)
Street number and name: 87 Arthur Av
City: Athol, MA 01331
Parcel Id # : 28-17

Name of Property Owner or Owners: Midfirst Bank

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes x No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes x No_____ If No, please explain.

Is the Assessors Property Card attached: Yes x No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 1 Years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No x

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes x No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes x No_____

Property has significant presence of overgrown or dead vegetation: Yes x No_____

Property has an accumulation of trash, refuse or other debris: Yes_____ No x

Property has been taken for foreclosure of mortgage. Yes x No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 17645
Document Type	: FD
Recorded Date	: February 17, 2017
Recorded Time	: 01:19:09 PM
Recorded Book and Page	: 56757 / 163
Number of Pages(including cover sheet)	: 5
Receipt Number	: 986246
Recording Fee (including excise)	: $498.92

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/17/2017 01:19 PM
Ctrl# 165012 22463 Doc# 00017645
Fee: $373.92 Cons: $82,000.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

FORECLOSURE DEED

MidFirst Bank, having a place of business 999 NW Grand Blvd., Oklahoma City, Oklahoma 73118, the present holder of a mortgage from Dale R. West to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Ross Mortgage Company, Inc., dated April 23, 2009, and recorded in Worcester County (Worcester District) Registry of Deeds in Book 44162, Page 86*, by the power conferred by said mortgage and every other power, for Eighty-Two Thousand Dollars and 00/100 ($82,000.00) paid, grants to MidFirst Bank, 999 NW Grand Blvd., Oklahoma City, Oklahoma 73118, the premises conveyed by said mortgage.

*See Assignment Recorded at Worcester County (Worcester District) Registry of Deeds in Book 54531, Page 219.

Witness the execution of said Federally Charged Savings Association on 2-14, 2017.

MidFirst Bank

By: Blake Corgan
Title: Vice President

STATE OF Oklahoma

COUNTY OF: Oklahoma

On this 14th day of February, 2017 before me, the undersigned notary public, personally appeared Blake J Corgan, of MidFirst Bank proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (s)he signed it voluntarily for its stated purpose and as the free act and deed of MidFirst Bank.

TED SNODDY NOTARY # 12002189 EXP. 03/06/20 PUBLIC STATE OF OKLAHOMA

Notary Public: Ted Snoddy
My commission expires: 3/6/20

Property Address: 87 Arthur Avenue, Athol, MA 01331

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefore, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section

Property Address: 87 Arthur Avenue, Athol, MA 01331
16-025850 / FC01

AFFIDAVIT OF SALE UNDER POWER OF SALE IN MORTGAGE

I, Blake Corgan, of MidFirst Bank, make oath and say that the principal and interest obligations mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that MidFirst Bank, caused to be published on January 10, 2017, January 17, 2017, and January 24, 2017, in the Athol Daily News, a newspaper published or by its title page purporting to be published in Athol, Massachusetts and having a circulation therein, a notice of which the following is a true copy.

(See Exhibit A attached hereto)

MidFirst Bank also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by causing to be mailed the required notices, certified mail, return receipt requested.

I state that the requirements of the power of sale included in the mortgage and of the law have been complied with in all respects.

Pursuant to said notice at the time and place therein appointed February 7, 2017, at 12:00 PM, upon the mortgaged premises, at which time MidFirst Bank sold the mortgaged premises at public auction by Christine M. Parcher of BayState Auction Co., Inc., a duly licensed auctioneer, to MidFirst Bank, 999 NW Grand Blvd., Oklahoma City, Oklahoma 73118, above named, for Eighty-Two Thousand Dollars and 00/100 ($82,000.00)

bid by MidFirst Bank, 999 NW Grand Blvd., Oklahoma City, Oklahoma 73118, being the highest bid made therefore at said auction.

Signed under the pains and penalties of perjury this 14 day of February, 2017.

MidFirst Bank

By: Blake Corgan
Title: Vice President

State of: Oklahoma
County of: Oklahoma

On this 14th, day of February, 2017, before me, the undersigned notary public, personally appeared Blake Corgan, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful to the best of (his) (her) knowledge and belief.

VALERIE WILKERSON NOTARY # 14001001 EXP. 02/04/18 PUBLIC STATE OF OKLAHOMA

Notary Public: Valerie Wilkerson
My commission expires: 02-04-18

Property Address: 87 Arthur Avenue, Athol, MA 01331
16-025850 / FC01

Exhibit A

LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **DALE R. WEST** to **Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Ross Mortgage Company, Inc.**, dated April 23, 2009 and recorded in Worcester County (Worcester District) Registry of Deeds in Book 44162, Page 86 of which mortgage MidFirst Bank is the present holder by assignment from Mortgage Electronic Registration Systems, Inc., as nominee for Ross Mortgage Company, Inc. of Massachusetts to CitiMortgage, Inc. dated December 3, 2011 recorded at Worcester County (Worcester District) Registry of Deeds in Book 48297, Page 367 and assignment from CitiMortgage, Inc. to MidFirst Bank dated November 3, 2016 recorded at Worcester County (Worcester District) Registry of Deeds in Book 54531, Page 219, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **87 Arthur Avenue, Athol, MA 01331** will be sold at a Public Auction at **12:00PM on February 7, 2017**, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land with the buildings at 87 Arthur Avenue in Athol, Worcester County, Massachusetts, being Lots Numbered 86, 87, 88, 89, 90, 91, and 92 on a plan of pleasantdale dated August 1911 and recorded with the Worcester District Deeds in Book 25, Plan 45, to which plan reference is hereby made for a more particular description.

For mortgagor's title see deed recorded with the Worcester County (Worcester District) Registry of Deeds in Book 43304, Page 354.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

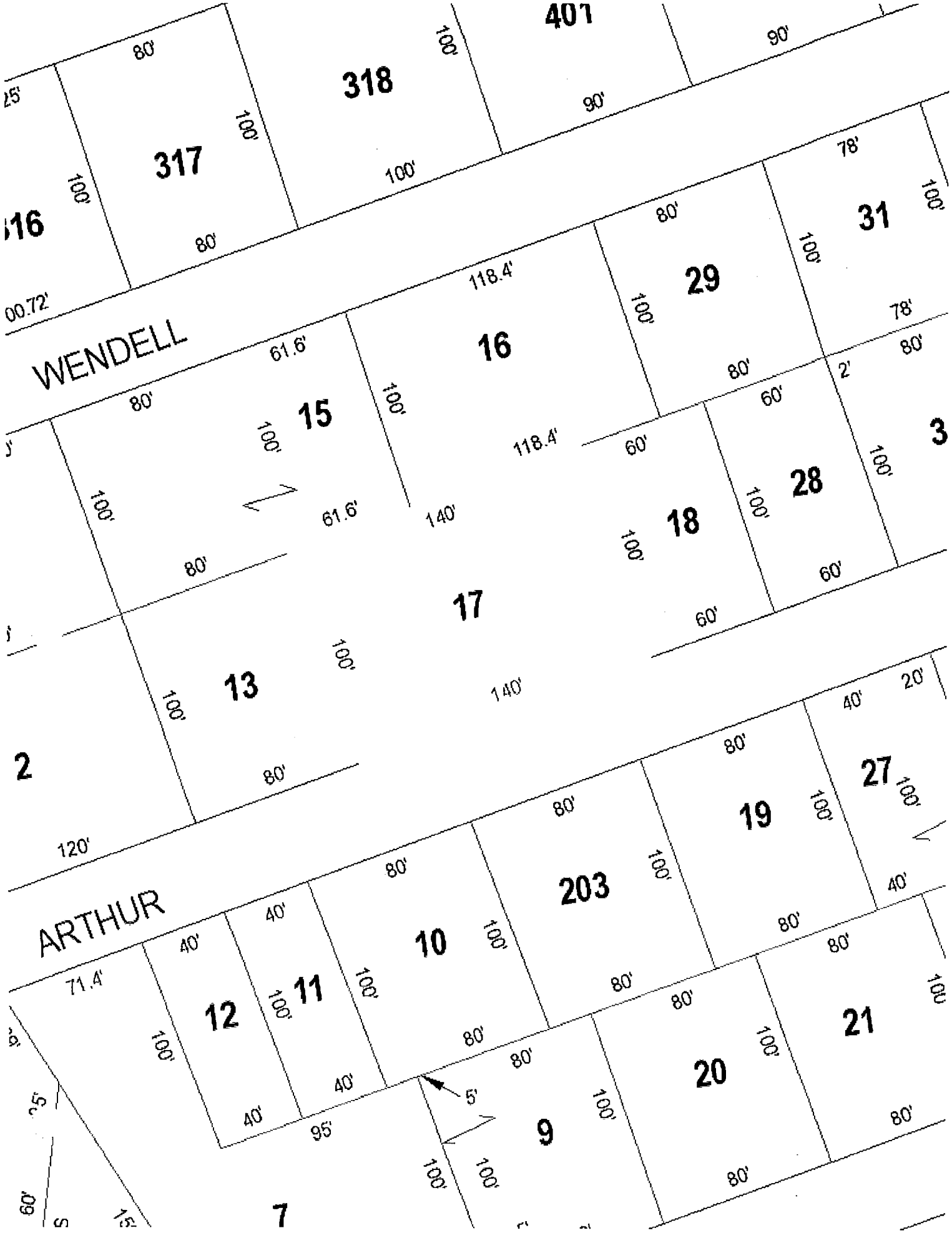
Terms of the Sale: Cash, cashier's or certified check in the sum of $5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA 01851 or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

MidFirst Bank
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
West, Dale, 16-025850

January 10, 17, 24, 2017

ATTEST: WORC Anthony J. Vigliotti, Register


WENDELL
ARTHUR
317
318
401
16
15
17
13
29
31
28
18
3
2
12
11
10
203
19
27
20
21
9
7
80'
100'
90'
78'
118.4'
61.6'
140'
60'
2'
120'
40'
20'
71.4'
95'
5'

Property Location: 87 ARTHUR AV | MAP ID: 28/ 17/ / / | Bldg Name: | State Use: 1010

Vision ID: 21 | Account # | Bldg # 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/23/2018 09:07

CURR. OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MIDFIRST BANK	1 Level	1 All Public	1 Paved	2 Suburban
999 NW GRAND BLVD				
OKLAHOMA CITY, OK 73118				

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 00028 00017 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_139756_926270 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	77,700	77,700
Res Land	1010	24,700	24,700
Res OB	1010	5,300	5,300
Total		107,700	107,700

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MIDFIRST BANK	56757/ 163	02/17/2017	U	I	82,000	1L
WEST DALE	43304/ 354	09/12/2008	U	I	94,500	1S
DEUTSCHE BANK NATIONAL TR CO TRUSTEE	42512/ 178	03/05/2008	U	I	141,100	1L
OSBORNE ROSS C	36783/ 60	07/12/2005	Q	I	169,900	00
POSK LETICIA	19204/ 111	09/29/1997	Q	I	43,000	00
BOUDREAU MARY J	06116/0246	01/28/1977			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	77,700	2017	1010	73,500	2016	1010	68,300
2018	1010	24,700	2017	1010	24,700	2016	1010	24,700
2018	1010	5,300	2017	1010	5,300	2016	1010	5,300
	Total:	107,700		Total:	103,500		Total:	98,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	77,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	5,300
Appraised Land Value (Bldg)	24,700
Special Land Value	0
Total Appraised Parcel Value	107,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**107,700**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

GREY

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/30/2012	01		DK	02	Measur+2Visit - Info Card
01/30/2003			MS	01	Measur+1Visit
01/30/2003			MS	00	Measur+Listed
06/08/1993					
06/03/1993					

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				14,000	SF	1.76	1.0000	5	1.0000	1.00		0.00				1.00	1.76	24,700

Total Card Land Units: 0.32 AC | Parcel Total Land Area: 0.32 AC | Total Land Value: 24,700

Property Location: 394 HARVARD AV **MAP ID:** 28/ 163/ / / **Bldg Name:** **State Use:** 1010

Vision ID: 2311 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/23/2018 09:08

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	7		7 Rooms
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

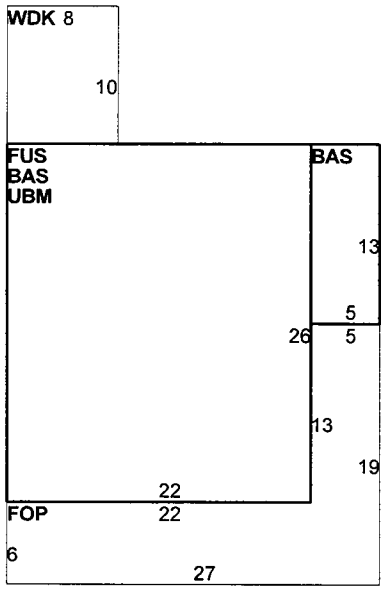
Element	Cd.	Ch.	Description

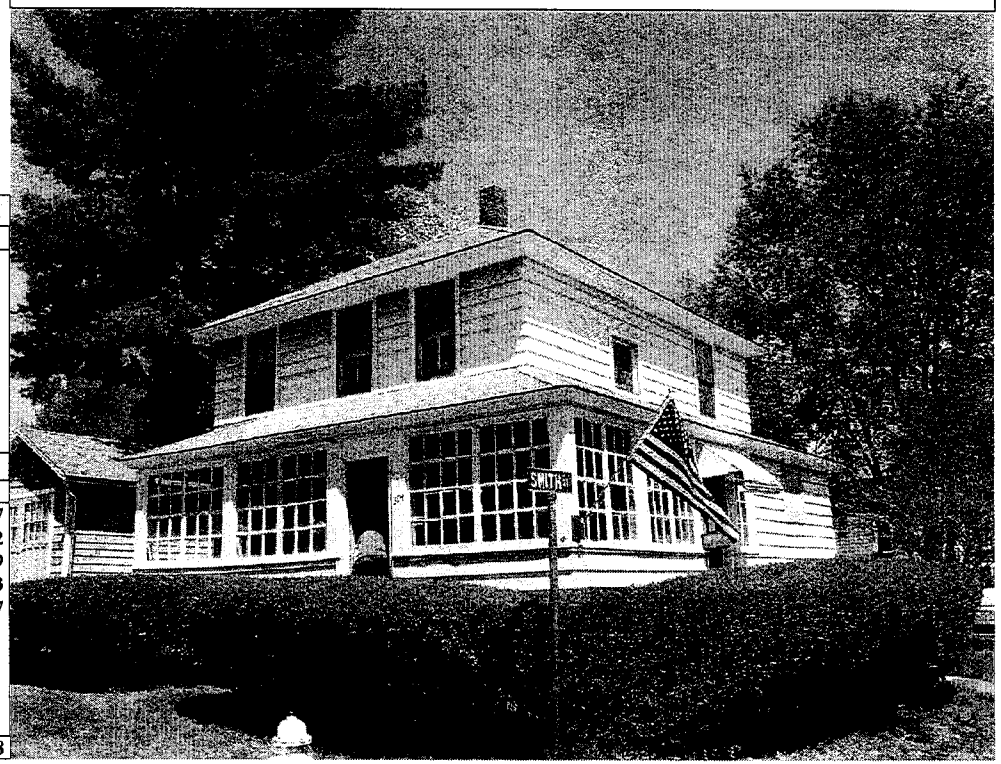
MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	85.82
	118,088
Net Other Adj:	2,500.00
Replace Cost	120,588
AYB	1925
EYB	1976
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	40
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	UC
% Complete	50
Overall % Cond	50
Apprais Val	60,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



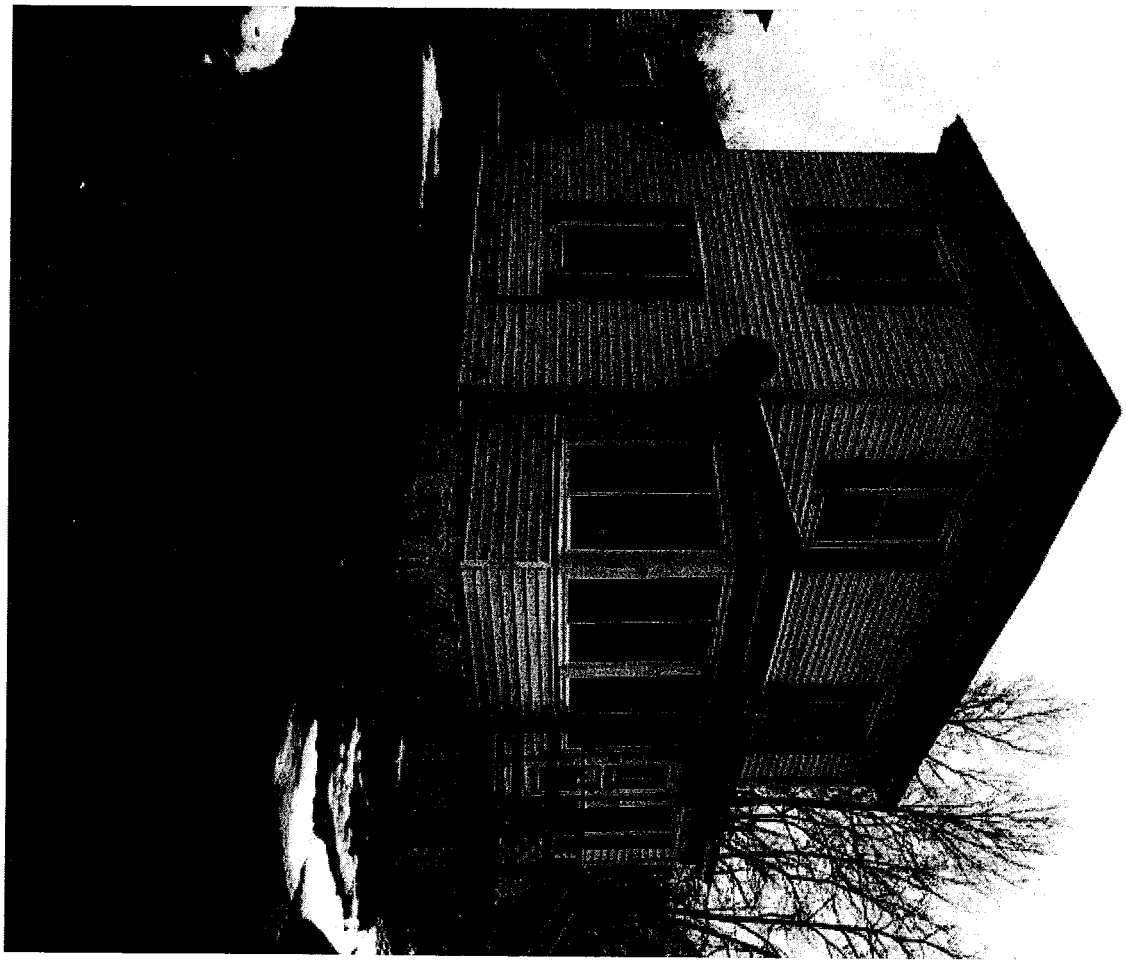


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR3	Garage Poor			L	264	29.50	1985		0		30	2,300
FLU2	Flue, Brick			B	1	450.00	1976		1		100	200
FPL	Fireplace			B	1	1,600.00	1976		1		100	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	637	637	637	85.82	54,667
FOP	Porch, Open, Framed	0	227	45	17.01	3,862
FUS	Upper Story, Finished	572	572	572	85.82	49,089
UBM	Basement, Unfinished	0	572	114	17.10	9,783
WDK	Deck, Wood	0	80	8	8.58	687
	Ttl. Gross Liv/Lease Area:	1,209	2,088	1,376		120,588



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2 or 3)
Street number and name: 394 Harvard Av
City: Athol, MA 01331
Parcel Id # : 28-163

Name of Property Owner or Owners: Szczygiel Dawn

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes x No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes x No_____ If No, please explain.

Is the Assessors Property Card attached: Yes x No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 3 Years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No x

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No x

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No x

Property has significant presence of overgrown or dead vegetation: Yes_____ No x

Property has an accumulation of trash, refuse or other debris: Yes_____ No x

Property has been taken for foreclosure of mortgage. Yes_____ No x

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

The long-term vacancy of this property is a blighting influence on the neighborhood. The Athol Housing Sub-Committee believes the abandoned nature of the property presents safety concerns.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Bk: 52341 Pg: 367
Page: 1 of 3 05/21/2014 02:04 PM WD

Property Address: 394 Harvard Avenue a/k/a 395 Harvard Avenue, Athol, MA 01331

QUITCLAIM DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation duly organized and existing under the laws of the United States of America, having a usual place of business at **5000 Plano Parkway, Carrollton, Texas 75010**.

for consideration of **Thirty-Three Thousand and 00/100 Dollars ($33,000.00)**, paid

Grants to: **Dawn Szczygiel,** Individually, **of 41 Noah Street, Grafton, MA 01519**

With quitclaim covenants:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

For Title Reference, see Foreclosure Deed recorded in the Worcester County (Worcester District) Registry of Deeds, in Book 52044, Page 106 on February 19, 2014.

This deed is given in the usual course of the Grantor's business and is not a conveyance of all or substantially all of the Grantor's assets in Massachusetts.

Federal Home Loan Mortgage Corporation is exempt from payment of Massachusetts documentary stamps under 12 U.S.C. 1452 (e).

Executed as a sealed instrument this 20th day of May, 2014.

For Authority see Limited Power of Attorney recorded in the Suffolk County Registry District of the Land Court at Document 809257 and recorded with the Suffolk Registry of Deeds in Book 52849, Page 113.

FEDERAL HOME LOAN MORTGAGE CORPORATION
By: Orlans Moran PLLC
Its Attorney-In-Fact

By: Sandra D. Martin
Sandra D. Martin, Authorized Signatory, Real Property

Property Address: 394 Harvard Avenue a/k/a 395 Harvard Avenue, Athol, MA 01331

STATE OF MASSACHUSETTS

County of Middlesex, ss.

On this 20th day of May, 2014, before me, the undersigned notary public, personally appeared **Sandra D. Martin**, Esq., Employee, Authorized Signatory, Real Property, of ORLANS MORAN PLLC, as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION who is either personally known to me, or proved to me through satisfactory evidence of identification, to be the person who signed the preceding or attached document, and acknowledged to me that he/she executed the same for its stated purpose as the free act and deed of FEDERAL HOME LOAN MORTGAGE CORPORATION.

DANIELLE L. RICHARDS
MY COMMISSION EXPIRES AUG. 19, 2016
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Danielle L. Richards, Notary Public
My Commission Expires: 08/19/2016

EXHIBIT "A"

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

Beginning at the southwesterly corner thereof at the intersection of the easterly line of Harvard Avenue with the northerly line of Smith Street;

Thence northerly along the easterly line of said Avenue sixty (60) feet;

Thence easterly at a right angle, one hundred (100) feet;

Thence southerly at a right angle sixty (60) feet to the northerly line of said Smith Street;

Thence along the said line, westerly one hundred (100) feet to the place of beginning,

Being Lot No. 296 on Plan of Pleasant Valley as shown on Plan recorded with the Worcester District Registry of Deeds, Book 1448, Page 653.

Also, a certain tract of land in said Athol, bounded and described as follows:

Beginning at the southwesterly corner thereof at a point on the easterly line of Harvard Avenue, said corner also being the northwesterly corner of the above described land and being located sixty (60) feet northerly from the northerly line of Smith Street;

Thence by the easterly line of Harvard Avenue northerly ten (10) feet;

Thence crossing land now or formerly of Elizabeth Girouard easterly about one hundred (100) feet;

Thence southerly in a line parallel with Harvard Avenue ten (10) feet to the northeasterly corner of the above described land;

Thence westerly by the above described land one hundred (100) feet to the place of beginning.

Containing 1000 square feet, more or less, and being the southerly ten-foot portion of Pleasant Valley Lot No. 297, as shown on above referred to Plan.

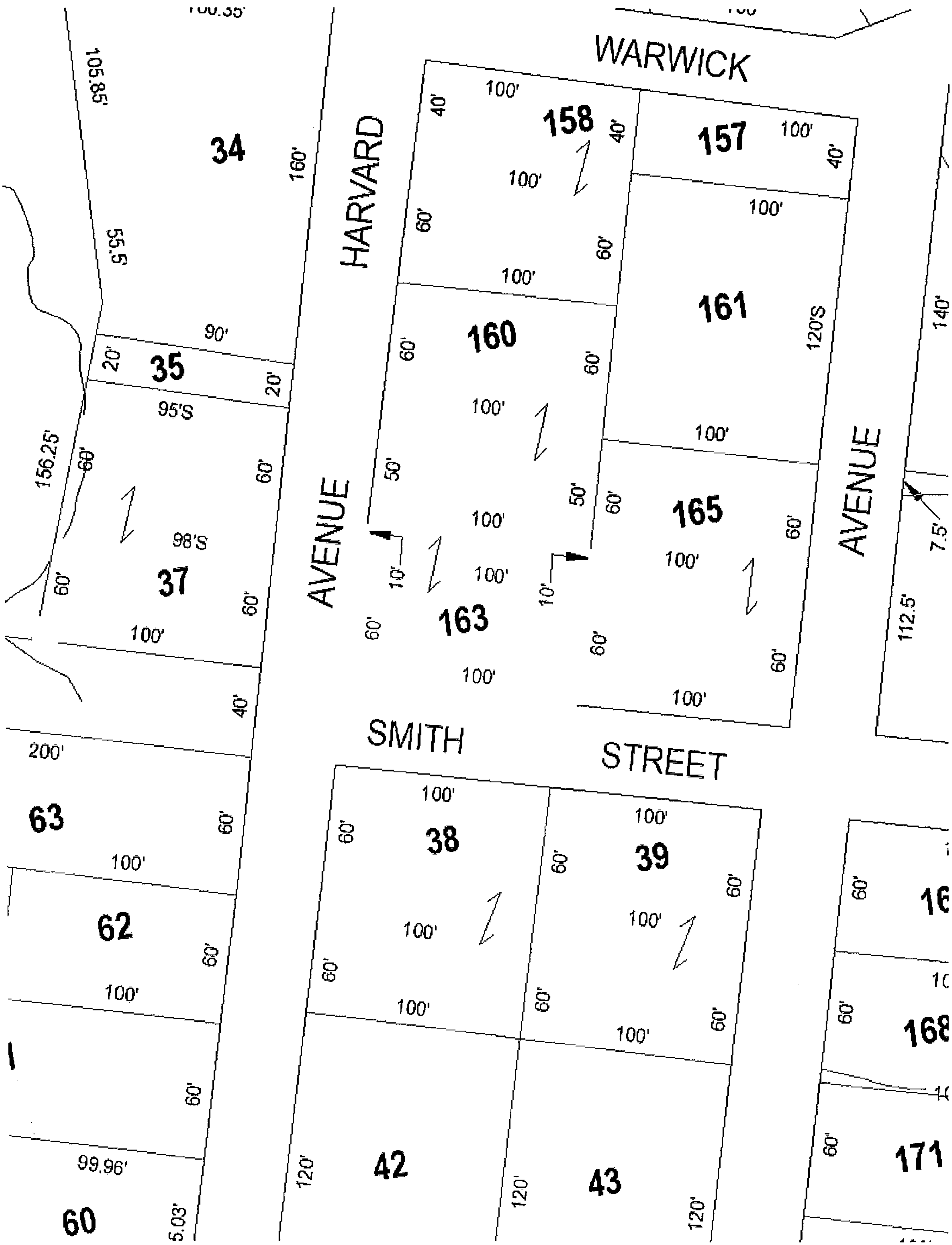
This conveyance is subject to the restriction that no building or any portion of a building shall be erected or maintained within twenty (20) feet of said Street and Avenue.

Being the same premises conveyed to the mortgagors in a deed recorded in said Registy at Book 14755, Page 261.

Property Address: 394 Harvard Avenue a/k/a 395 Harvard Avenue, Athol, MA 01331

Property Address: 394 Harvard Avenue a/k/a 395 Harvard Avenue, Athol, MA 01331

ATTEST: WORC. Anthony J. Vigliotti, Register


WARWICK
HARVARD
AVENUE
AVENUE
SMITH
STREET
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35
37
63
62
60
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160
161
163
165
38
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171
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90'
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95'S
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60'

Property Location: 394 HARVARD AV | MAP ID: 28/ 163/ / / | Bldg Name: | State Use: 1010

Vision ID: 231 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/23/2018 09:08

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SZCZYGIEL DAWN	2 Above Street	1 All Public	1 Paved	2 Suburban
41 NORTH ST	4 Rolling			
GRAFTON, MA 01519				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 00028 00163 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_139667_926083 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	61,300	61,300
Res Land	1010	23,200	23,200
Res OB	1010	2,300	2,300
Total		86,800	86,800

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SZCZYGIEL DAWN	52341/ 367	05/21/2014	U	I	33,000	1S
FEDERAL HOME LOAN MORTGAGE CORP	52044/ 106	02/19/2014	U	I	48,000	1L
COOPER RICHARD H	14755/ 261	11/30/1992	Q	I	72,000	00
SMITH NORTON W	09792/0100	09/16/1986	Q	I	55,000	00
GODLESKY JOSEPH F	07730/0207	04/15/1983			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	61,300	2017	1010	58,100	2016	1010	54,100
2018	1010	23,200	2017	1010	23,200	2016	1010	23,200
2018	1010	2,300	2017	1010	2,300	2016	1010	2,300
	Total:	86,800		Total:	83,600		Total:	79,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

LOW CEILING IN UBM

VACANT BLD

GRAY

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	60,300
Appraised XF (B) Value (Bldg)	1,000
Appraised OB (L) Value (Bldg)	2,300
Appraised Land Value (Bldg)	23,200
Special Land Value	0
Total Appraised Parcel Value	86,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	86,800

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
		RE	Remodel	20,000		100		GUT - ADD ADD'L 1/2 B

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/16/2015			XX	01	Measur+1Visit
02/08/2012	01		DK	00	Measur+Listed
01/20/2003			MS	00	Measur+Listed
10/25/1999			HT	00	Measur+Listed
09/06/1991	X	X	MG	07	Measur/Inf/Dr Info taken

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				7,000	SF	3.31	1.0000	5	1.0000	1.00		0.00				1.00	3.31	23,200

Total Card Land Units: 0.16 AC | Parcel Total Land Area: 0.16 AC | Total Land Value: 23,200

Property Location: 394 HARVARD AV **MAP ID:** 28/ 163/ / / **Bldg Name:** **State Use:** 1010

Vision ID: 2311 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/23/2018 09:08

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	7		7 Rooms
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

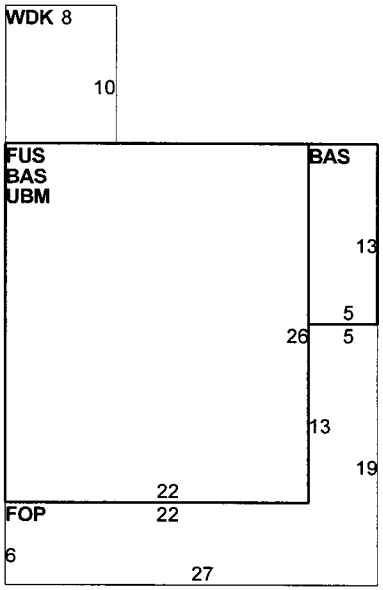
Element	Cd.	Ch.	Description

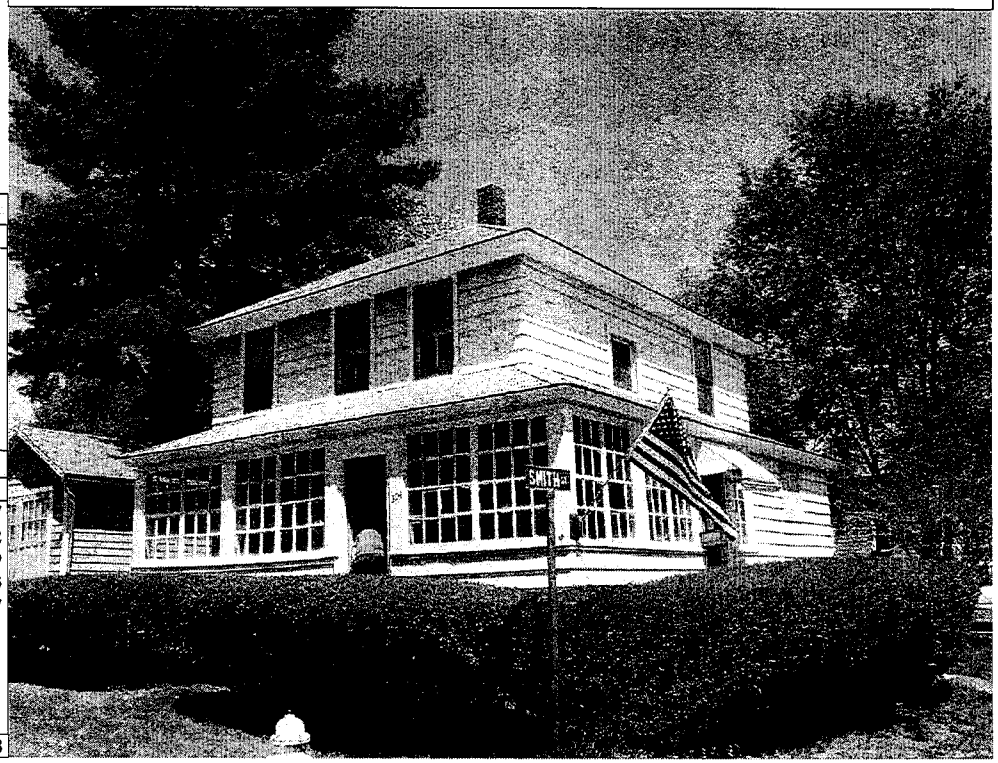
MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	85.82
	118,088
Net Other Adj:	2,500.00
Replace Cost	120,588
AYB	1925
EYB	1976
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	40
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	UC
% Complete	50
Overall % Cond	50
Apprais Val	60,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
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FLU2	Flue, Brick			B	1	450.00	1976		1		100	200
FPL	Fireplace			B	1	1,600.00	1976		1		100	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	637	637	637	85.82	54,667
FOP	Porch, Open, Framed	0	227	45	17.01	3,862
FUS	Upper Story, Finished	572	572	572	85.82	49,089
UBM	Basement, Unfinished	0	572	114	17.10	9,783
WDK	Deck, Wood	0	80	8	8.58	687
	Ttl. Gross Liv/Lease Area:	1,209	2,088	1,376		120,588

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2 or 3)
Street number and name: 126 Sanders St
City: Athol, MA 01331
Parcel Id # : 29-64

Name of Property Owner or Owners: Federal National Mortgage Assoc

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes x No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes x No_____ If No, please explain.

Is the Assessors Property Card attached: Yes x No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 5 Years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No x

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No unknown

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes x No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes x No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No x

Property has an accumulation of trash, refuse or other debris: Yes x No_____

Property has been taken for foreclosure of mortgage. Yes x No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 110271
Document Type	: FD
Recorded Date	: October 04, 2017
Recorded Time	: 12:49:24 PM
Recorded Book and Page	: 57840 / 47
Number of Pages(including cover sheet)	: 6
Receipt Number	: 1031465
Recording Fee (including excise)	: $503.48

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/04/2017 12:49 PM
Ctrl# 174328 13970 Doc# 00110271
Fee: $378.48 Cons: $83,000.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Property Address: 126 Sanders Street, Athol, MA 01331

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

Federal National Mortgage Association

a corporation duly established under the laws of the United States of America and having its usual place of business at 14523 Millikan Way, Suite 200, Beaverton, OR 97005

the current holder by assignment of a mortgage

from Anne M. Chadwick

to Mortgage Electronic Registration Systems, Inc.

dated May 4, 2005 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 36283, Page 157

, by the power conferred by said mortgage and

every other power for EIGHTY-THREE THOUSAND AND 00/100 ($83,000.00) DOLLARS

paid, grants to Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America of P.O. Box 650043, Dallas, TX 75265-0043, the premises conveyed by said mortgage.

WITNESS the execution and corporate seal of said corporation this 29 day of August 2017.

CORPORATE

SETERUS, INC.

SEAL

Federal National Mortgage Association ("Fannie Mae"), a corporation organzied and existing under the laws of the United States of America, beneficiary, by Seterus, Inc., its Attorney-in-Fact*

By: 8-29-2017

Name: Nathan Abela

Title: Foreclosure Specialist

*For signatory authority, please see Limited Power of Attorney recorded with the Worcester County (Worcester District) Registry of Deeds at Book 55999, Page 156.

STATE OF Oregon

Washington County, ss. August , 2017

On this 29 day of August 2017, before me, the undersigned notary public, personally appeared Nathan Abela, proved to me through satisfactory evidence of identification, which were Drivers License (form of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose as the free act and deed of Federal National Mortgage Association ("Fannie Mae").

Capacity: (as Foreclosure Specialist (title) of Seterus, Inc. as Attorney in Fact

for Federal National Mortgage Association ("Fannie Mae")

(Affix Seal)

Notary Signature

Official Stamp
Amy Dian Gauthier
Notary Public - Oregon
Commission No. 954703
My Commission Expires September 18, 2020

My commission expires: 9/18/20

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

AFFIDAVIT

I, Andrew P. Osofsky, Esq. of Harmon Law Offices, PC as attorneys for Federal National Mortgage Association, make oath and say that the principal and interest obligation mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that on behalf of Federal National Mortgage Association this office caused to be published on June 21, 2017, June 28, 2017 and July 5, 2017 in the Athol Daily News, a newspaper having a general circulation in Athol, a notice of which the following is a true copy. (See attached Exhibit A)

This office also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed Federal National Mortgage Association sold the mortgaged premises at public auction by Robert Goldman, a duly licensed auctioneer, to Fannie Mae A/K/A Federal National Mortgage Association for EIGHTY-THREE THOUSAND AND 00/100 ($83,000.00) DOLLARS bid by Fannie Mae A/K/A Federal National Mortgage Association, being the highest bid made therefor at said auction.

201610-0242

/Affidavit MA/Chadwick, Anne

By: _____
Andrew R Osofsky ,Esq.

COMMOMWEALTH OF MASSACHUSETTS

Middlesex, ss. Sept 21, 2017

On this 21 day of Sept. 2017, before me, the undersigned notary public, personally appeared Andrew R Osofsky ,Esq. proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

_____(Affix Seal)
Notary Signature Scott A. Fisher

My commission expires: 9/4/2020

SCOTT A. FISHER
MY COMMISSION EXPIRES SEPTEMBER 4, 2020
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

EXHIBIT A

LEGAL NOTICE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **ANNE M. CHADWICK** to **Mortgage Electronic Registration Systems, Inc.**, dated May 4, 2005 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 36283, Page 157, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to Bank of America, N.A., successor by merger to BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing, LP dated July 19, 2012 and recorded with said registry on August 1, 2012 at Book 49379 Page 19 and by assignment from Bank of America, N.A. to Federal National Mortgage Association dated October 11, 2012 and recorded with said registry on October 17, 2012 at Book 49801 Page 285, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at **Public Auction at 2:00 p.m. on July 24, 2017**, on the mortgaged premises located at **126 Sanders Street, Athol, Worcester County, Massachusetts**, all and singular the premises described in said mortgage.

TO WIT:

Exhibit A

The land with the buildings thereon, situated in Athol, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at the southwest corner thereof at a point 72.767 feet easterly from Sanders Street and 20 feet southerly from land formerly of Sabra J. Taylor;

THENCE easterly in a line parallel with and 20 feet southerly from a line continuing easterly, the southerly line of said Taylor land to high water mark of Cheney's Pond;

THENCE northerly, westerly, southerly, westerly and northerly by said high water mark to a bound where said mark intersects with line of said Taylor land;

THENCE southerly by said Taylor land to its southeast corner;

THENCE continuing the same course about 20.3 feet to the place of beginning.

Together with a right of way 20 feet wide next to and adjoining said Taylor land and extending from the above described tract to Sanders Street.

Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Worcester District Registry of Deeds in Book 14611, Page 301.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 14611, Page 301.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

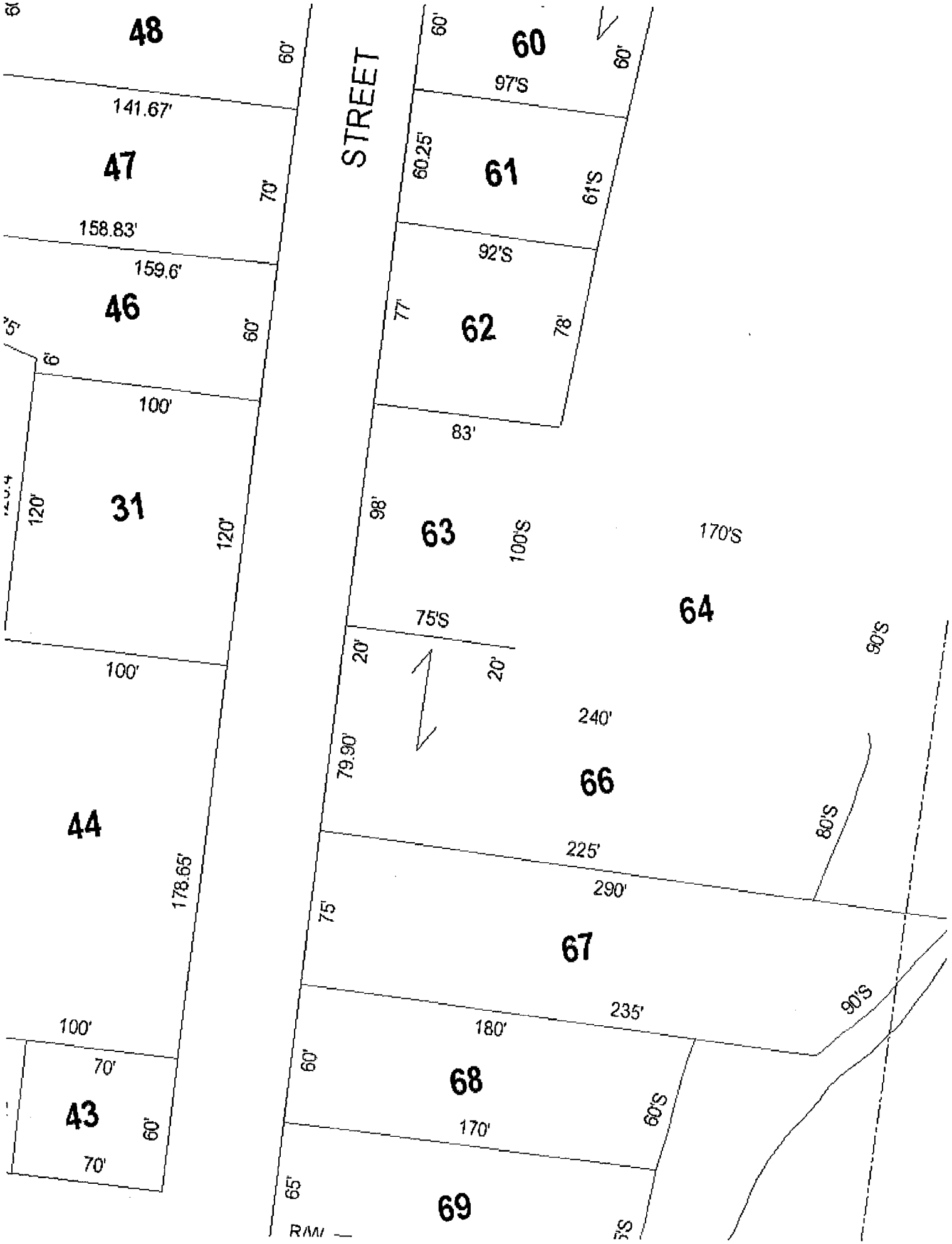
A deposit of Five Thousand ($5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at **Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389**, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION
Present holder of said mortgage
By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201610-0242 - TEA

June 21, 28, July 5, 2017

ATTEST: WORC Anthony J. Vigliotti, Register


48
60'
141.67'
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70'
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159.6'
46
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6'
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64
75'S
20'
20'
90'S
240'
79.90'
66
80'S
225'
290'
75'
67
235'
90'S
180'
60'
68
60'S
170'
65'
69

Property Location: 126 SANDERS ST | MAP ID: 29/ 64/ / / | Bldg Name: | State Use: 1010

Vision ID: 239 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/23/2018 09:09

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FEDERAL NATIONAL MORTGAGE AS	2 Above Street	1 All Public	1 Paved	2 Suburban

PO BOX 650043

DALLAS, TX 75265

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 00029 00064 00000

Sub-Div

Photo

Lot

Prec.

GIS ID: M_140013_926754 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	78,300	78,300
Res Land	1010	22,600	22,600
Res OB	1010	27,100	27,100
Total		128,000	128,000

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FEDERAL NATIONAL MORTGAGE ASSOC	57840/ 47	10/04/2017	U	I	83,000	1L
CHADWICK ANNE M TRUSTEE	47372/ 129	05/10/2011	U	I	100	1A
CHADWICK ANNE M	14611/ 301	10/14/1992	U	I	1	1A
PETERSON DORA I	05280/0500	11/10/1972			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	78,300	2017	1010	74,500	2016	1010	69,600
2018	1010	22,600	2017	1010	22,600	2016	1010	22,600
2018	1010	27,100	2017	1010	27,100	2016	1010	27,100
	Total:	128,000		Total:	124,200		Total:	119,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	78,000
Appraised XF (B) Value (Bldg)	300
Appraised OB (L) Value (Bldg)	27,100
Appraised Land Value (Bldg)	22,600
Special Land Value	0
Total Appraised Parcel Value	128,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	128,000

NOTES

FUNC=DB

VACANT BLD

WHITE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
087-05	04/05/2005	BP		3,000	10/19/2005	100		SIDING/CHG FOP TO B

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/31/2012	01		DK	02	Measur+2Visit - Info Card
10/19/2005			LA	01	Measur+1Visit
03/11/2003			MS	00	Measur+Listed
11/09/1999			HT	01	Measur+1Visit
09/13/1991	X	X	MG		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				16,500	SF	1.52	1.0000	5	1.0000	0.90		0.00	RL			1.00	1.37	22,600

Total Card Land Units: 0.38 AC | Parcel Total Land Area: 0.38 AC | Total Land Value: 22,600

Property Location: 126 SANDERS ST **MAP ID:** 29/ 64/ / / **Bldg Name:** **State Use:** 1010
Vision ID: 2397 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/23/2018 09:09

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	1.5		1 1/2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2	05		Vinyl
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

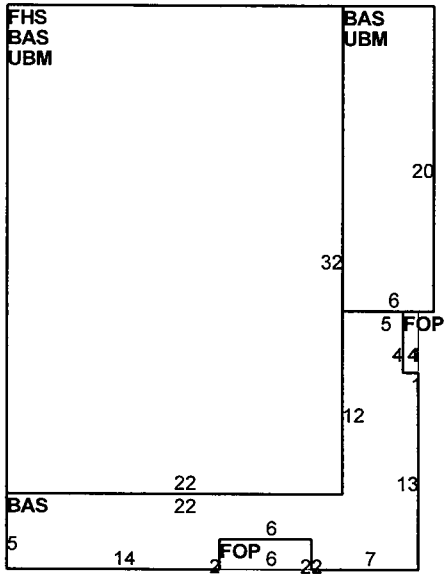
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	85.37
	130,019
Net Other Adj:	0.00
Replace Cost	130,019
AYB	1910
EYB	1981
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	35
Functional Obslnc	5
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	60
Apprais Val	78,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

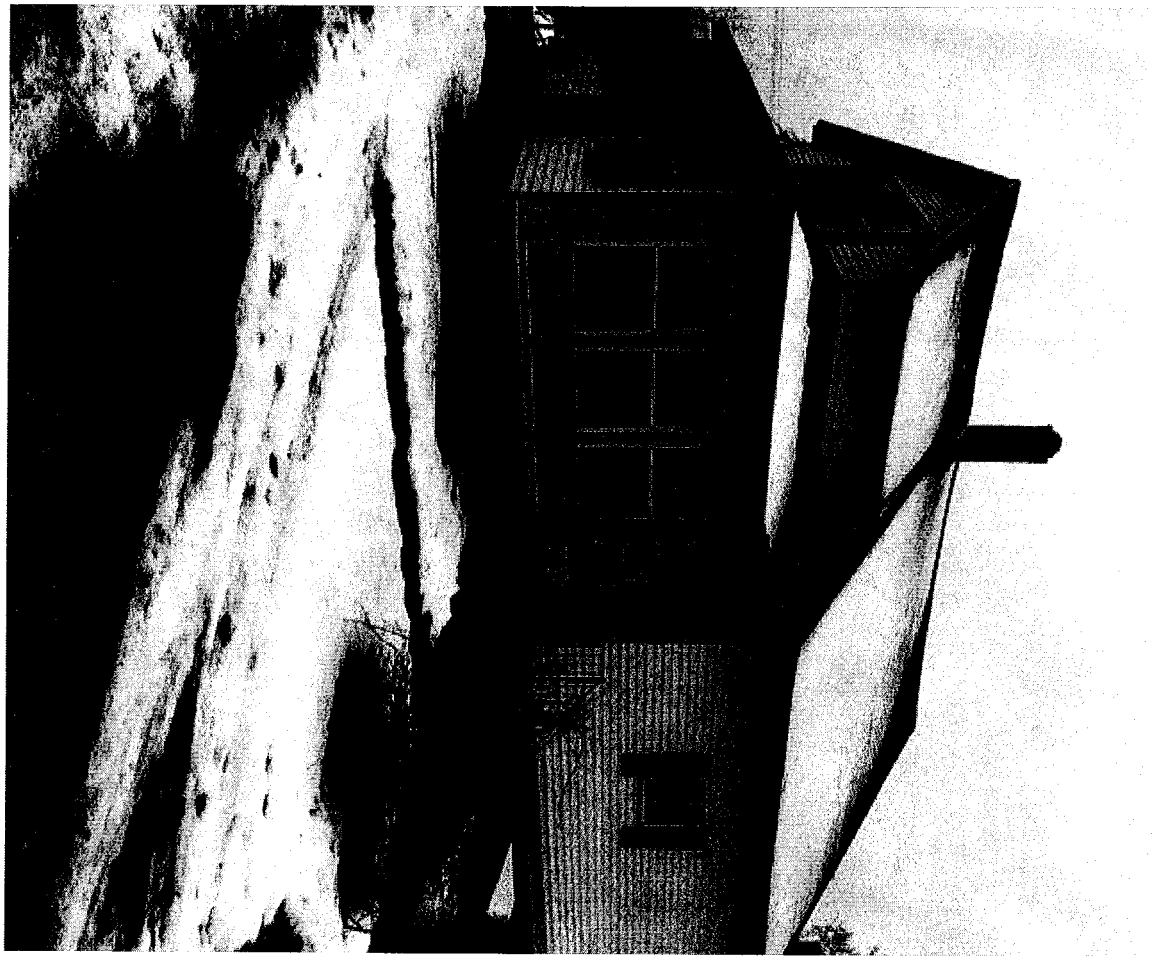


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR4	Garage w/Loft			L	460	65.50	1985		0		90	27,100
FLU2	Flue, Brick			B	1	450.00	1981		1		100	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,003	1,003	1,003	85.37	85,626
FHS	Half Story, Finished	352	704	352	42.69	30,050
FOP	Porch, Open, Framed	0	16	3	16.01	256
UBM	Basement, Unfinished	0	824	165	17.09	14,086
	Ttl. Gross Liv/Lease Area:	1,355	2,547	1,523		130,019



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2 or 3)
Street number and name: 65 Smith St
City: Athol, MA 01331
Parcel Id # : 28-151

Name of Property Owner or Owners: Pratt, Shelby

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes x No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes x No_____ If No, please explain.

Is the Assessors Property Card attached: Yes x No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 3.5 Years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes x No_____

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes x No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes x No_____

Property has significant presence of overgrown or dead vegetation: Yes x* No_____ *some clean up done

Property has an accumulation of trash, refuse or other debris: Yes x No_____

Property has been taken for foreclosure of mortgage. Yes_____ No x

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 85734
Document Type	: DEED
Recorded Date	: August 08, 2017
Recorded Time	: 09:33:32 AM
Recorded Book and Page	: 57548 / 38
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1019365
Recording Fee (including excise)	: $161.48

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/08/2017 09:33 AM
Ctrl# 171803 06415 Doc# 00085734
Fee: $36.48 Cons: $8,000.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

I, **JANE E. BOYLAND,** an unmarried woman, of 36 Mt. Hope Ave., Providence, Rhode Island

for consideration paid, and in full consideration of **Eight Thousand and 00/100 Dollars ($8,000.00)**

Grant to **SHELBY PRATT,** individually

Of 61 Smith St., Athol, MA 01331

with QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon, situated in Athol, Worcester County, Massachusetts being located at No. 65 Smith Street, and consisting of two adjoining parcels of land, one of which is the westerly and major portion of Lot No. 101, as shown on Plan of Pleasant Valley, recorded with Worcester District Deeds, Book 1448, Page 653, and the other being located just northerly of said Lot No. 101. Said land is more particularly bounded and described as follows:

COMMENCING at the southwesterly corner of said tract of land at a bound set in the northerly line of Smith Street at the southeasterly corner of Lot No. 202, as shown on Plan of Pleasant Valley referred to above;
THENCE by the easterly lines of Lots 202 and 203, as shown on said plan, formerly of Camille Boudreau, and at right angles to the line of Smith Street, northerly 130.5 feet to a bound at the northwesterly corner of Lot No. 101, as shown on said plan;
THENCE by land now or formerly of George W. Walker and Vera Walker easterly about 39 feet to land now or formerly of Earl L. Hammond and Delia R. Hammond;
THENCE by said Hammond land southeasterly about 121.5 feet to point on the northeasterly boundary of said Lot No. 101, and southerly about 58.5 feet to the northerly line of Smith Street as a point about 18 feet westerly from the southeasterly corner of Lot No. 101;
THENCE by the northerly line of Smith Street, westerly about 84 feet to the place of beginning.

Subject to the restriction that no building or any part of a building should be erected or maintained within 20 feet of Smith Street.

By signing this document, the Grantor represents that her primary residence is not 65 Smith St., Athol, Massachusetts, and, therefore, she has no Homestead rights in the subject locus nor does she have any current or former spouse, partner or former partner in a civil union who can claim the benefit of the Massachusetts Homestead act.

65 Sm. St., Athol, MA 01331

Executed as a sealed instrument this 26 day of ~~June~~ July, 2017

JANE E. BOYLAND

STATE OF RHODE ISLAND

Providence County, ss.

On this 26th day of ~~June,~~ July 2017, before me, the undersigned notary public, personally appeared **JANE E. BOYLAND**, proved to me through satisfactory evidence of identification, which were personally known by me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

My Comm# 3945 SUSAN R DIMEZZA
Notary Public
My commission expires: 6/27/21

Seal

ATTEST: WORC Anthony J. Vigliotti, Register

AVENUE
STREET
AVENUE
155
156
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71'
120'S
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40'
70'
50'

Property Location: 65 SMITH ST | MAP ID: 28/ 151/ / / | Bldg Name: | State Use: 1010
Vision ID: 230 | Account # 302 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/23/2018 09:09

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
PRATT SHELBY	2 Above Street	1 All Public	1 Paved	2 Suburban

61 SMITH ST

ATHOL, MA 01331
Additional Owners:

SUPPLEMENTAL DATA

Other ID: 00028 00151 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_139767_926081 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	56,800	56,800
Res Land	1010	24,100	24,100
Res OB	1010	2,200	2,200
Total		83,100	83,100

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PRATT SHELBY	57548/ 38	08/08/2017	U	I	8,000	1T
BOYLAND JANE E	18514/ 241	12/31/1996	Q	I	42,000	00
FANEUF EDWARD J	17358/ 163	09/29/1995	U	I	19,209	1Q
WILLEY JUNE E	10861/0302	10/13/1987	U	I	1	00
COURTEMANCHE WAYNE R	06602/0222	10/31/1978			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	56,800	2017	1010	54,000	2016	1010	50,500
2018	1010	24,100	2017	1010	24,100	2016	1010	24,100
2018	1010	2,200	2017	1010	2,200	2016	1010	2,200
	Total:	83,100		Total:	80,300		Total:	76,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	56,600
Appraised XF (B) Value (Bldg)	200
Appraised OB (L) Value (Bldg)	2,200
Appraised Land Value (Bldg)	24,100
Special Land Value	0
Total Appraised Parcel Value	83,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	83,100

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

FUNC = DB
IF

VACANT BLD

LT GREEN

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/04/2012	01		DK	02	Measur+2Visit - Info Card
02/03/2003			RL	10	Measu/LtrSnt Letter Sen
01/27/2003			MS	01	Measur+1Visit
01/27/2003			MS	02	Measur+2Visit - Info Card
10/21/1999			HT	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				10,096	SF	2.39	1.0000	5	1.0000	1.00		0.00				1.00	2.39	24,100

Total Card Land Units: 0.23 AC | Parcel Total Land Area: 0.23 AC | Total Land Value: 24,100

Property Location: 65 SMITH ST **MAP ID:** 28/ 151/ / / **Bldg Name:** **State Use:** 1010

Vision ID: 2301 **Account #** 302 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/23/2018 09:09

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	1.5		1 1/2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	05		Vinyl
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	5		
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

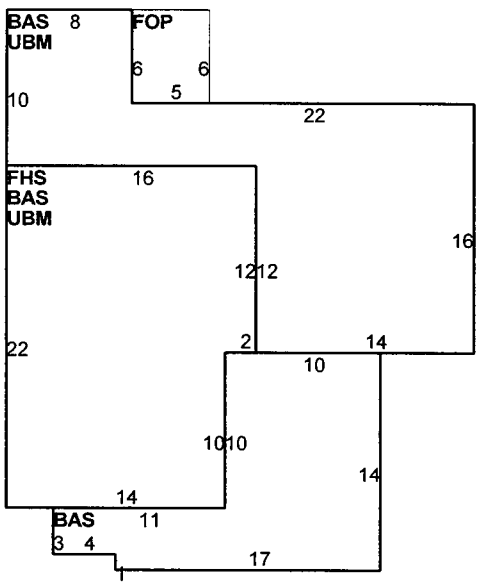
Element	Cd.	Ch.	Description

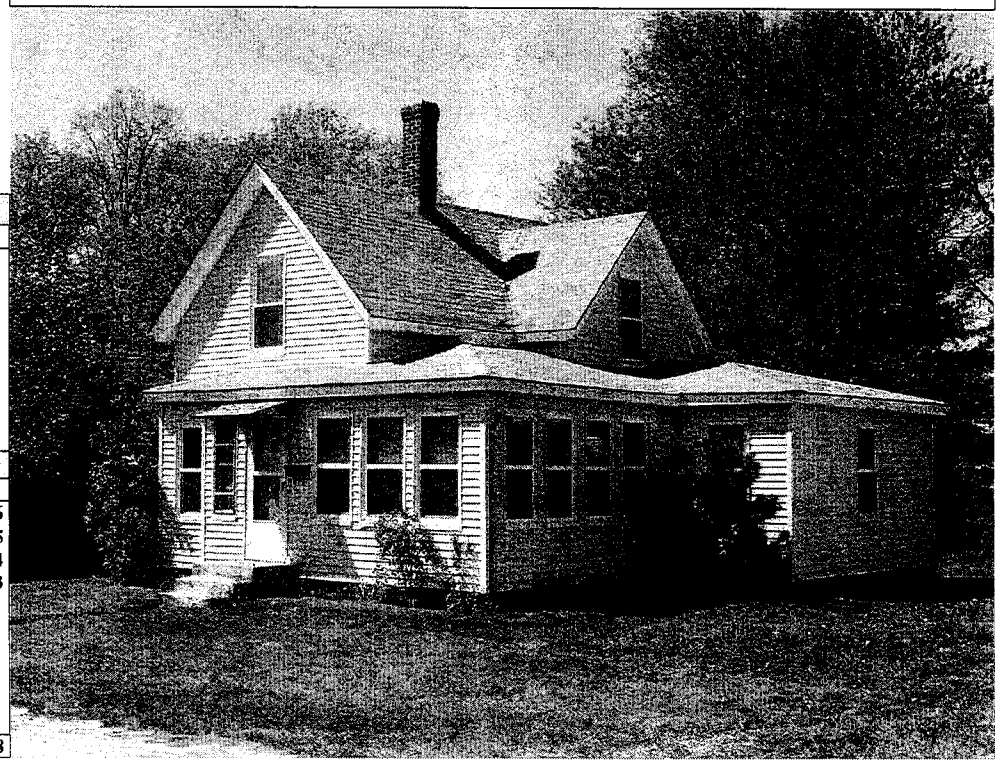
MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	102.26
	118,008
Net Other Adj:	0.00
Replace Cost	118,008
AYB	1915
EYB	1966
Dep Code	F
Remodel Rating	
Year Remodeled	
Dep %	50
Functional Obslnc	2
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	48
Apprais Val	56,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR3	Garage Poor			L	228	29.50	1985		0		30	2,000
SHD1	Shed, wood			L	120	20.00	1985		0		10	200
FLU2	Flue, Brick			B	1	450.00	1966		1		100	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	848	848	848	102.26	86,716
FHS	Half Story, Finished	166	332	166	51.13	16,975
FOP	Porch, Open, Framed	0	30	6	20.45	614
UBM	Basement, Unfinished	0	668	134	20.51	13,703
	Ttl. Gross Liv/Lease Area:	1,014	1,878	1,154		118,008

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2 or 3)
Street number and name: 122 Wendell St
City: Athol, MA 01331
Parcel Id # : 28-15

Name of Property Owner or Owners: Keane, Sean A.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes x No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes x No_____ If No, please explain.

Is the Assessors Property Card attached: Yes x No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 3 Years DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No x

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes x No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes x No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_____ No x

Property has significant presence of overgrown or dead vegetation: Yes_____ No x

Property has an accumulation of trash, refuse or other debris: Yes_____ No x

Property has been taken for foreclosure of mortgage. Yes_____ No x

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2012 00115270
Bk: 49667 Pg: 126
Page: 1 of 5 09/24/2012 02:47 PM

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/24/2012 02:47 PM
Ctrl# 114727 03957 Doc# 00115270
Fee: $72.96 Cons: $16,000.00

After Recording Return To:

Ablitt\Scofield PC
Anna Rapoza
304 Cambridge Road
Woburn MA 01801

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 028-015

QUITCLAIM DEED CQ

122 Wendell St, Athol

JPMorgan Chase Bank, National Association whose mailing address is **7301 Baymeadows Way Second Floor, Jacksonville FL 32256** hereinafter grantor, for **(Sixteen Thousand Dollars)**, in consideration paid, grants and quitclaims to **Sean A. Keane, Individually**, hereinafter grantees, whose tax mailing address is **14 Temple Street Gardner MA 01441** with quitclaim covenants, all right, title, interest and claim to the land and real property described on Exhibit A and known as **122 Wendell Street Athol MA 01331**

The real property described above is conveyed with the benefit of all covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

DB1/ 67124977.3

C/57.0022
Ablitt / Scofield
304 Cambridge Rd.
Woburn, MA 01801

Prior instrument reference: For Title see Foreclosure Deed recorded with the Worcester South Registry of Deeds at Book 49492 Page 24.

Executed by the undersigned on Aug. 30, 2012

GRANTOR:

JPMorgan Chase Bank National Association

By: _____

Name: Carolyn K. Cloud
Title: Vice President

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2012 by _____ its _____ on behalf of **JPMorgan Chase Bank National Association** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public

See Attached
Notary Acknowledgement

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this August 30, 2012, by Carolyn K. Cloud, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

X Janet Hill
Notary Public

(seal)

Printed Name: Janet Hill

JANET HILL
Notary Public - State of Florida
My Comm. Expires Sep 13, 2015
Commission # EE 130093
Bonded Through National Notary Assn.

Ce

EXHIBIT A
LEGAL DESCRIPTION

The land with buildings thereon, situate on the southerly side of Wendell Street, in Athol, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at the Northeasterly corner thereof.

THENCE: South 07° 16' 23" East, one hundred (100) feet;

THENCE: South 82° 43' 37" West sixty-one and 60/100 (61.60) feet to a stone bound found;

THENCE: continuing South 82° 43' 37" West eighty (80) feet;

THENCE: North 07° 16' 23" West one hundred (100) feet;

THENCE: North 82° 43' 37" East eighty (80) feet to an iron pipe found;

THENCE: continuing North 82° 43' 37" sixty-one and 60/100 (61.60) feet to the place of beginning.

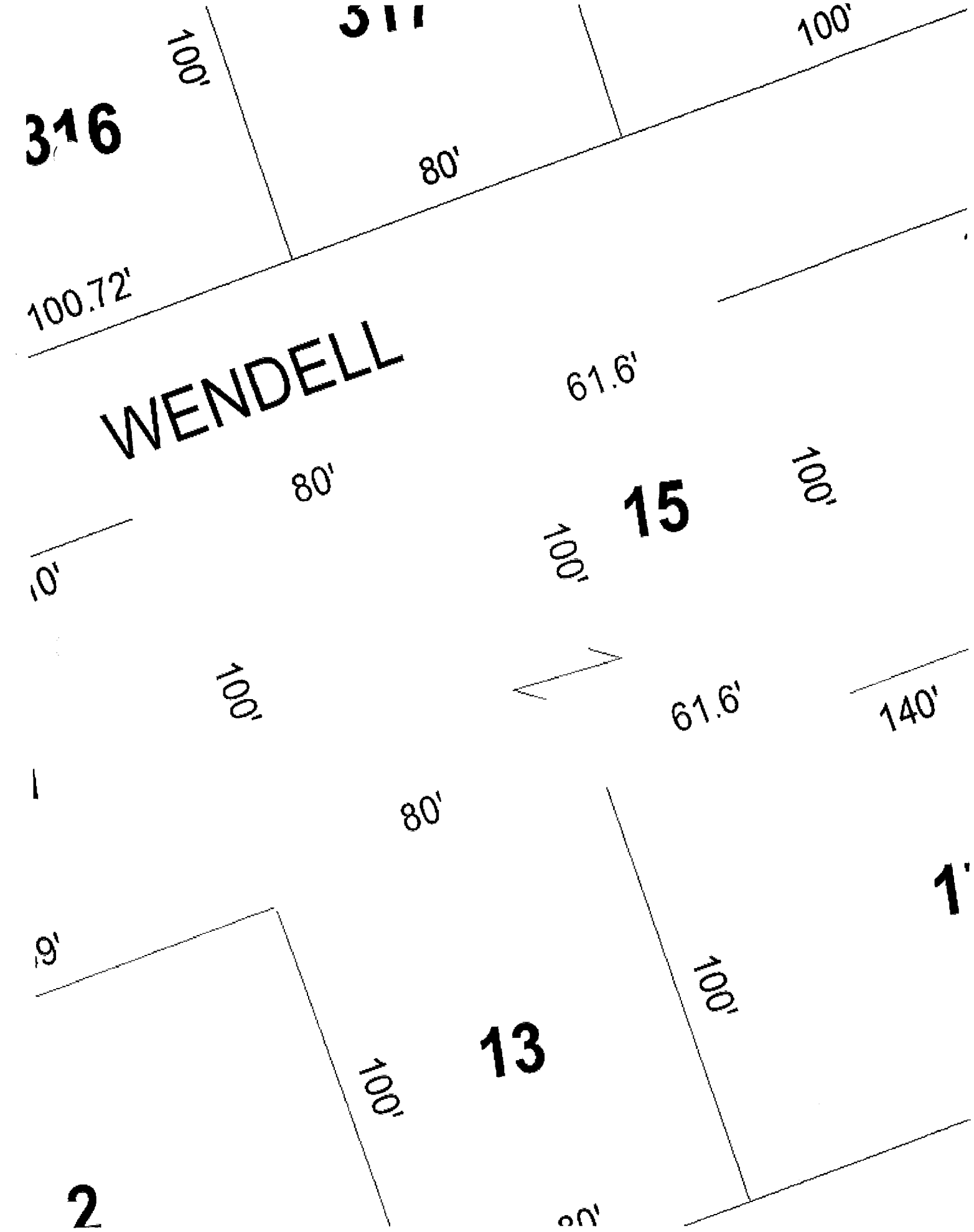
Said premises are subject to building restrictions and rights of the NE Telephone & Telegraph Co. in an instrument dated and recorded on August 8, 1917 in Book 2137, Page 353, if the same affects the locus.

Being shown as Lot A on a Plan of Land in Athol owned by Sheila M. Mallet and Sharon M. Young recorded in the Worcester District Registry of Deeds as Plan Book 856, Plan 107.

CE

Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.


316
100'
80'
100'
100.72'
WENDELL
61.6'
80'
15
100'
100'
100'
61.6'
140'
80'
1
9'
100'
13
100'
2

Property Location: 122 WENDELL ST | MAP ID: 28/ 15/ / / | Bldg Name: | State Use: 1010

Vision ID: [illegible] | Account # | Bl[illegible]: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print D[illegible]: 01/23/2018 09:10

CU[illegible]NT OWNER	TOPO.	UTILITIES	STRT./ROAD	[illegible]CATION
KEANE SEAN A	1 Level	1 All Public	1 Paved	2 Suburban
14 TEMPLE ST				
GARDNER, MA 01440				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 00028 00015 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_139723_926290 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	65,200	65,200
Res Land	1010	24,700	24,700
Res OB	1010	4,200	4,200
Total		94,100	94,100

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
KEANE SEAN A	49667/ 126	09/24/2012	U	I	16,000	1S
JP MORGAN CHASE BANK	49492/ 24	08/23/2012	U	I	128,170	1L
RICHARDI LISA L	41735/ 25	08/30/2007	U	I	100	1A
RICHARDI LISA L	41488/ 142	07/16/2007	U	I	144,900	1H
MALLET SHEILA M	14284/ 169	06/09/1992	U	I	1	1A
BOUDREAU ALBERT J	03892/0100	09/17/1957			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	65,200	2017	1040	61,700	2016	1040	60,700
2018	1010	24,700	2017	1040	24,700	2016	1040	24,700
2018	1010	4,200	2017	1040	4,200	2016	1040	4,200
Total:		94,100	Total:		90,600	Total:		89,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

LOT A
PB 858 P 107

SF PER OWNER 7/2017

BIEGE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	65,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	4,200
Appraised Land Value (Bldg)	24,700
Special Land Value	0
Total Appraised Parcel Value	94,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	94,100

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
242-13		BP		0		0	07/01/2013	VS, ROOF

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
09/20/2014			HB	01	Measur+1Visit
02/09/2012	01		DK	02	Measur+2Visit - Info Card
01/29/2003			MS	00	Measur+Listed
01/29/2003			MS	01	Measur+1Visit
12/16/1993					

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				14,160	SF	1.75	1.0000	S	1.0000	1.00		0.00				1.00	1.75	24,700

Total Card Land Units: 0.33 AC | Parcel Total Land Area: 0.33 AC | Total Land Value: 24,700

Property Location: 122 WENDELL ST **MAP ID:** 28/ 15/ / / **Bldg Name:** **State Use:** 1010
Vision ID: 2189 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/23/2018 09:10

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	09		Two Family
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	04		Plywood Panel
Interior Wall 2	03		Plastered
Interior Flr 1	14		Carpet
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	9		9 Rooms
Bath Style	02		Average
Kitchen Style	02		Standard

CONSTRUCTION DETAIL (CONTINUED)

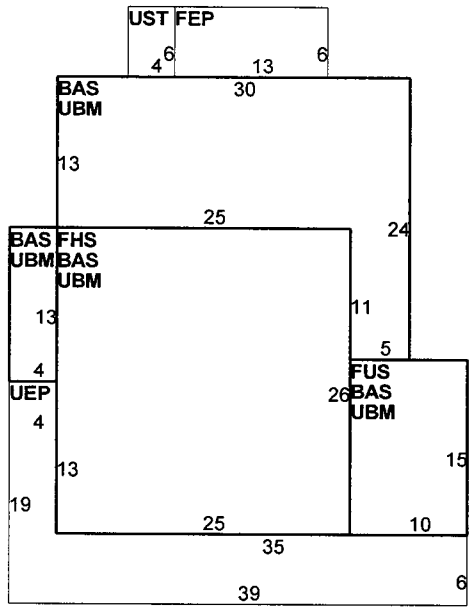
Element	Cd.	Ch.	Description

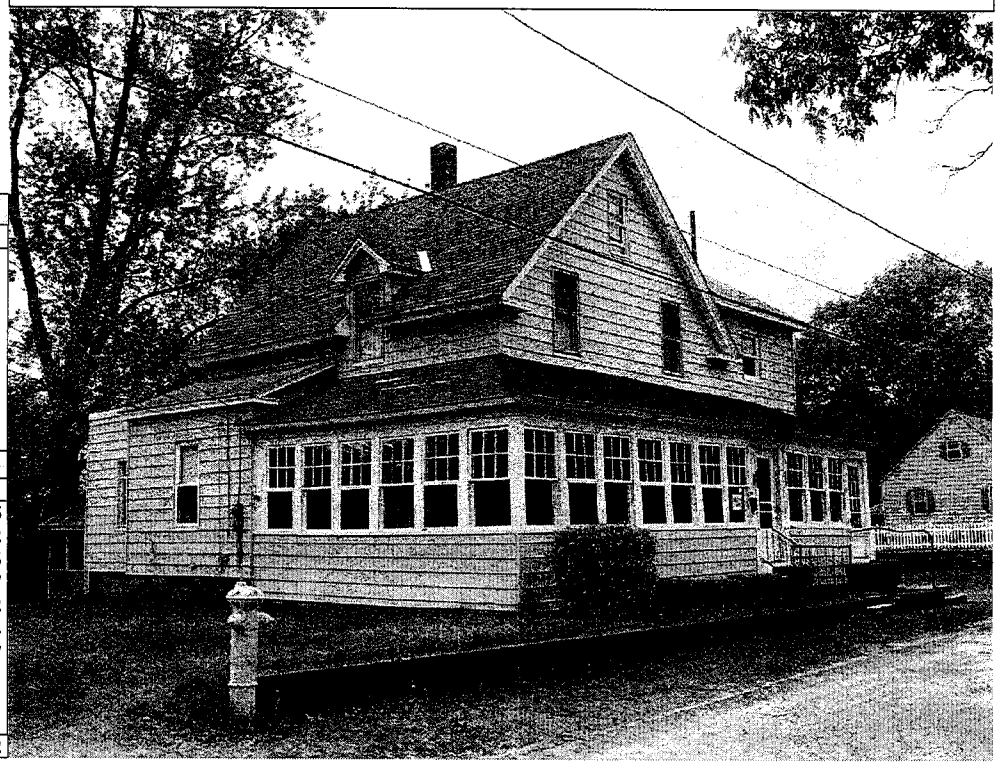
MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	56.11
	125,462
Net Other Adj:	5,000.00
Replace Cost	130,462
AYB	1912
EYB	1966
Dep Code	F
Remodel Rating	
Year Remodeled	
Dep %	50
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	50
Apprais Val	65,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



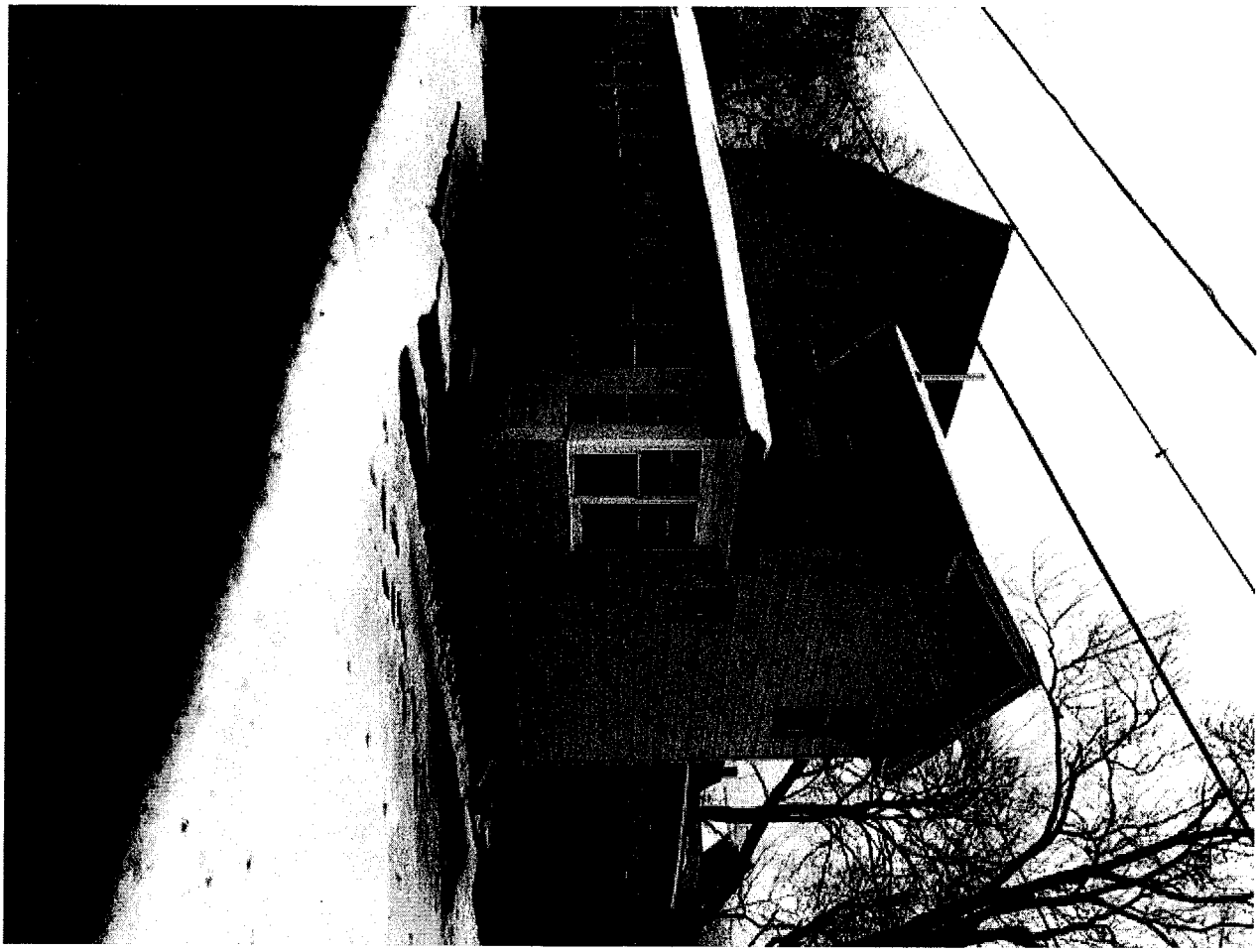


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	Shed, wood			L	180	20.00	1985		0		10	400
FGR3	Garage Poor			L	399	29.50	1985		0		20	2,400
FOP	Screen House			L	110	25.00	1985		0		50	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,297	1,297	1,297	56.11	72,775
FEP	Porch, Enclosed, Framed	0	78	51	36.69	2,862
FHS	Half Story, Finished	325	650	325	28.06	18,236
FUS	Upper Story, Finished	150	150	150	56.11	8,417
UBM	Basement, Unfinished	0	1,297	259	11.20	14,532
UEP	Porch, Enclosed, Unfinished	0	286	143	28.06	8,024
UST	Utility, Storage, Unfinished	0	24	11	25.72	617
	Ttl. Gross Liv/Lease Area:	1,772	3,782	2,236		130,462



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units):__1__ (1, 2 or 3)
Street number and name: 130 Yale Ave
City: Athol, MA 01331
Parcel Id # : 28-174

Name of Property Owner or Owners: Federal National Mortgage Assoc.

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__x__ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes__x__ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes__x__ No_____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: unknown DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No_x

A structure that is or appears structurally unsound or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No_x

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_____ No_x

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _x_ No_____

Property has significant presence of overgrown or dead vegetation: Yes_____ No_x

Property has an accumulation of trash, refuse or other debris: Yes _x_ No_____ some

Property has been taken for foreclosure of mortgage. Yes_____ No_x

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

4619

114

I, Dominick J. Mallett, also known as Domenick Mallett

of Athol Worcester County, Massachusetts

being ~~xx~~ married, for consideration paid, grant to Norman W. Bassett and Rose W. Bassett, husband and wife, as tenants by the entirety,

of said Athol with warranty covenants

the land in said Athol, bounded and described as follows:

The land in said Athol, the same being lot numbered 196 on a plan of Pleasant Valley, recorded with Worcester District Deeds, Book 1448, Page 653.

Being the same premises conveyed to me by deed of George A. Whitney, dated June 17th, 1931 and recorded in said Registry, Book 2544, Page 436.

Also, a certain tract of land situate on the westerly side of Williams Avenue, formerly known as Yale Avenue, being Lot #107 on plan of Pleasant Valley, so-called, in said Athol, made by L. B. Caswell and recorded with Worcester District Registry of Deeds, Book 1448, Page 653.

Being the same premises conveyed to me by deed of Albert H. Mallett, dated January 27th, 1950 and recorded in said Registry, Book 3233, Page 422.

WORCESTER COMMONWEALTH OF MASSACHUSETTS DEEDS EXCISE NOV 15 '65 870

I, Lorena A. Mallett ~~husband~~/wife of said grantor, release to said grantee all rights of ~~tenancy by the curtesy~~/dower and homestead and other interests therein.

Witness our hand s and seal s this ninth day of November 19 65

Sidney N. Fletcher Jr. (To Seal) Dominick J. Mallett

Lorena A. Mallett

The Commonwealth of Massachusetts

Franklin ss. November 9, 19 65

Then personally appeared the above named Dominick J. Mallett

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

Sidney N. Fletcher, Jr. Notary Public

My commission expires July 9, 1968

Recorded Nov. 15, 1965 at 11h. 19m. A. M.

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halftime.

Even though they had two timeouts and 55 seconds to work with, Bortles twice took a knee and the Jaguars, who had deferred to the second half, went into the locker room up by four, yet it was the Patriots who were feeling good about things.

"We came in at halftime with a good level of confidence that it was a four-point game and we hadn't played well," Belichick said. "If we could get it going then we could win the game. It took us a little while to do that, but that was a big drive for us."

Asked afterward if he had any regrets about not trying to score in the final minute of the first half, Marrone said: "I think more the second-half kickoff. They came down and we had to make some adjustments going into halftime. Wanted to make sure we got that done knowing we were going in getting the ball back."

The Jaguars scored on their opening possession of the second half, and Josh Lambo start making plays downfield, too.

While Bortles managed a single first down in the fourth quarter, Brady came through with a pair of TD throws to Amendola.

Amendola had the crucial catch on the first TD drive, hauling in a 21-yard pass from Brady on third-and-18 in front of safety Tashaun Gipson, who said he figures he'd break up that pass nine out of 10 times.

"That play kind of gave them momentum," Gipson said.

It was vintage Brady, too.

"He is the greatest quarterback to ever play this game," Gipson said. "You can never have a safe lead with 12 at the helm. We knew we had to keep our foot on the gas."

Which, remember, they didn't do at the end of the

Who slammed into pole says he's OK

PHILADELPHIA (AP) — A Philadelphia Eagles fan whose attempt to rally subway passengers for a playoff game ended with him running into a concrete pole says he's doing OK and a viral video shows the "passion" of Philly fans.

Jigar Desai said his pain eased with the Eagles' 38-7 win over the Minnesota Vikings in the NFC Championship game Sunday night.

The mishap occurred while Desai was heading to the game after having a few drinks while watching the New England Patriots defeat the Jacksonville Jaguars in the AFC Championship game.

LEGAL NOTICE
TOWN OF ATHOL
PLANNING AND COMMUNITY DEVELOPMENT

with MGL, Chapter 41, Section 81Q, the Board of Plan-
nunity Development (BPCD) will hold a public hearing
, **February 7, 2018 @ 7:10** pm in **Memorial Hall** of the
ll located at 584 Main St., Athol MA. The purpose of this
is to review a series of proposed amendments to the
Planning and Community Development (BPCD)'s Rules
ns with authority granted to the BPCD under Section
Athol Zoning Bylaw.

ge proposes a site plan review fee schedule for ground
r photovoltaic installations, which would be .025 cents
ıt with a maximum of $6,000.00 for all Ground Mounted
ltaic Installations except for municipally or state owned

t of changes involves a proposed adoption of a solar de-
g template document to facilitate uniform and adequate
:s for financial surety as part of approving groundmount-
ovoltaic installations. As part of any application for ap-
ınd-Mounted Solar Photovoltaic Installations, applicants
:o provide a form of surety in accordance with the pro-
in Section 3.24.12.3 of the Athol Zoning Bylaw. The Board
ıdopt the solar decommissioning template as a Rule and
hich includes labor rates and equipment rates that are to
culating the total estimated cost of decommissioning the
ıted solar photovoltaic installation site.

f Planning and Community Development Rules and Reg-
ıges are available for review at the Town Clerk's Office in
ıted in the Athol Town Hall.

David Small
Board of Planning and
Community Development Chairman

30, 2018 ADN_105

LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: **130 Yale Avenue, Athol, Massachusetts**

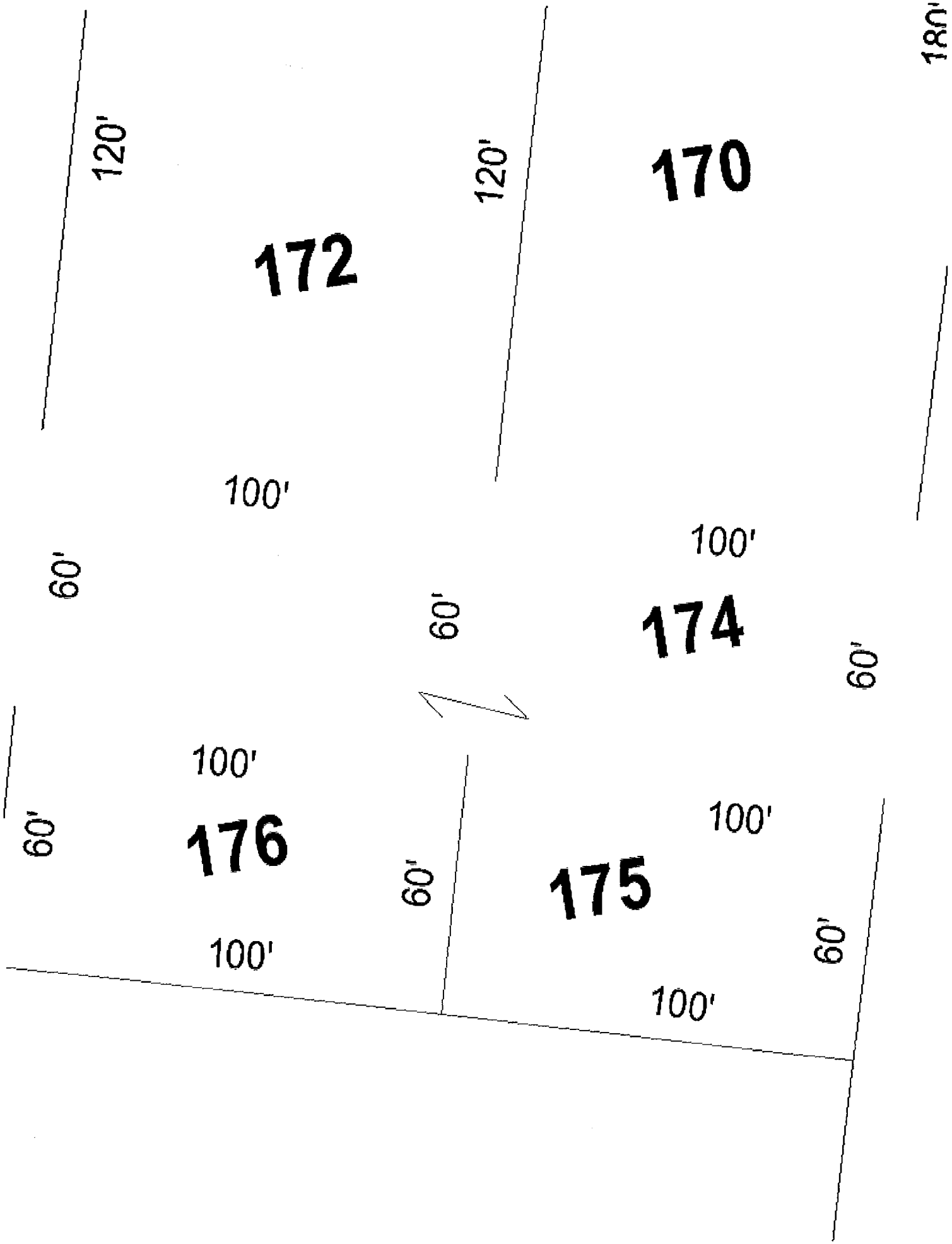
By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Norman W. Bassett** and **Rose W. Bassett** to **Financial Freedom Senior Funding Corporation** and now held by CIT Bank, N.A. , said mortgage dated August 29, 2007, and recorded in the Worcester County (Worcester District) Registry of Deeds, in Book 41755 at Page 226, as affected by an Assignment of Mortgage dated September 25, 2009, and recorded with said Deeds in Book 44930 at Page 336, as affected by an Assignment of Mortgage dated November 17, 2016, and recorded with said Deeds in Book 56430 at Page 235, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on **February 6, 2018, at 1:00 PM** Local Time upon the premises, all and singular the premises described in said mortgage, to wit: The land in said Athol, the same being lot numbered 196 on a plan of Pleasant Valley, recorded with Worcester District Deeds, Book 1448, Page 653. Also, a certain tract of land situate on the westerly side of Williams Avenue, formerly known as Yale Avenue, being Lot #107 on plan of Pleasant Valley, so-called, in said Athol, made by L.B. Caswell and recorded with Worcester District Registry of Deeds, Book 1448, Page 653. The description of the property contained in the mortgage shall control in the event of a typographical error in this publication. For Mortgagor's Title see deed dated November 9, 1965, and recorded in Book 4619 at Page 114 with the Worcester County (Worcester District) Registry of Deeds.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described. TEN THOUSAND ($10,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within forty five (45) days after the date of sale.

Other terms to be announced at the sale.

Marinosci Law Group, P.C.
275 West Natick Road,
Suite 500 Warwick, RI 02886
Attorney for CIT Bank, N.A.
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 17-01256

January 16, 23, 30, 2018 STOX POSTING 1-16-23-30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175
100'
60'
100'

Property Location: 130 YALE AV | MAP ID: 28/ 174/ / / | Bldg Name: | State Use: 1010

Vision ID: 231[illegible] | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/23/2018 09:10

CURRE[illegible] OWNER	TOPO.	UTILITIES	STRT./ROAD	LO[illegible]TION
BASSETT NORMAN W BASSETT ROSE W C/O DEBRA LACLAIR 130 YALE AV ATHOL, MA 01331 Additional Owners:	2 Above Street	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Other ID: 00028 00174 00000
Sub-Div
Photo
Lot
Prec.

GIS ID: M_139737_925951 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Res Bldg	1010	54,600	54,600
Res Land	1010	24,400	24,400
Res OB	1010	1,900	1,900
	Total	80,900	80,900

302
ATHOL, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BASSETT NORMAN W	04619/0114	11/15/1965			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1010	54,600	2017	1010	46,100	2016	1010	43,000
2018	1010	24,400	2017	1010	24,400	2016	1010	24,400
2018	1010	1,900	2017	1010	1,900	2016	1010	1,900
	Total:	80,900		Total:	72,400		Total:	69,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

BROWN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	54,200
Appraised XF (B) Value (Bldg)	400
Appraised OB (L) Value (Bldg)	1,900
Appraised Land Value (Bldg)	24,400
Special Land Value	0
Total Appraised Parcel Value	80,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	80,900

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/30/2012	01		DK	00	Measur+Listed
01/20/2003			MS	00	Measur+Listed
10/25/1999			HT	01	Measur+1Visit
08/27/1991	X		MG		
08/26/1991			MG		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing: Spec Use	Special Pricing: Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	RA				12,000	SF	2.03	1.0000	5	1.0000	1.00		0.00				1.00	2.03	24,400

Total Card Land Units: 0.28 AC | Parcel Total Land Area: 0.28 AC | Total Land Value: 24,400

Property Location: 130 YALE AV **MAP ID:** 28/ 174/ / / **Bldg Name:** **State Use:** 1010

Vision ID: 2318 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/23/2018 09:10

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	03		Average
Stories	1		1 Story
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	02		Wall Brd/Wood
Interior Wall 2			
Interior Flr 1	06		Linoleum
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	01		1 Bedroom
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	01		Old Style
Kitchen Style	01		Old Style

CONSTRUCTION DETAIL (CONTINUED)

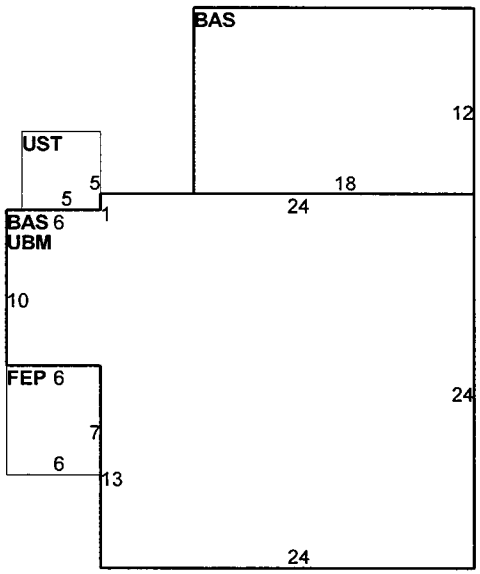
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	106.63
	108,443
Net Other Adj:	0.00
Replace Cost	108,443
AYB	1939
EYB	1966
Dep Code	F
Remodel Rating	
Year Remodeled	
Dep %	50
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	50
Apprais Val	54,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



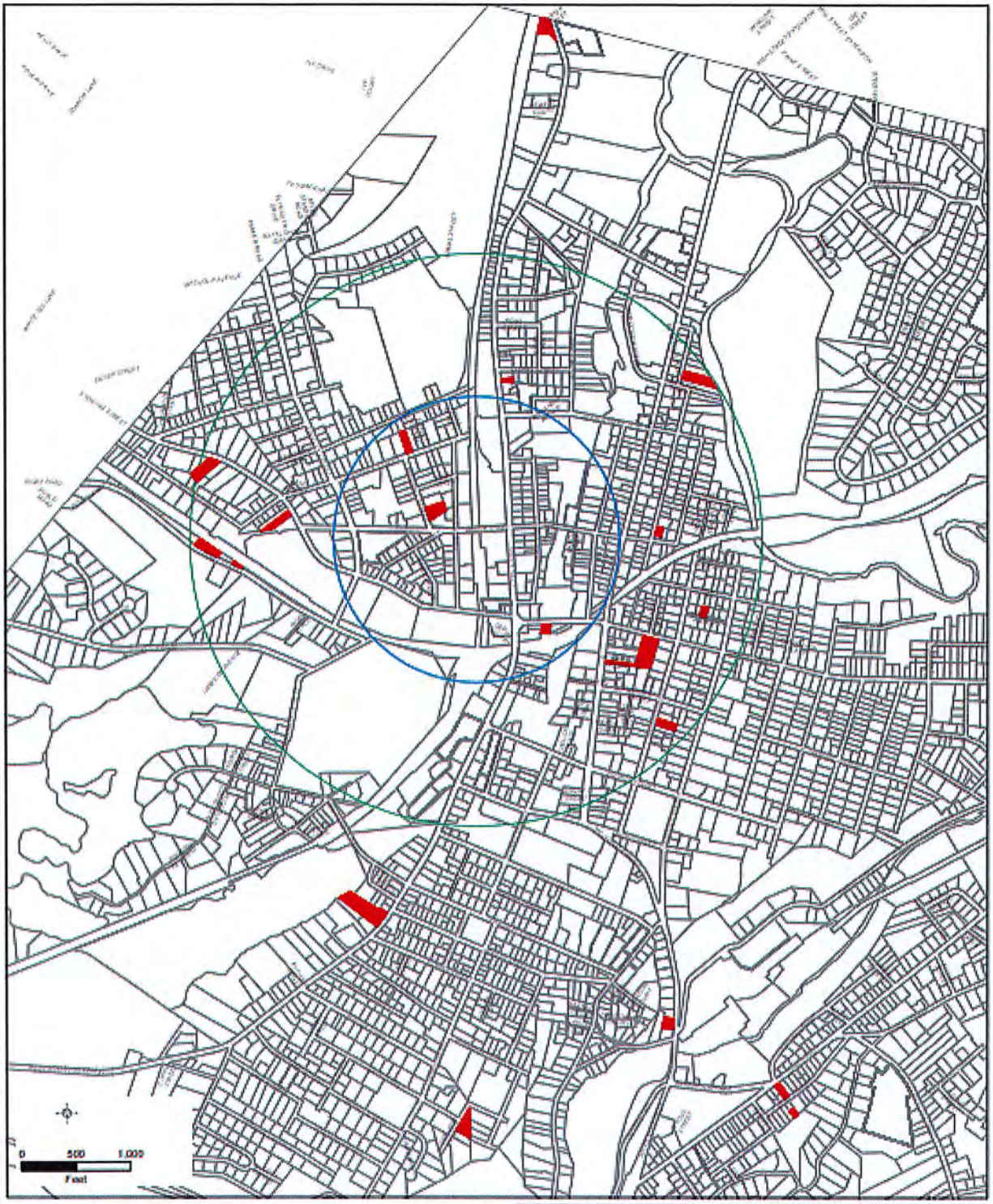
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR3	Garage Poor			L	264	29.50	1985		0		25	1,900
FLU1	Flue, Concrete			B	2	375.00	1966		1		100	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	852	852	852	106.63	90,849
FEP	Porch, Enclosed, Framed	0	42	27	68.55	2,879
UBM	Basement, Unfinished	0	636	127	21.29	13,542
UST	Utility, Storage, Unfinished	0	25	11	46.92	1,173
	Ttl. Gross Liv/Lease Area:	852	1,555	1,017		108,443

Summary LTA Property List rev 7-30-18			Property Type				Years Vacancy								
Municipality		# of Properties Submitted	1	2	3	more	1	2	3 or more	Unknown	Blight - 2 or more or explanation	Missing Back-up Docs	Comments	Assessed Value	
Clinton															
1	51 Rigby Rd		1						1		y			186,900	
1	157 Oak St	4 family				1			1		y		foreclosure	197,300	if redeveloped it would be to a two
1	7 Marshall St	illegal 7				1		1			y		fire	296,400	if redeveloped it would be to a two
1	18 Leighton Ave				1				1		y		foreclosure	282,800	
1	101 Walnut St				1				1		y		6 years vacant	274,400	
1	12-14 Chestnut St			1				1			y			194,300	
1	338 Main St		1						1		y		waterfront	301,800	
1	220 Sterling St		1						1		y		foreclosure	150,100	
1	306 Sterling St		1						1		y		foreclosure	128,200	
1	116-118 Lawrence				1				1		y		foreclosure	192,400	
1	21A Acre St		1					1			y		foreclosure	111,200	
1	13-15 Boynton St				1				1		y		foreclosure	223,500	
1	7 Fairview St		1						1		y			176,700	
1	77 East St			1					1		y			194,300	
1	117 Water St		1					1			y			216,800	
1	23 Water			1					1		y		foreclosure	112,300	
1	861 Main St		1						1		y			94,200	
1	1204 Main St				1				1				foreclosure	184,300	
18	**total**	18	8	3	5	2	0	4	14				***Average price***	***3,517,900***	***195,439***



Town of Clinton, Massachusetts

Distressed Residential Properties
updated 4/11/2018

Legend

- Distressed Residential Properties
- Quarter-Mile Buffer
- Half-Mile Buffer
- Tax Parcels

LTA Municipality Property Check List

To be submitted for each property included in the application submission

Property Information Property Type (# of units): __1__ (1, 2, or 3)

Street number and name: **51 Rigby Street**

City: **Clinton**

Parcel Id # : **131/1154**

Name of Property Owner or Owners:

John E & Marcia Beary

51 Rigby Street Clinton, MA 01510

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __X__ No _____

If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:

Yes __X__ No _____ If No, please explain.

Is the Assessors Property Card attached: Yes __X__ No _____ Please Print with Map ID information.

If no, please explain. If yes, does the card include elevation photo and floor layout data?

Assessor's card includes photo and perimeter plan

Number of Years Property has been Vacant: __3__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.

Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No__X___

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes__X___ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes__X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _____ No __X____

Property has significant presence of overgrown or dead vegetation: Yes __X____ No _____

Property has an accumulation of trash, refuse or other debris: Yes __X____ No _____

Property has been taken for foreclosure of mortgage: Yes _____ No__X____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

MAIL 60605 BOOK 17971 PAGE 291

From the office of: James T. McLaughlin, Esq., 1175 Main Street, Clinton, MA 01510

WE, JOHN E. BEARY, JR. of Clinton, Worcester County, Massachusetts, and THOMAS K. QUINLIN, of Sugarloaf Key, Florida

in consideration of Five Thousand ($5,000.00) Dollars

grant to JOHN E. BEARY, Jr., and MARCIA BEARY, Husband and Wife as Tenants by the Entirety, both of 253 Chestnut Street, Clinton, Massachusetts.

with QUITCLAIM COVENANTS

the land in Clinton, with the buildings thereon, bounded and described as follows:

BEGINNING: at a bound, the Northeasterly corner of the lot;

THENCE: by land formerly of Tarbell Bancroft, North 88 40' West 33 rods, 24.5 links to a bound;

THENCE: North 34° 30' West 29 rods, 17 links to a stake;

THENCE: North 44° 45' West 14 rods to a stake;

THENCE: North 67° West 7 rods to a stake;

THENCE: South 79° West 7 rods to a stake;

THENCE: South 61° 15' West 10 rods to a hemlock tree;

THENCE: by land formerly of Camden Maynard, South 38 East 50 rods, 7 links to a stake and stones;

THENCE: South 64° 36' West by land of said Maynard and of others, 72 rods, 9 links to a stake and stones;

THENCE: South 64° 30' East by land now or formerly of Joseph Rice, 63 rods, 5 links to a stake and stones;

THENCE: North 47° 52' East, 12 rods, 8.5 links to a stake and stones by land now or formerly of the Clinton Company;

THENCE: North 54° 25' East by land formerly of Peter A. O'Toole, 61 rods, 16.5 links to a stake and stones;

THENCE: North 1° East 20 rods, 21 links to the first mentioned bound.

CONTAINING: about 31 acres.

EXCEPTING: from the above described premises, the portion thereof conveyed to Fred Cressy by deed dated December 5, 1908,

Rigby Road, Clinton, MA 01510

RECORDED 9 AM JUN 6 1996

recorded in Book 1895, Page 111; also so much as was taken for the laying out of Rigby Street and Fitch Road, and excepting also the portion conveyed to the Agricultural Branch Railroad Company by deed dated July 9, 1864, recorded in Book 689, Page 232 and to the Standard Oil Co. by deed dated February 1, 1984, recorded in Book 1430, Page 618; also a certain right of way granted to the Connecticut River Power Co. by deed dated January 9, 1913, recorded in Book 2017, Page 579. Excepting also another parcel containing 30,000 square feet conveyed to Standard Oil Company of New York by deed dated January 3, 1916 and recorded with Worcester District Deeds, Book 2097, Page 333.

BEING: the same premises conveyed to the Grantors by deed of Catherine Gorman Lowe, ET ALS Dated October 30, 1987 and recorded with Worcester District Registry of Deeds, Book 10908, Page 174.

EXCEPTING: from the above premises all of the property located on the Southerly side of Rigby Road, Clinton, MA, said land containing approximately 1,045,440.00 square feet.

This conveyance is subject to a First Mortgage to Knutson Mortgage Corporation having a principal balance of approximately $82,000.00 which the Grantors assume and agree to pay.

This conveyance is subject to a Second Mortgage-Equity Loan to Ford Consumer Finance having a principal balance of approximately $12,000.00 which the Grantors assume and agree to pay.

WITNESS our hands and seals this 26 day of March, 1996.

John E. Beary, Jr.

Thomas K. Quinlan

COMMONWEALTH OF MASSACHUSETTS

Worcester,ss

March 26, 1996

Then personally appeared the above named, John E. Beary, Jr. and acknowledged the foregoing instrument to be his free act and deed, before me.

James T. McLaughlin-Notary Public
My commission expires: 12/30/2001

STATE OF FLORIDA

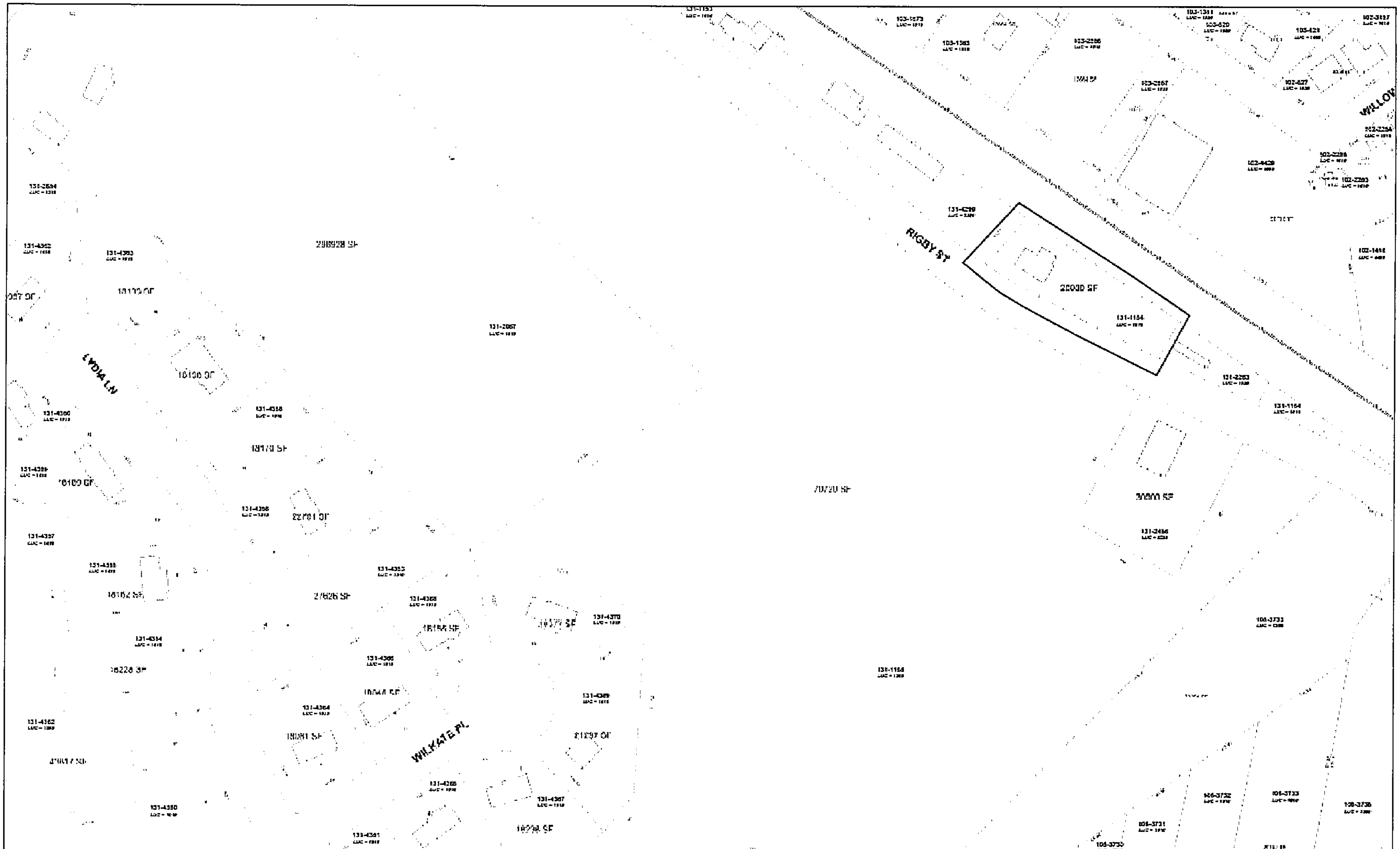
March 26, 1996

Then personally appeared the above named, Thomas K. Quinlan and acknowledged this foregoing instrument to be his free act and deed, before me.

BRENDA J. LYNCH
MY COMMISSION # CC413679 EXPIRES
October 15, 1998
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public
My commission expires:

ATTEST: WORC. Anthony J. Vigliotti, Register



CLINTON, MA

01510 - COMMUNITY ID 064

PARCEL SHEETS

E4	E5	E6
F4	F5	F6
G4	G5	G6

REVISED TO: JANUARY 1, 2014

Legend

Property Loc : 51 RIGBY ST | MAP ID: 131/ 1154/ / / | Bldg Name: | State Use: 1

Vision ID: 3 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 0 2016 20:33

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
BEARY JOHN E MARCIA BEARY 51 RIGBY ST CLINTON, MA 01510 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_602774_2979223	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	119,700	119,700
RES LAND	1010	67,000	67,000
RESIDNTL	1010	200	200
	Total	186,900	186,900

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BEARY JOHN E	17971/ 291	06/06/1996	U	I	5,000	1J
BEARY JOHN E ET AL	10908/ 174	10/30/1987	Q	I	120,000	00
GORMAN WILLIAM	0000/ 00				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	119,700	2015	1010	113,600	2014	1010	113,600
2016	1010	67,000	2015	1010	66,200	2014	1010	66,200
2016	1010	200	2015	1010	300	2014	1010	300
	Total:	186,900		Total:	180,100		Total:	180,100

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	119,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	200
Appraised Land Value (Bldg)	67,000
Special Land Value	0
Total Appraised Parcel Value	186,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**186,900**

NOTES

MK-MB IF
EXT=GD
UC=RECHECK FY 97(RENOV)
ECO=RR
QUTCLM DED-30107/106-2003

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/21/1996			BD	00	Measur+Listed
05/21/1996			BD	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	R2				18,000	SF	4.93	0.7500	4	1.0000	1.00		0.00				1.00	3.70	66,600
1	1010	Single Family	R2				0.07	AC	6,000.00	1.0000	0	1.0000	1.00		0.00	04/06/2015 Converted			1.00	6,000.00	400

Total Card Land Units: 21,049 SF | Parcel Total Land Area: 21,049 SF | Total Land Value: 67,000

Property Locc 51 RIGBY ST | *MAP ID:* 131/ 1154/ / / | *Bldg Name:* | *State Use:* 1(

Vision ID: 3... | *Account #* | *Bldg #.* 1 of 1 | *Sec #:* 1 *of* 1 | *Card* 1 *of* 1 | *Print Date:* 0/. .2016 20:33

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	04		Average +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	8		8 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

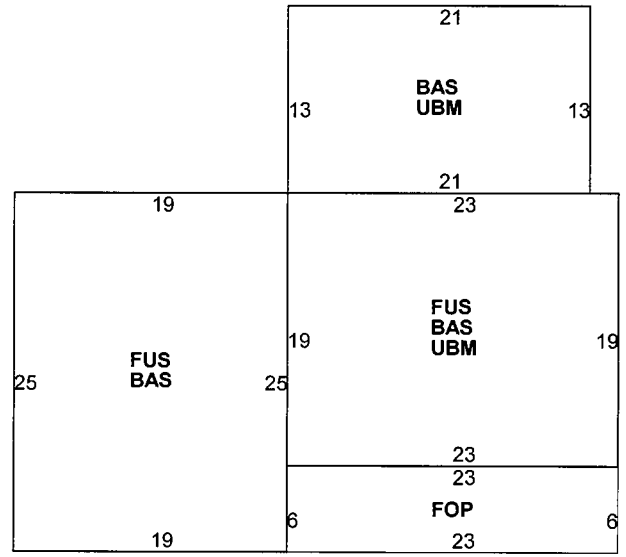
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	100.73
	228,348
Net Other Adj:	11,000.00
Replace Cost	239,348
AYB	1880
EYB	1970
Dep Code	AA
Remodel Rating	
Year Remodeled	
Dep %	45
Functional Obslnc	0
External Obslnc	5
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	50
Apprais Val	119,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

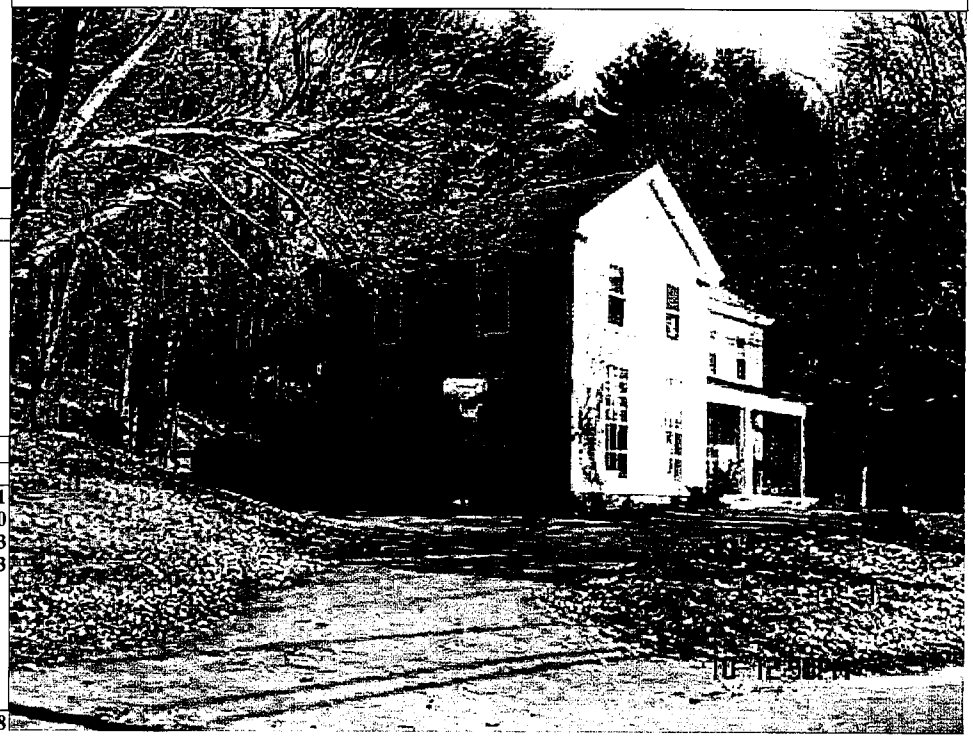


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED, WOOD			L	96	8.00	1996		1		50	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,185	1,185	1,185	100.73	119,361
FOP	Porch, Open, Finished	0	138	28	20.44	2,820
FUS	Upper Story, Finished	912	912	912	100.73	91,863
UBM	Basement, Unfinished	0	710	142	20.15	14,303
	Ttl. Gross Liv/Lease Area:	2,097	2,945	2,267		239,348



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____ (1, 2, or 3)
Street number and name: **157 Oak Street**
City: **Clinton**
Parcel Id # : **97/435**

Name of Property Owner or Owners:
US Bank National Association
4801 Frederica Street Owensboro, KY 42301

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __X__ No _____
If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __X__ No _____ If No, please explain.

Is the Assessors Property Card attached: Yes __X__ No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: __5__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes __X__ No _____

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes __X__ No _____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes __X__ No _____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes __X__ No _____

Property has significant presence of overgrown or dead vegetation: Yes __X__ No _____

Property has an accumulation of trash, refuse or other debris: Yes __X__ No _____

Property has been taken for foreclosure of mortgage: Yes __X__ No _____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

MASSACHUSETTS QUITCLAIM DEED

I, Edward E. Favart of 221 Robbins Road, Rindge, New Hampshire 03461, for consideration paid in full of FOUR HUNDRED FIVE THOUSAND AND 00/100 Dollars (U.S. $405,000.00) grant to Patrick R. McNamara and Rachael L. McNamara , Husband and Wife, as Tenants by the Entirety, of 79 Sterling Street, Clinton, Massachusetts 01510 with ***quitclaim covenants*** the following property in Worcester ~~Middlesex~~ County, Massachusetts.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/19/2004 02:30 PM
Ctrl# 027317 17298 Doc# 00190584
Fee: $1,848.80 Cons: $405,000.00

The land in Clinton, Worcester County, Massachusetts, with the building thereon:

Upon the southerly side of Oak Street, bounded and described as follows:

BEGINNING at a point in the southerly line of said Oak Street of land now or formerly of Edward Fadgen and running;

THENCE southerly by land of said Fadgen about one hundred fifty (150) feet to the northerly line of Acre Street;

THENCE easterly along said northerly line of Acre Street fifty (50) feet to land now or formerly of Mary A. Burke et al;

THENCE northerly by land of said Mary A. Burke et al about one hundred and fifty (150) feet to said southerly line of Oak Street;

THENCE westerly on said southerly line of Oak Street fifty (50) feet to the place of beginning.

BEING the same premises conveyed to the Grantor by deed recorded with the Worcester District Registry of Deeds in Book 22406, Page 269.

157 Oak St. Clinton

2004 00190584
Bk: 34863 Pg: 287 Doc: DEED
Page: 1 of 1 10/19/2004 02:30 PM

Witness my hand and seal this 14th day of October, 2004.

Edward E. Favart

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. October 14, 2004

On this 14th day of October, 2004, before me, the undersigned notary public, personally appeared Edward E. Favart, proved to me through satisfactory evidence of identification, which was a Mass. driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

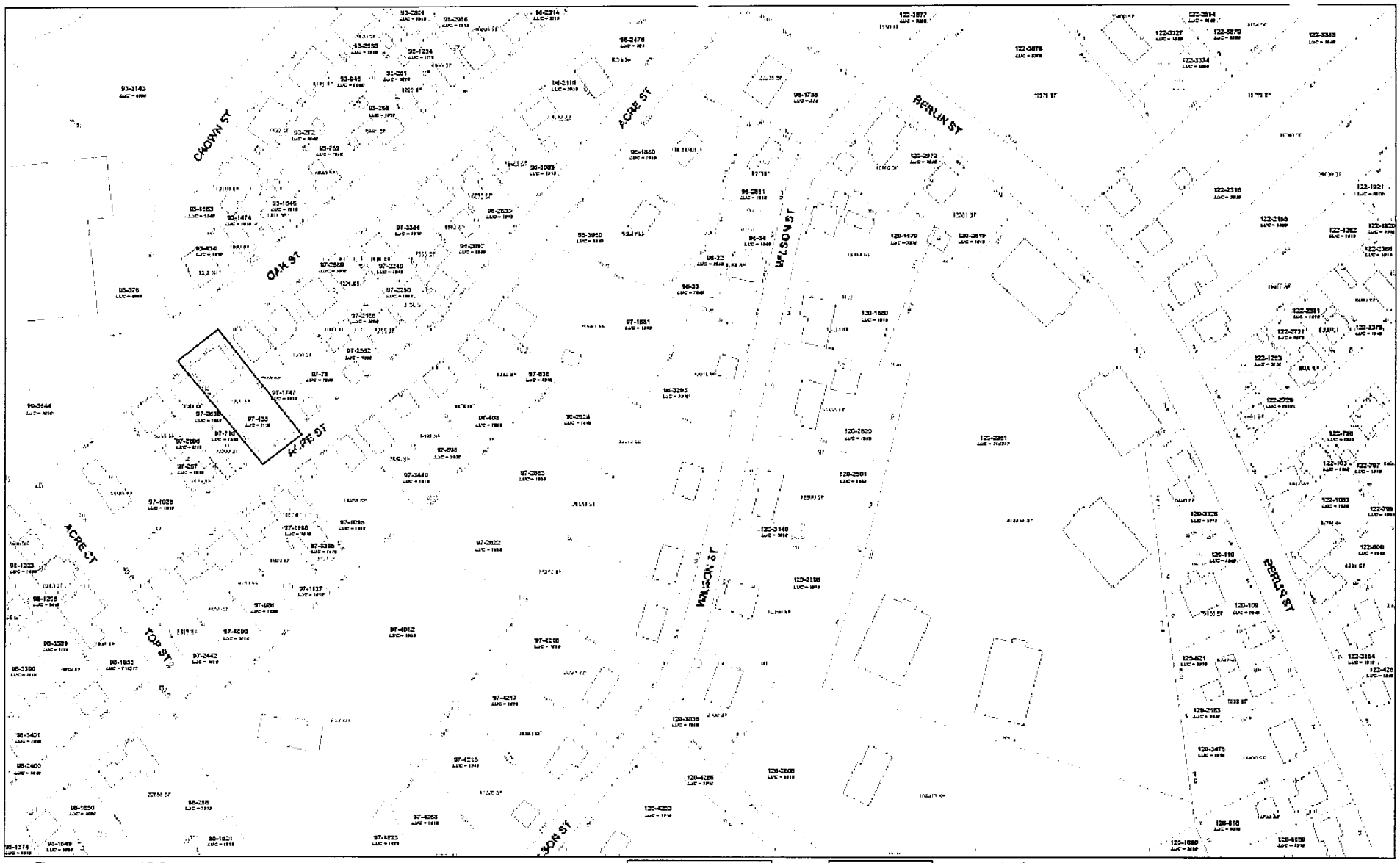
Notary Public: Stephanie Caponigro, Esq.
My Commission Expires: 10/27/2006

STEPHANIE CAPONIGRO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 27, 2006

PROPERTY ADDRESS: 157 Oak Street Clinton, Massachusetts 01510

ATTEST: WORC. Anthony J. Vigliotti, Register

return on second pg.



MAPPED BY
Metropolitan Regional Planning Commission
Hub Department, May 2014
60 LAT Administration
Fitchburg, MA 01420
Phone: 978-345-7376
E-mail: mrpc@mrpc.org

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01519 - COMMUNITY ID 054

PARCEL SHEETS

J8	J9	J10
K8	K9	K10
L8	L9	L10

Legend

- Tax Parcels
- Easements
- Water
- Buildings
- Traffic Island
- Rip Active Rail Lines

The map images are intended for plotting land ownership information on a parcel basis only and are not intended for legal boundary or legal description purposes.

The Town of Clinton & the MRPC explicitly disclaim any representations and warranties as to the accuracy, timeliness, or completeness of the map images and their data. The map images and their data were created for Clinton Town, County, State and Federal purposes, and should not be used for any other purpose. The data images and their data should not be used for any purpose including establishment of boundaries or ownership.

In no event will the Town of Clinton, the MRPC, or their officers or employees be liable for any losses or damages that might arise from the use of these map images and their data. The Town of Clinton & the MRPC shall not be liable for any consequential, special or incidental losses or damages, or lost profits, for use of the data.

Property Loca 157 OAK ST | MAP ID: 97/ 435/ / / | Bldg Name: | State Use: 111

Vision ID: 20 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07. 016 17:22

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MCNAMARA PATRICK R RACHAEL L MCNAMARA 79 STERLING ST CLINTON, MA 01510 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_608074_2974224	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1110	119,100	119,100
RES LAND	1110	77,100	77,100
RESIDNTL	1110	1,100	1,100
	Total	197,300	197,300

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MCNAMARA PATRICK R	34863/ 287	10/19/2004	Q	I	405,000	00
FAVART EDWARD E	22406/ 269	03/17/2000	Q	I	125,600	00
BOISONEAU JOHN J TRUSTEE	19547/ 277	01/26/1998	Q	I	100,000	00
O'TOOLE JAMES C TRUSTEE	17249/ 116	08/17/1995	Q	I	90,000	00
DUPLEASE ERIC	16227/ 237	04/22/1994	Q	I	78,000	00
McSWEENEY EDMOND	9158/ 21	12/31/1985	Q	I	140,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1110	89,300	2015	1110	131,700	2014	1110	131,700
2016	1110	77,100	2015	1110	74,800	2014	1110	74,800
2016	1110	1,100	2015	1110	1,100	2014	1110	1,100
	Total:	167,500		Total:	207,600		Total:	207,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	119,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,100
Appraised Land Value (Bldg)	77,100
Special Land Value	0
Total Appraised Parcel Value	197,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**197,300**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

IF
ROOF VP COND
ELECTRIC HEAT IN FBM

4 UNITS
UC = ROOF/ALL FY16

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
15018	07/09/2014	RRF	Re Roof	6,900		100	09/03/2015	
26167	12/12/2005	RRF	Re-roof	7,900		100		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/02/2016			1	11	B.P. Inspection
07/14/2015			1	11	B.P. Inspection
08/18/2006	02		FXB	11	B.P. Inspection
08/30/2005	02		DJB	43	Chane - Re-inspect
06/18/1996			BD	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1110	APT 4-7UNT MDL-01	R1				7,320	SF	10.53	1.0000	5	1.0000	1.00		0.00				1.00	10.53	77,100

Total Card Land Units: 7,320 SF | Parcel Total Land Area: 7,320 SF | Total Land Value: 77,100

Property Loca/ 157 OAK ST *MAP ID:* 97/ 435/ / / *Bldg Name:* *State Use:* 111

Vision ID: 20>. *Account #* *Bldg #:* 1 of 1 *Sec #:* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 07. 016 17:22

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	00		4 to 8 Family
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	4		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	11		Slate
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2	05		Vinyl/Asphalt
Heat Fuel	03		Gas
Heat Type	03		Hot Air-no Duc
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	4		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	15		15 Rooms
Bath Style	01		Old Style
Kitchen Style	01		Old Style

CONSTRUCTION DETAIL (CONTINUED)

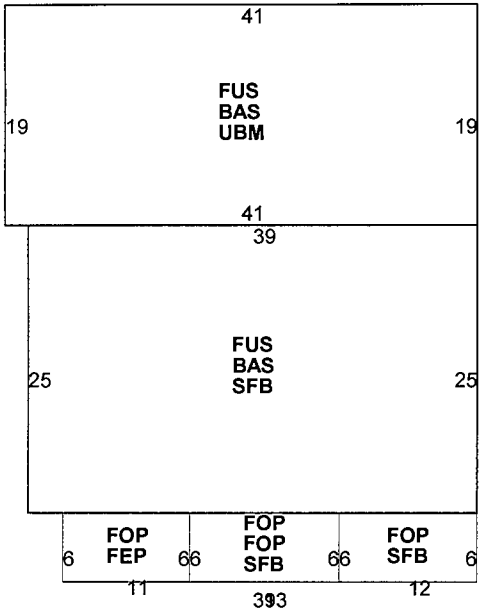
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1110	APT 4-7UNT MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	63.39
	281,705
Net Other Adj:	16,000.00
Replace Cost	297,705
AYB	1910
EYB	1973
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	UC
% Complete	40
Overall % Cond	40
Apprais Val	119,100
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

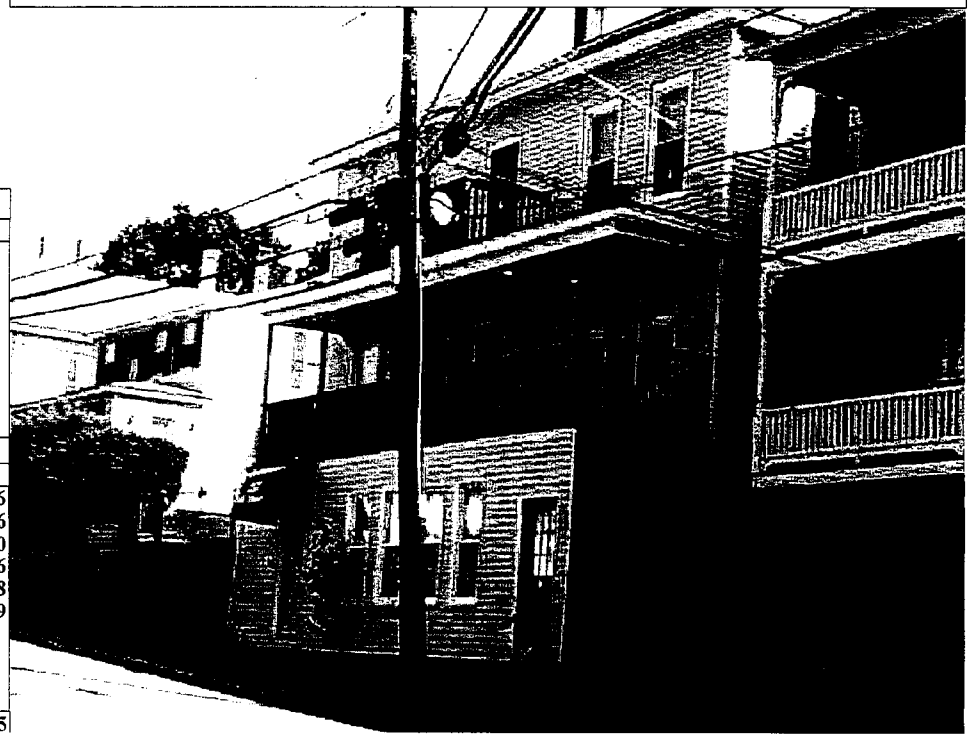


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED, WOOD			L	340	8.00	1996		0		40	1,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,754	1,754	1,754	63.39	111,186
FEP	Porch, Enclosed, Finished	0	66	46	44.18	2,916
FOP	Porch, Open, Finished	0	294	59	12.72	3,740
FUS	Upper Story, Finished	1,754	1,754	1,754	63.39	111,186
SFB	Base, Semi-Finished	0	1,125	675	38.03	42,788
UBM	Basement, Unfinished	0	779	156	12.69	9,889
	Ttl. Gross Liv/Lease Area:	3,508	5,772	4,444		297,705



LTA Municipality Property Check List

To be submitted for each property included in the application submission

Property Information Property Type (# of units): **7*** (1, 2, or 3)

Street number and name: **7 Marshall Street** **(legal 3 unit)**

City: **Clinton**

Parcel Id # : **78/2788**

Name of Property Owner or Owners:

Daniela Realty Trust

7 Freeman Circle Hudson, MA 01749

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes **X** No _____

If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:

Yes **X** No _____ If No, please explain.

Is the Assessors Property Card attached: Yes **X** No _____ Please Print with Map ID information.

If no, please explain. If yes, does the card include elevation photo and floor layout data?

Field Card includes image and building perimeter plan.

Number of Years Property has been Vacant: **2** DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.

Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes **X** No _____

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes **X** No _____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes **X** No _____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes **X** No _____

Property has significant presence of overgrown or dead vegetation: Yes **X** No _____

Property has an accumulation of trash, refuse or other debris: Yes **X** No _____

Property has been taken for foreclosure of mortgage: Yes _____ No **X**

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2011 00020029
Bk: 47125 Pg: 300
Page: 1 of 3 02/25/2011 12:45 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/25/2011 12:45 PM
Ctrl# 100646 15889 Doc# 00020029
Fee: $1,026.00 Cons: $225,000.00

Return To:
Daniela Realty Trust
Charles V. Freeman, Trustee
7 Marshall Street
Clinton, MA 01510

Quitclaim Deed

We, **James Kelly** and **Laurie Kelly, Trustees of the LJ Realty Trust**, u/d/t dated February 27, 2004 and recorded in the Worcester District Registry of Deeds in Book 32975, Page 201 of Chelmsford, Massachusetts, in consideration of **Two Hundred Twenty Five Thousand and 00/100 Dollars ($225,000.00)** grant to **Charles V. Freeman, Trustee of Daniela Realty Trust**, u/d/t dated November 2, 2000 and recorded in the Worcester District Registry of Deeds in Book 23177, Page 302 of Hudson, Middlesex County, Massachusetts all our right, title and interest

7 Freeman Circle

with quitclaim covenants

The land in Clinton, Worcester County, Massachusetts, with the buildings thereon, bounded and described as follows:

BEGINNING	at a point on the easterly side of Marshall Street at the corner of land herein described and land now or formerly of James E. and Donna M. Burke;
THENCE	North 82° 10′ East One Hundred Seventy-Two and 50/100 (172.50) feet to a point;
THENCE	South 07° 38′ East Eighty-Six and 91/100 (86.91) feet to a point;
THENCE	South 72° 31′ 24″ West Eighty-Two and (82.00) feet;

7 Marshall Street, Clinton, Massachusetts

TAYLOR ABSTRACT CO.
TITLE M 2866

3

THENCE South 66° 35′ 24″ West Ninety-Four and 84/100 (94.84) feet to a point at Marshall Street;

THENCE North 07° 50′ West One Hundred Twenty-Six and 11/100 (126.11) feet along said Marshall Street to the point of beginning.

CONTAINING 17,952 square feet, more or less, and being shown as Lot A on a Plan of Land, Clinton, MA owned by Gemma A. Regonini, Scale 1″ = 30′, dated October 11, 1978 by Clyde R. Wheeler, Inc. and recorded with the Worcester District Registry of Deeds in Plan Book 457, Page 122.

SUBJECT to possible flowage rights in brook as shown on Plan of Land, Clinton, MA owned by Gemma A. Regonini dated October 11, 1978, prepared by Clyde R. Wheeler, Inc. above referred to.

Being the same premises conveyed to James Kelly and Laurie Kelly, Trustees of the LJ Realty Trust by deed of James Kelly and Laurie Kelly, dated October 29, 2004, recorded with the Worcester District Registry of Deeds, Book 34968, Page 289.

Witness our hands and seals this 25th day of February, 2011.

James Kelly, Trustee of the LJ Realty Trust

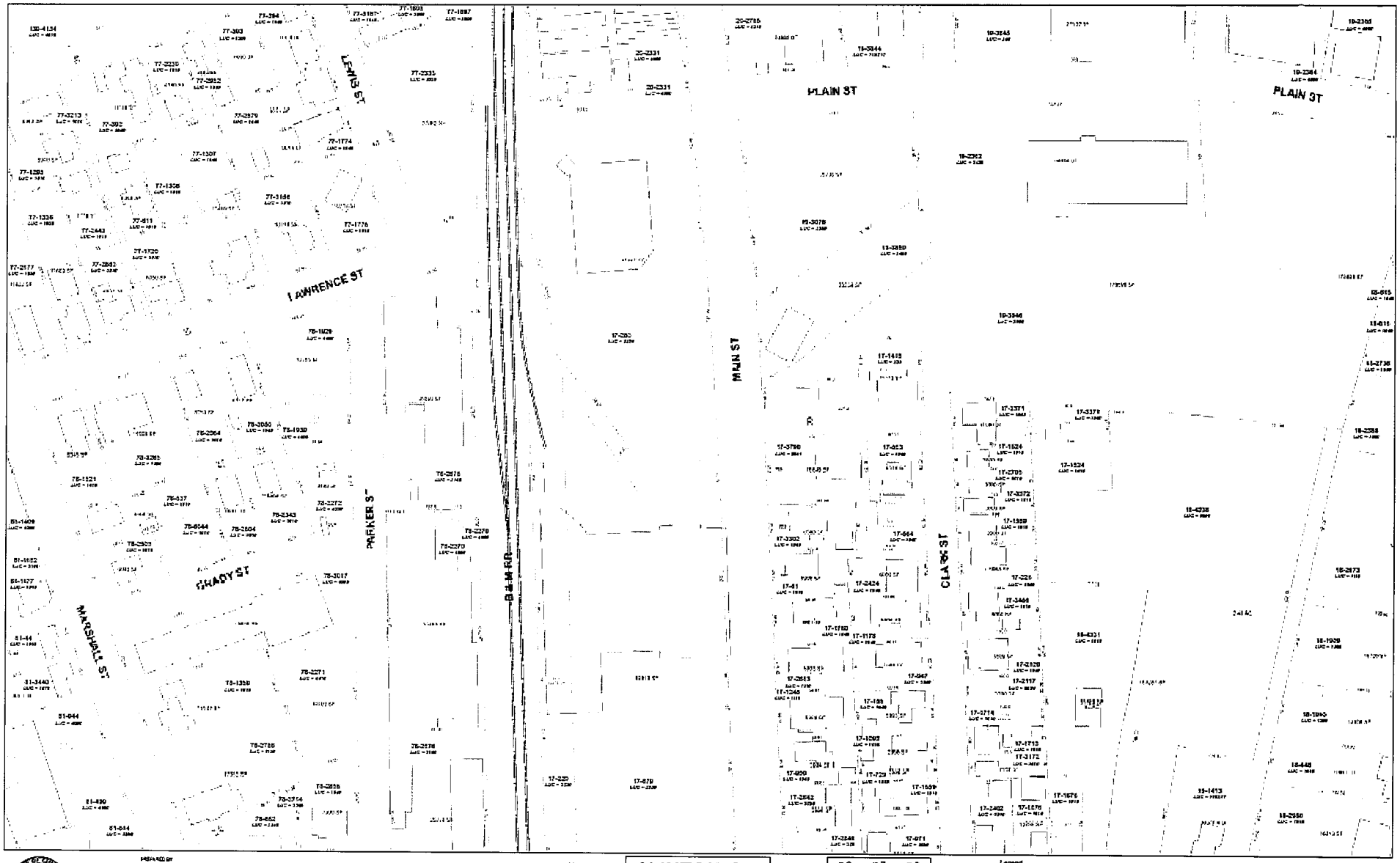
Laurie Kelly, Trustee of the LJ Realty Trust

The Commonwealth of Massachusetts

Worcester, ss. February 25, 2011

On this 25 day of February, 2011, before me, the undersigned notary public, personally appeared **James Kelly** and **Laurie Kelly, Trustees of the LJ Realty Trust,** proved to me through satisfactory evidence of identification, which was/were [x] a valid Massachusetts Drivers' License and/or [ ] _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Stephen J. Philbin, Notary Public
My Commission Expires: 07/23/15



MRPC
Montachusett Regional Planning Commission
140 Commercial Street, Suite 304
Fitchburg, MA 01420
Phone: 978-345-7376
E-mail: mail@mrpc.org

50 30 0 50 100 150 FEET

REVISED TO: JANUARY 1, 2014

N

CLINTON, MA

01510 - COMMUNITY ID 054

PARCEL SHEETS

D6	D7	D8
E6	E7	E8
F6	F7	F8

Legend

- Tax Parcels
- Easements
- Water
- Buildings
- Traffic island
- Active Rail Lines

The data layers and maps contained herein are developed for tax valuation purposes only and are not derived from legal surveys or legal descriptions.

The Town of Clinton & the MRPC explicitly disclaim any representations and warranties as to the accuracy, completeness, or suitability for any purpose of the map images and data. The map images and data are derived from Assessor, Town, County, State and Federal sources, without independent verification. The data images and data are provided for use for tax purposes only, and not for any other purpose.

In no event will the Town of Clinton, the MRPC, or their officers or employees be liable for any losses or damages that might arise from the use of these map images and data. The Town of Clinton & the MRPC shall not be liable for any consequential, incidental, or indirect losses or damages, or for the use of the data.

Property Loc: · 7 MARSHALL ST | MAP ID: 78/ 2788/ / / | Bldg Name: | State Use: 11

Vision ID: 1 | Account # | Bldg #. 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07 .016 16:44

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
DANIELA REALTY TRUST CHARLES V FREEMAN TRUSTEE 7 FREEMAN CIR HUDSON, MA 01749 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_604878_2979567	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1110	229,900	229,900
RES LAND	1110	66,500	66,500
Total		296,400	296,400

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
DANIELA REALTY TRUST	47125/ 300	02/25/2011	U	I	225,000	1L
LJ REALTY TRUST	34968/ 289	11/01/2004	U	I	1	1F
KELLY JAMES	34968/ 242	11/01/2004	U	I	1	1F
L J REALTY TRUST	32975/ 208	03/04/2004	U	I	1	1J
AJ REALTY TRUST	30591/ 312	06/30/2003	Q	I	360,000	00
DANIELA REALTY TRUST	23177/ 307	11/03/2000	Q	I	225,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1110	229,900	2015	1110	201,200	2014	1110	201,200
2016	1110	66,500	2015	1110	64,600	2014	1110	64,600
	Total:	296,400		Total:	265,800		Total:	265,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	229,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	66,500
Special Land Value	0
Total Appraised Parcel Value	296,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**296,400**

NOTES

BROWN IA 5/17/01 FXB

FBM IS FULLY ABOVE GRADE

FOR SALE: 9/08 ASKING: $399,900

5 TO 9 UNITS PER LISTING

4 UNITS 1 1/2 BA PER UNIT

SKETCH WRONG-MISSING UBM

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/29/1996			BD	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1110	APT 4-7UNT MDL-01	IND				17,952	SF	4.94	0.7500	4	1.0000	1.00		0.00				1.00	3.70	66,500

Total Card Land Units: 17,952 SF | Parcel Total Land Area: 17,952 SF | Total Land Value: 66,500

Property Loca 7 MARSHALL ST | *MAP ID:* 78/ 2788/ / / | *Bldg Name:* | *State Use:* 11

Vision ID: 1 | *Account #* | *Bldg #:* 1 of 1 | *Sec #:* 1 *of* 1 | *Card* 1 *of* 1 | *Print Date:* 0 2016 16:44

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	00		4 to 8 Family
Model	01		Residential
Grade	03		Average
Stories	2.5		2 1/2 Stories
Occupancy	7		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2	17		Stucco/Masonry
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2	04		Plywood Panel
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	09		9+ Bedrooms
Total Bthrms	7		
Total Half Baths	4		
Total Xtra Fixtrs			
Total Rooms	22		22 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

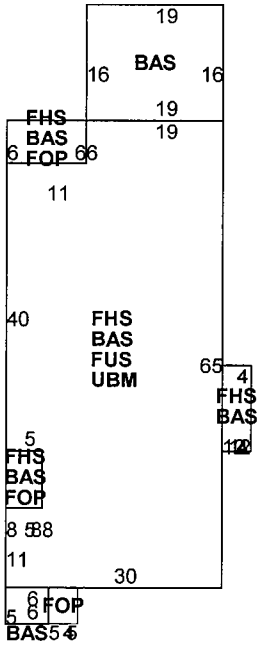
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1110	APT 4-7UNT MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	59.61
	343,890
Net Other Adj:	33,000.00
Replace Cost	376,890
AYB	1915
EYB	1976
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	39
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	61
Apprais Val	229,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

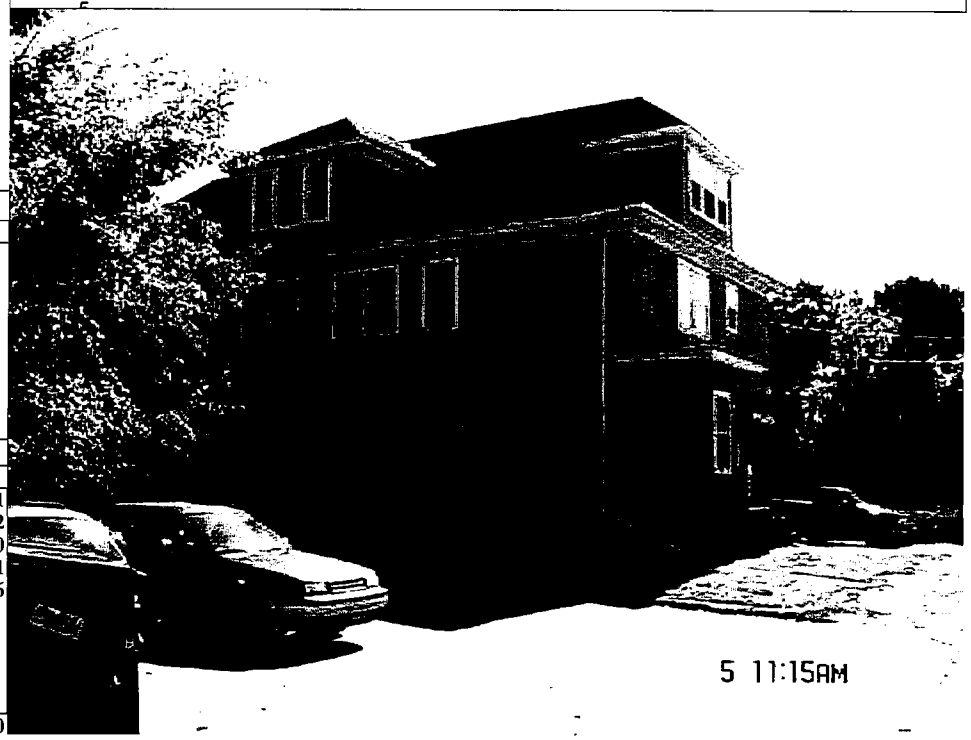


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,332	2,332	2,332	59.61	139,011
FHS	Half Story, Finished	1,199	1,998	1,199	35.77	71,472
FOP	Porch, Open, Finished	0	126	25	11.83	1,490
FUS	Upper Story, Finished	1,844	1,844	1,844	59.61	109,921
UBM	Basement, Unfinished	0	1,844	369	11.93	21,996
	Ttl. Gross Liv/Lease Area:	5,375	8,144	5,769		376,890



LTA Municipality Property Check List

To be submitted for each property included in the application submission

Property Information Property Type (# of units): _____ (1, 2, or 3)

Street number and name: **18 Leighton Avenue**

City: **Clinton**

Parcel Id # : **29/2892**

Name of Property Owner or Owners:

CitiMortgage, inc

1000 Technology Drive O'Fallon, MO 63368

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __X__ No_____

If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:

Yes __X__ No _____ If No, please explain.

Is the Assessors Property Card attached: Yes __X__ No _____ Please Print with Map ID information.

If no, please explain. If yes, does the card include elevation photo and floor layout data?

Assessor's Card includes photo and perimeter plan.

Number of Years Property has been Vacant: __3__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.

Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes__X__ No_____

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes__X__ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes__X__ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes __X__ No _____

Property has significant presence of overgrown or dead vegetation: Yes __X__ No _____

Property has an accumulation of trash, refuse or other debris: Yes __X__ No _____

Property has been taken for foreclosure of mortgage: Yes __X__ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 11398
Document Type	: DEED
Recorded Date	: February 02, 2018
Recorded Time	: 12:24:55 PM
Recorded Book and Page	: 58400 / 163
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1056020
Recording Fee (including excise)	: $125.00

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/02/2018 12:24 PM
Ctrl# Doc# 00011398
Fee: $.00 Cons: $1.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

WHEN RECORDED MAIL TO:
NAS Dept.-Meridian Title Corp.
3850 Priority Way S. Dr., Ste. 120
Indianapolis, IN 46240
FHA Case # 251-287334

QUITCLAIM DEED
EXEMPT FROM EXCISE TAX

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSSORS AND/OR ASSIGNS, having a usual place of business at 451 7th S.W., Washington D.C., 20410, for in consideration paid in the amount of $ One Dollar ($1.00) grants to

CitiMortgage, Inc., whose address is **1000 Technology Drive, O'Fallon, MO 63368.**

With quitclaim covenants,

The land, with all buildings and improvements thereon, situated in Clinton, Worcester County, Massachusetts, bounded and described as follows:

See Attached Legal Description

Commonly known as: 18 Leighton Avenue, Clinton, MA 01510

Said premises are conveyed subject to and with the benefit of easements, restrictions, reservations and rights of way of record so far as the same now in force and applicable.

For Grantor's title see Deed dated 05/12/2015 and recorded 10/12/2017 in the Worcester County Registry of Deeds in Book 57870, Page(s) 245.

This conveyance does not constitute a transfer of all or substantially all of the corporate assets of the Secretary of Housing and Urban Development in Massachusetts.

Executed as a sealed instrument this 24th day of January, 2018

The Secretary of Housing and Urban Development, His successors and/or assigns

By Delegation of Authority
Federal Register, Doc. No.:
FR-5076-D-06 & FR-5557-D-08

Danyale Matthews
Authorized Agent

ACKNOWLEDGEMENT

State of Oklahoma
County of Oklahoma

This instrument was acknowledged before me Paige Deeds on this 24th day of January, 2018, by Danyale Matthews as Authorized Agent of the Secretary of Housing & Urban Development.

Signature _____ (Notary Seal)

Print: Paige Deeds, Notary Public

My commission expires: 10/18/21

My commission #: 17009633

NOTARY PUBLIC SEAL
PAIGE DEEDS
Notary Public
State of Oklahoma
Commission # 17009633 Expires 10/18/21

Document Prepared By:
ISN Corporation
2401 NW 23rd St. Ste. 1-D
Oklahoma City, OK 73107
405.546.7500

LEGAL DESCRIPTION

THE LAND IN CLINTON, ON THE NORTHERLY LINE OF SAID LEIGHTON AVENUE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MONUMENT IN THE NORTHERLY LINE OF SAID LEIGHTON AVENUE AT LAND NOW OR FORMERLY OF EUGENE H. JACQUITH, THE SOUTHEASTERLY CORNER OF THE LOT AND RUNNING:

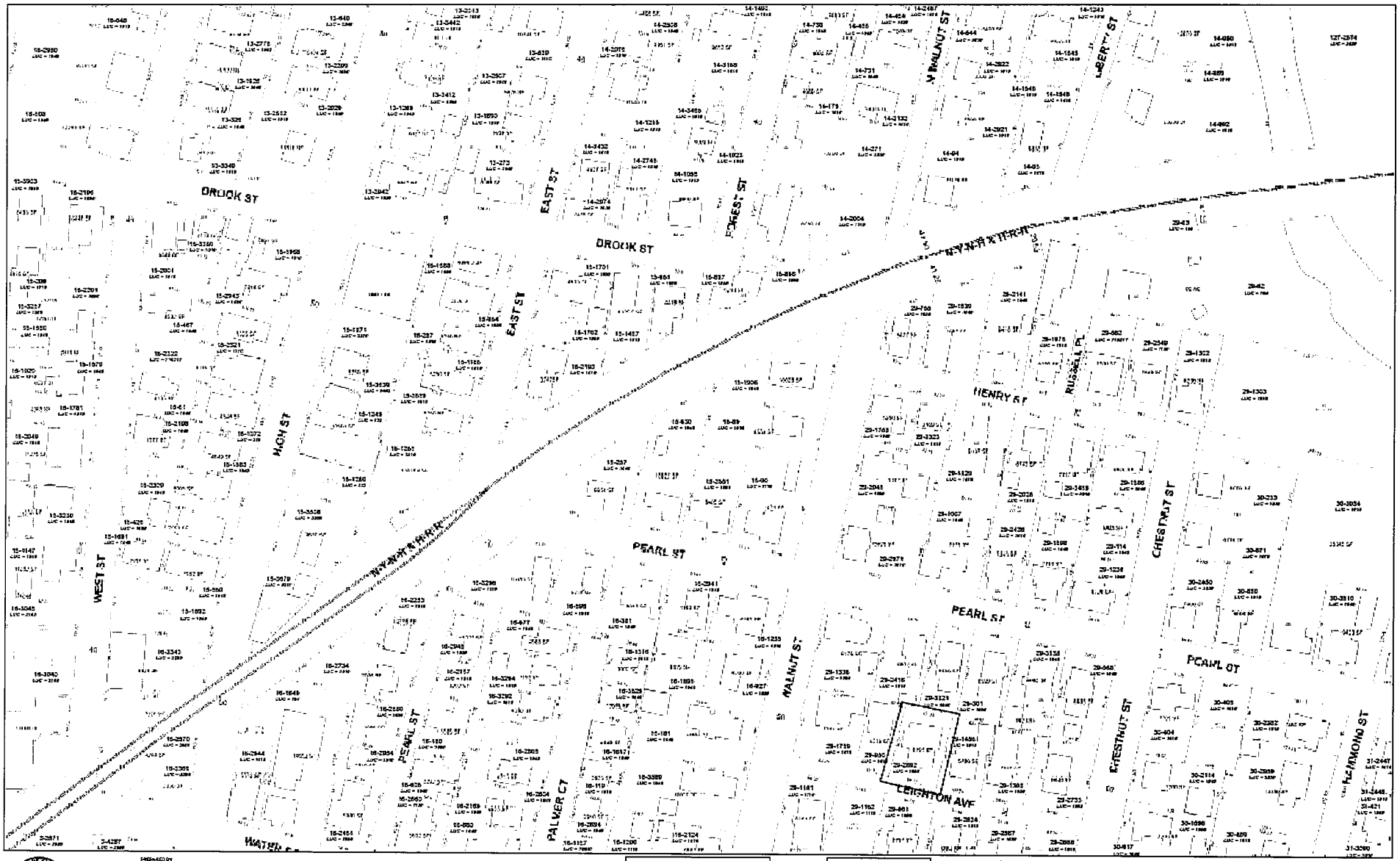
THENCE NORTH 65 DEGREES WEST BY SAID LEIGHTON AVENUE, SIXTY AND 35/100 (60.35) FEET TO A STONE BOUND AT LAND NOW OR FORMERLY OF LYMAN C. AYERS; THENCE 26 DEGREES 15' EAST BY OTHER LAND OF SAID AYERS NINETY-FIVE (95) FEET TO A STONE AT LAND NOW OR FORMERLY OF JEREMIAH PAINE;

THENCE SOUTH 68 DEGREES 15' EAST BY SAID PAINE LAND AND LAND NOW OR FORMERLY OF ONE BREWER, SIXTY-ONE AND 33/100 (61.33) FEET TO A STONE BOUND AT LAND OF SAID JACQUITH;

THENCE SOUTH 25 DEGREE WEST BY SAID JACQUITH LAND NINETY-FIVE AND 83/100 (95.83) FEET TO THE BOUND FIRST MENTIONED.

CONTAINING 5,804 SQUARE FEET MORE OR LESS.

ATTEST: WORC Anthony J. Vigliotti, Register



PREPARED BY
Northeastern Regional Planning Commission
100 Cambridge Street, Suite 2014
Boston, MA 02140
Phone: 617-345-9720
Fax: 617-345-9755
E-Mail: info@nrpc.org

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01510 - COMMUNITY ID 064

PARCEL SHEETS

E7	E8	E9
F7	F8	F9
G7	G8	G9

Legend
- Tax Parcels
- Easements
- Water
- Buildings
- Traffic Island
- Rail Active Rail Lines

The data images and map data were developed for the assessment purposes only and are not derived from legal surveys or legal descriptions.

The Town of Clinton and the NRPC make no representations and warrantees to the accuracy, completeness, or suitability of the data shown on this map. These maps and map data were derived from Assessor, Town, County, State and Federal sources and such sources could contain errors. The data images or data provided should not be used for any purposes including decisions affecting property rights or obligations.

In no event shall the Town of Clinton, the NRPC, or their officers or employees be liable for any losses or damages and all rights arise from the use of these maps, images and data sets. The Town of Clinton, the NRPC, and each make no warrantee to accuracy or completeness, fitness for a particular purpose, or merchantability.

Property Loc: 18 LEIGHTON AVE | MAP ID: 29/ 2892/ / / | Bldg Name: | State Use: 105

Vision ID: 78 | Account # | Bldg #. 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07 .016 15:02

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CITIMORTGAGE INC				
1000 TECHNOLOGY DR				
OFALLON, MO 63368-2240				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_607350_2978637	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1050	206,500	206,500
RES LAND	1050	76,300	76,300
Total		282,800	282,800

311 CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CITIMORTGAGE INC	53502/ 118	03/24/2015	U	I	192,700	1L
WITTIG DAVID N	22649/ 253	06/02/2000	Q	I	175,000	00
HINCKLEY DAVID	15431/ 366	08/03/1993	Q	I	120,000	00
McGRAIL WILLIAM	15373/ 223	07/15/1993	U	I	0	1L
FIRST VENTURE REALTY TR	9158/ 14	12/31/1985	Q	I	140,000	00
McGRAIL WILLIAM	8222/ 134	06/06/1984	Q	I	70,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1050	206,500	2015	1050	195,800	2014	1050	195,800
2016	1050	76,300	2015	1050	74,100	2014	1050	74,100
	Total:	282,800		Total:	269,900		Total:	269,900

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	206,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	76,300
Special Land Value	0
Total Appraised Parcel Value	282,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	282,800

NOTES

WHITE INT=F FUNC=SIZE
ANGLES ARE SQUARED
BAS=1- 2 BED & 1 EFF
FUS=1- 2 BED
TQS=1- 3 BED
ABS# 80-211 & 73-123

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
23049	08/20/2002	RR	Re-roof	2,500		100	07/27/2004	

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/03/2003			FB	11	B.P. Inspection
06/03/2003			FB	11	B.P. Inspection
03/22/1996			BD	01	Measur+1Visit
03/22/1996			BD	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1050	Three Family	R1				5,804	SF	13.15	1.0000	5	1.0000	1.00		0.00				1.00	13.15	76,300

Total Card Land Units: 5,804 SF | Parcel Total Land Area: 5,804 SF | Total Land Value: 76,300

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	11		**3 Family**
Model	01		**Residential**
Grade	03		**Average**
Stories	2.5		**2 1/2 Stories**
Occupancy	4		
Exterior Wall 1	07		**Asbest Shingle**
Exterior Wall 2			
Roof Structure	03		**Gable/Hip**
Roof Cover	03		**Asph/F Gls/Cmp**
Interior Wall 1	03		**Plastered**
Interior Wall 2			
Interior Flr 1	09		**Pine/Soft Wood**
Interior Flr 2	14		**Carpet**
Heat Fuel	02		**Oil**
Heat Type	06		**Steam**
AC Type	01		**None**
Total Bedrooms	08		**8 Bedrooms**
Total Bthrms	4		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	15		**15 Rooms**
Bath Style	02		**Average**
Kitchen Style	01		**Old Style**

CONSTRUCTION DETAIL (CONTINUED)

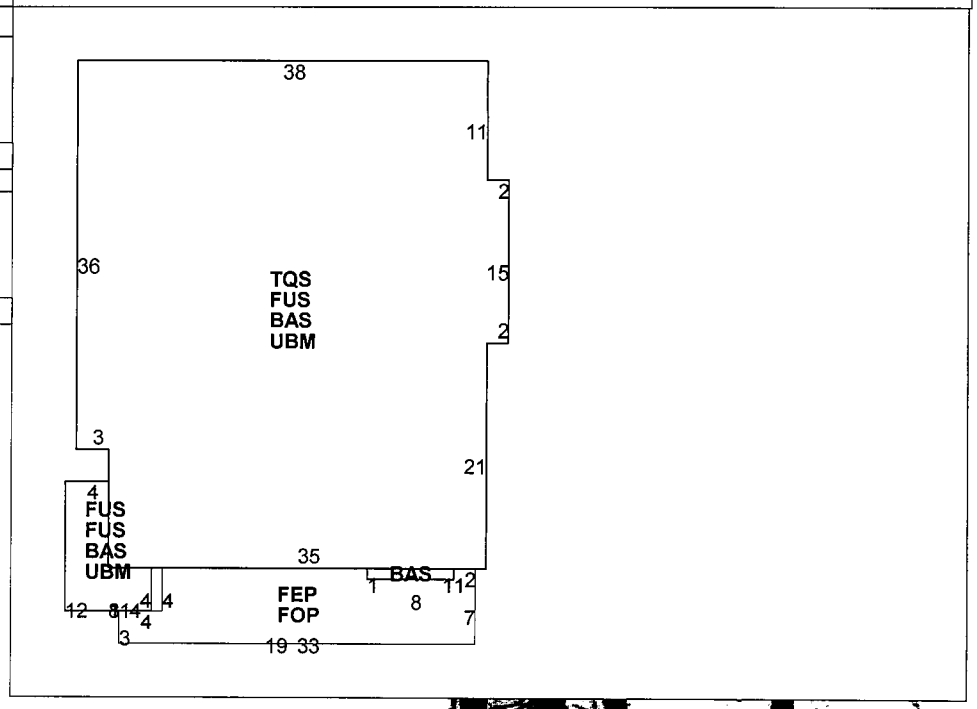
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1050	**Three Family**	**100**

COST/MARKET VALUATION

Adj. Base Rate:	**62.55**
	359,475
Net Other Adj:	**16,000.00**
Replace Cost	**375,475**
AYB	**1920**
EYB	**1970**
Dep Code	**AA**
Remodel Rating	
Year Remodeled	
Dep %	**45**
Functional Obslnc	**0**
External Obslnc	**0**
Cost Trend Factor	**1**
Condition	
% Complete	
Overall % Cond	**55**
Apprais Val	**206,500**
Dep % Ovr	**0**
Dep Ovr Comment	
Misc Imp Ovr	**0**
Misc Imp Ovr Comment	
Cost to Cure Ovr	**0**
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	**First Floor**	**1,855**	**1,855**	**1,855**	**62.55**	**116,030**
FEP	**Porch, Enclosed, Finished**	**0**	**207**	**145**	**43.82**	**9,070**
FOP	**Porch, Open, Finished**	**0**	**207**	**41**	**12.39**	**2,565**
FUS	**Upper Story, Finished**	**1,911**	**1,911**	**1,911**	**62.55**	**119,533**
TQS	**Three Quarter Story**	**1,426**	**1,783**	**1,426**	**50.03**	**89,196**
UBM	**Basement, Unfinished**	**0**	**1,847**	**369**	**12.50**	**23,081**
	Ttl. Gross Liv/Lease Area:	5,192	7,810	5,747		375,475

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): __3_____ (1, 2 or 3)Street number and name: 101 Walnut Street
City: Clinton
Parcel Id # : 5/558

Name of Property Owner or Owners:
Michael D and Bernard E Healy 101 Walnut Street Clinton, MA 01510

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X___ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes__X___ No_____ If No, please explain.

Is the Assessors Property Card attached: Yes__X_____ No_____ Please Print with Map ID information. If no, please explain. If yes, does the card include elevation photo and floor layout data?
Field card includes image and perimeter plan of building

Number of Years Property has been Vacant: __6__ DHCD "long vacant standard " will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes__X____ No_____

A structure that is or appears structurally unsound or has an other condition that presents a potential hazard or danger to the safety of persons: Yes__X____ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes_X____ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes_X____ No_____

Property has significant presence of overgrown or dead vegetation: Yes_X_____ No_____

Property has an accumulation of trash, refuse or other debris: Yes__X____ No_____

Property has been taken for foreclosure of mortgage. Yes_____ No__X_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2008 00052695
Bk: 38755 Pg: 307 Doc: DEED
Page: 1 of 1 04/13/2008 11:43 AM

QUITCLAIM DEED

Property Address: 101 Walnut Street, Clinton, Massachusetts

I, MICHAEL D. HEALY of Braintree, Massachusetts

For consideration paid, and in full consideration of less than One Hundred ($100.00) Dollars

grant to MICHAEL D. HEALY and BERNARD E. HEALY, JR., as joint tenants with rights of survivorship

of 101 Walnut Street, Clinton, Worcester County, Massachusetts

with quitclaim covenants

the land in Clinton, on the Easterly side of Walnut Street, and bounded and described as follows:

BEGINNING	at a point on the Easterly side of Walnut Street and land now or formerly of Hartshorn at the Southwesterly corner of the premises;
THENCE	running North 28° 35' East, fifty-six and 25/100 (56.25) feet along the Easterly line of said Street to a point at land now or formerly of Wallace;
THENCE	turning and running South 61° 25' East one hundred and eighty-six and 4/10 (186.4) feet to a stone marker and land now or formerly of Mary C. and Edith Goss;
THENCE	turning and running South 28° 35' West, fifty-six and 25 (56.25) feet to a point;
THENCE	turning and running North 61° 25' West, one hundred eighty-six and 4/10 (186.4) feet to the place of beginning.

Together with a right of way recited in Deed recorded at Book 2053, Page 289, if applicable.

Being the same premises conveyed to me by Deed from Gordon Arnott and Joan Arnott dated June 16, 1982 and recorded with said Registry at Book 7501, Page 93.

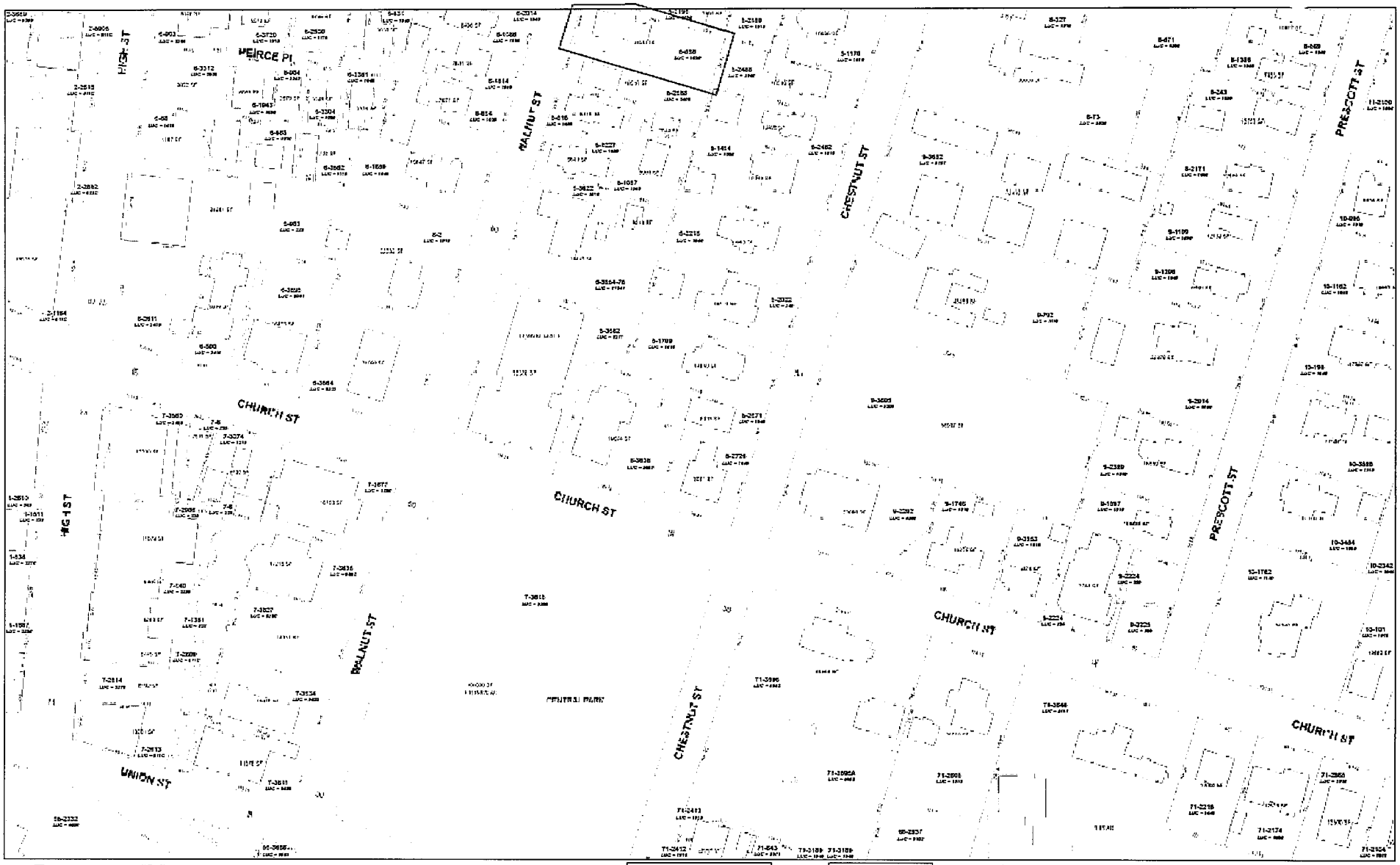
Witness my hand and seal this 7th day of April, 2006.

MICHAEL D. HEALY

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

April 7, 2006



PREPARED BY
Massachusetts Regional Planning Commission
60 Temple Place, Boston, MA 02111
617-451-2770
Fax: 617-482-7921
E-mail: mrpc@mrpc.org

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01510 - COMMUNITY ID 054

PARCEL SHEETS

G7	G8	G9
H7	H8	H9
I7	I8	I9

Legend
- Tax Parcels
- Easements
- Water
- Buildings
- Traffic Island
- Right-Active Rail Lines

The data charges and data sets were developed for assessment purposes only and are not intended for legal surveys or legal conveyances.

The Town of Clinton and MRPC assume no responsibility for any representations and warranties as to the accuracy, timeliness, or completeness of the map charges and map data. The map charges and map data were created from Multi-Jurisdiction County, State and Federal sources, and may contain inaccuracies and omissions. The map charges and map data should not be used for any purpose requiring exacting measurement of distance or direction.

In no event shall the Town of Clinton, the MRPC, or their officers or employees be liable for any loss or damages that might result from the Town's or MRPC's map charges and map data. The Town of Clinton and the MRPC shall not be responsible for any consequences resulting from any inaccurate or incomplete data or incorrect use of the data by the user of the data.

Property Loc n: 101 WALNUT ST | MAP ID: 5/ 558/ / / | Bldg Name: | State Use: 1

Vision ID: 1 | Account # | Bldg 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 0 .2016 13:54

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
HEALY MICHAEL D BERNARD E HEALY JR 101 WALNUT ST CLINTON, MA 01510 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_607000_2977597	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1050	164,000	164,000
RES LAND	1050	95,100	95,100
RESIDNTL	1050	15,300	15,300
	Total	274,400	274,400

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
HEALY MICHAEL D	38755/ 307	04/13/2006	U	I	100	1F
HEALY MICHAEL D	7501/ 93	07/01/1982	Q	I	69,500	00
ARNOTT GORDON ,JOAN	6157/ 221	04/08/1977	Q	I	38,500	00
NIEVES BARBARA M GINAS	5330/ 450	04/24/1973	U	I	0	1H
GINAS ANGELO J	5257/ 91	08/31/1972	Q	I	33,000	00
CONNERY WILLIAM H JR	0000/ 00				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1050	157,800	2015	1050	114,400	2014	1050	114,400
2016	1050	95,100	2015	1050	92,300	2014	1050	92,300
2016	1050	15,300	2015	1050	15,300	2014	1050	15,300
	Total:	268,200		Total:	222,000		Total:	222,000

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE IF
5 BAY FGR
ANGLE SQUARED
18X25 FHS=DORMER
FUNC=SIZE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	164,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	15,300
Appraised Land Value (Bldg)	95,100
Special Land Value	0
Total Appraised Parcel Value	274,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**274,400**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
15029	07/21/2014	RRF	Re Roof	0		100		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/11/2016			1	11	B.P. Inspection
07/23/2015			1	43	Chane - Re-inspect
04/16/1996			BD	01	Measur+1Visit
04/16/1996			BD	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1050	Three Family	R1				10,485	SF	7.56	1.2000	7	1.0000	1.00		0.00				1.00	9.07	95,100

Total Card Land Units: 10,485 SF | Parcel Total Land Area: 10,485 SF | Total Land Value: 95,100

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	11		3 Family
Model	01		Residential
Grade	04		Average +10
Stories	2		2 Stories
Occupancy	3		
Exterior Wall 1	26		Aluminum Sidng
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	11		Slate
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	03		Gas
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	15		15 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

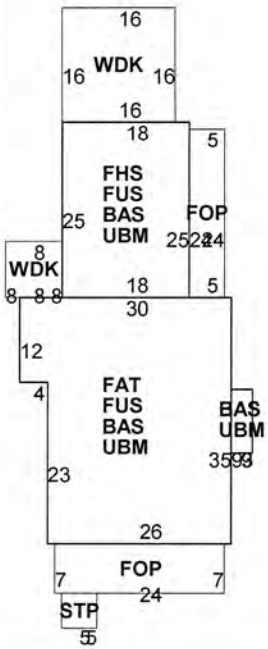
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1050	Three Family	100

COST/MARKET VALUATION

Adj. Base Rate:	80.08
	295,095
Net Other Adj:	14,300.00
Replace Cost	309,395
AYB	1900
EYB	1968
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	47
Functional Obslnc	
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	53
Apprais Val	164,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	GARAGE-AVC			L	1,590	16.00	1996		0		60	15,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,435	1,435	1,435	80.08	114,915
FAT	Attic, Finished	192	958	192	16.05	15,375
FHS	Half Story, Finished	270	450	270	48.05	21,622
FOP	Porch, Open, Finished	0	288	58	16.13	4,645
FUS	Upper Story, Finished	1,408	1,408	1,408	80.08	112,753
STP	Stoop	0	25	3	9.61	240
UBM	Basement, Unfinished	0	1,435	287	16.02	22,983
WDK	Deck, Wood	0	320	32	8.01	2,563
	Ttl. Gross Liv/Lease Area:	3,305	6,319	3,685		309,395

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): __2__ (1, 2, or 3)
Street number and name: **12-14 Chestnut Street**
City: **Clinton**
Parcel Id # : **59/620**

Name of Property Owner or Owners:
Augustin M Rosario
12 Chestnut Street Clinton, MA 01510
Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __X__ No_____
If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __X__ No _____ If No, please explain.

Is the Assessors Property Card attached: Yes __X__ No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?
Assessor's Card includes photo and perimeter plan.

Number of Years Property has been Vacant: __2__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes __X__ No_____

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes __X__ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes __X__ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes __X__ No _____

Property has significant presence of overgrown or dead vegetation: Yes __X__ No _____

Property has an accumulation of trash, refuse or other debris: Yes __X__ No _____

Property has been taken for foreclosure of mortgage: Yes _____ No __X__

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

We, George Dickhaut and Gloria Dickhaut, husband and wife,

of 14 Chestnut Street, Clinton, Worcester County, Massachusetts,

being ~~*married*~~, for consideration paid, and in full consideration of twenty-eight thousand----
--------$28,000----------dollars

grants to Agustin Mendoza Rosario, 201 Lakeside Avenue,

of Clinton, Worcester County, Massachusetts, with quitclaim covenants

~~[illegible]~~

[Description and encumbrances, if any]

The land in Clinton, with the buildings thereon, situate on the Westerly side of Chestnut Street and comprised in lot numbered 22 on a "Plan in Subdivision of Dwellings and Land of Lancaster Mills at Clinton, Massachusetts," by W. I. Thompson, C.E. dated October 22, 1928 and recorded with Worcester District Deeds, Plan Book 55, Plan 63. Said land contains 9,868 square feet, more or less, and is the same conveyed to Domina LaPlante and Mary L. LaPlante as tenants of the entirety by deed of the Lancaster Mills, a corporation dated November 21, 1928 and recorded with Worcester District Deeds, Book 2484, Page 97 and is bounded as follows:

Beginning in the Westerly line of Chestnut Street at a point measured on said line eighty and 23/100 (80.23) feet Northerly from its intersection with the Northerly line of Nashua Street; thence North 72° 02' West one hundred nine and 5/10 (109.5) feet to the Northerly line of lot 23 on said plan; thence North 24° 07' East ten (10) feet by lot 24 on said plan; thence North 22° 52' East ninety two (92) feet on said lot 24; thence South 68° 33' East ninety four and 6/10 (94.6) feet on the Southerly line of lot 24 on said plan to said Chestnut Street line; thence South 14" 12' West ninety two and 22/100 (92.22) feet on said Chestnut Street line to the point of beginning.

Excepting from the above described premises one hundred sixty (160) square feet taken for highway location. See Book 2679, Page 115, Worcester District Deeds.

Meaning and intending to convey the same premises conveyed to the Grantors by deed from Sterling R. Curtis dated September 14, 1973, and recorded with the Worcester District Registry of Deeds, Book 5384, Page 371.

Witness our hands and seals this Fourth day of August, 19 76

John G. Ferguson — George Dickhaut, Gloria Dickhaut

The Commonwealth of Massachusetts

Worcester, ss. August 4, 19 76

Then personally appeared the above named George Dickhaut and Gloria Dickhaut

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

John G. Ferguson

Notary Public ~~Justice of the Peace~~

My commission expires October 17, 1980

G.H. & G.H. 8-4-76

INTANGIBLE TAX

AUG 4 1976

63.84

WORCESTER

0 5 4 1 9

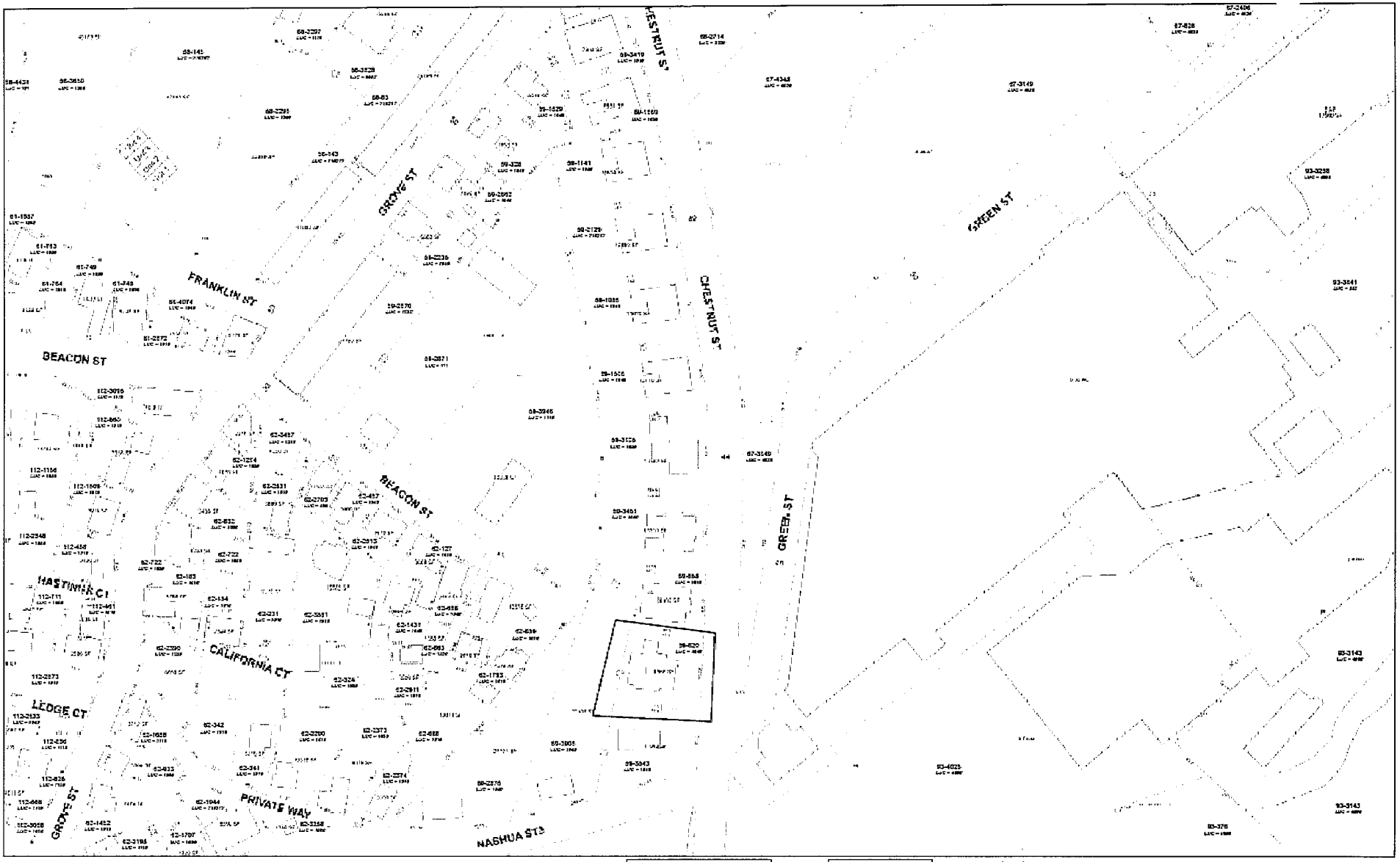
it is in compliance with the requi...

ants in Common — Tenants by the Entirety.)

AMENDED BY CHAPTER 497 OF 1969

...ed upon it the full name, residence and post office address of the grantee dollars or the nature of the other consideration therefor, if not delivered the total price for the conveyance without deduction for any liens or such endorsements and recitals shall be recorded as part of the deed. of any deed. No register of deeds shall accept a deed for recording unless

Recorded AUG 4 1976 at 1 h. 35 m. P.M.



PREPARED BY
Montachusett Regional Planning Commission
140 Commercial St., Suite 340
Fitchburg, MA 01420
Phone: 978-345-7376
E-mail: mrpc@mrpc.org

50 30 0 50 100 150 FEET

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01513 - COMMUNITY ID 064

PARCEL SHEETS

I7	I8	I9
J7	J8	J9
K7	K8	K9

Legend
- Tax Parcels
- Conservation
- Water
- Drainage
- Traffic Island
- Active Rail Lines

The map images and map data were developed for tax valuation purposes only and are not derived from legal surveys or legal descriptions.

The Town of Clinton & the MRPC expressly disclaim any representations and warranties as to the accuracy, completeness, or currentness of the map images and map data. The map images and map data are derived from the Bay State Property Cooperative, Inc. (BSPC) Tax Mapping Database, and should be used for tax purposes only. The map images and map data should not be used for any purpose requiring exacting measurement of distance or direction.

In no event shall the Town of Clinton, the MRPC, or their officers or employees be liable for any losses or damages that might arise from the use of these map images and map data. The Town of Clinton & the MRPC shall not be liable for any decisions made or actions taken or not taken by the user of the map images and map data.

Property Lo[illegible]n: 12 - 14 CHESTNUT ST | MAP ID: 59/ 620/ / / | Bldg Name: | State Use: 1[illegible]

Vision ID: 1[illegible] | Account # | Bldg. 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: [illegible]/2016 15:54

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ROSARIO AGUSTIN M				
12 CHESTNUT ST				
CLINTON, MA 01510				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_607015_2974849	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1040	58,800	58,800
RESIDNTL	1040	135,500	135,500
Total		194,300	194,300

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROSARIO AGUSTIN M	5996/ 207	08/04/1976			28,000	
DICKHAUT GEORGE	5384/ 371	09/14/1973	U	V		
CURTIS STERLING R	0000/ 00		U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1040	135,500	2015	1040	120,200	2014	1040	120,200
2016	1040	58,800	2015	1040	57,000	2014	1040	57,000
	Total:	194,300		Total:	177,200		Total:	177,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

YELLOW
EXT=FAIR
RIGHT SIDE VACANT

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	135,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	58,800
Special Land Value	0
Total Appraised Parcel Value	194,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	194,300

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
2130	08/10/2000	RR	Re-roof	7,000		100	01/01/2001	

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1040	Two Family	R1				9,868	SF	7.94	0.7500	4	1.0000	1.00		0.00				1.00	5.95	58,800

Total Card Land Units: 9,868 SF | Parcel Total Land Area: 9,868 SF | Total Land Value: 58,800

Property Location: 12 - 14 CHESTNUT ST | *MAP ID:* 59/ 620/ / / | *Bldg Name:* | *State Use:* 1040

Vision ID: 1. | *Account #* | *Bldg* 1 of 1 | *Sec #:* 1 *of* 1 | *Card* 1 *of* 1 | *Print Date:* 0 2016 15:54

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	10		Family Duplex
Model	01		Residential
Grade	03		Average
Stories	1.75		1 3/4 Stories
Occupancy	2		
Exterior Wall 1	26		Aluminum Sidng
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	12		12 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

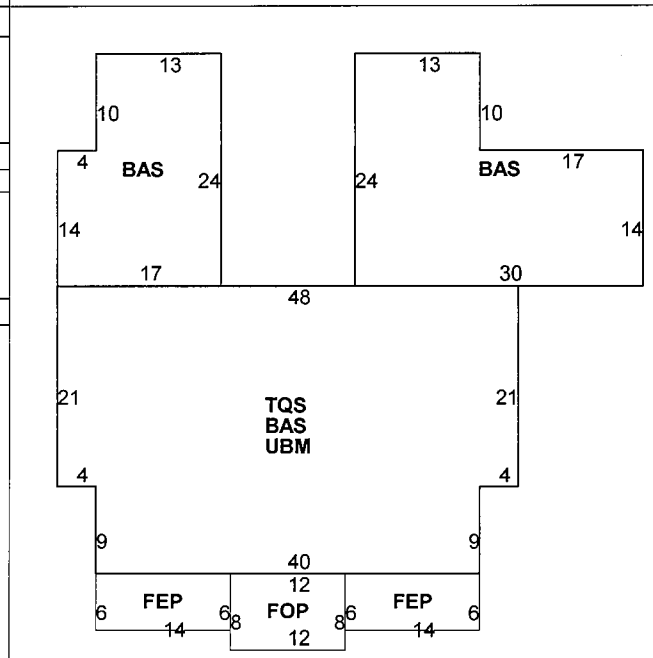
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1040	Two Family	100

COST/MARKET VALUATION

Adj. Base Rate:	64.81
	245,695
Net Other Adj:	10,000.00
Replace Cost	255,695
AYB	1910
EYB	1968
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	47
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	53
Apprais Val	135,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,286	2,286	2,286	64.81	148,156
FEP	Porch, Enclosed, Finished	0	168	118	45.52	7,648
FOP	Porch, Open, Finished	0	96	19	12.83	1,231
TQS	Three Quarter Story	1,094	1,368	1,094	51.83	70,902
UBM	Basement, Unfinished	0	1,368	274	12.98	17,758
	Ttl. Gross Liv/Lease Area:	3,380	5,286	3,791		255,695

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2, or 3)
Street number and name: **338 Main Street**
City: **Clinton**
Parcel Id # : **90/2511**

Name of Property Owner or Owners:
Madaline Papacalos c/o Tina Damato
41 Woodland Road Longmeadow, MA 01106

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes X No _____
If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes X No _____ If No, please explain.

Is the Assessors Property Card attached: Yes X No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?
Field card includes image and perimeter plan of building

Number of Years Property has been Vacant: 3 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No X

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes X No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes X No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes X No _____

Property has significant presence of overgrown or dead vegetation: Yes X No _____

Property has an accumulation of trash, refuse or other debris: Yes _____ No X

Property has been taken for foreclosure of mortgage: Yes _____ No X

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

KNOW ALL MEN BY THESE PRESENTS:

That I, JAMES T. McLAUGHLIN

of Clinton, Worcester County, Massachusetts.

In consideration of LESS THAN $100.00

grant to PAUL J. PAPACALOS and MADELINE B. PAPACALOS, husband and wife, as tenants by the entirety of

338 Main Street
xk Clinton, Massachusetts

with quitclaim covenants

the land in said Clinton, bounded and described as follows:

BEGINNING at the northeasterly corner of the lot, the Westerly side of Main Street, at land now or formerly of Patrick O'Toole and running;

THENCE by said Main Street Southwesterly one hundred and fifty-seven (157) feet to a corner at other land now or formerly of Kubiak;

THENCE by land of said Kubiak North 37° 30' West four hundred and 25/100 (400.25) feet to a cement bound;

THENCE continuing by the same course about twenty (20) feet to the high water line of Coachlace Pond;

THENCE by said Coachlace Pond Northeasterly one hundred (100) feet more or less to a corner at land now or formerly of Bigelow Hartford Carpet Company;

THENCE by land of said Bigelow Hartford Carpet Company Southeasterly about twenty-eight (28) feet to a bound at land now or formerly of McMamee;

THENCE Southeasterly by land of said McMamee, land now or formerly of James Gibbons, and land formerly of one Nutting two hundred and ninety-four and 4/10 (294.4) feet to a corner;

THENCE by other land of said Nutting Northeasterly seventeen (17) feet to a corner of land of said O'Toole;

THENCE by land of said O'Toole Southeasterly sixty-nine (69) feet to the point of beginning.

CONTAINING 47,920 square feet more or less and subject to any and all existing flowage rights.

BEING the same premises to me conveyed by deed of Paul J. Papacalos, Executor, dated December 8, 1975 and recorded with Worcester District Deeds, Instrument Number 41401.

Executed as a sealed instrument this 8th day of December 19 75

James T. McLaughlin

The Commonwealth of Massachusetts

Worcester ss. December 8, 19 75.

Then personally appeared the above named James T. McLaughlin

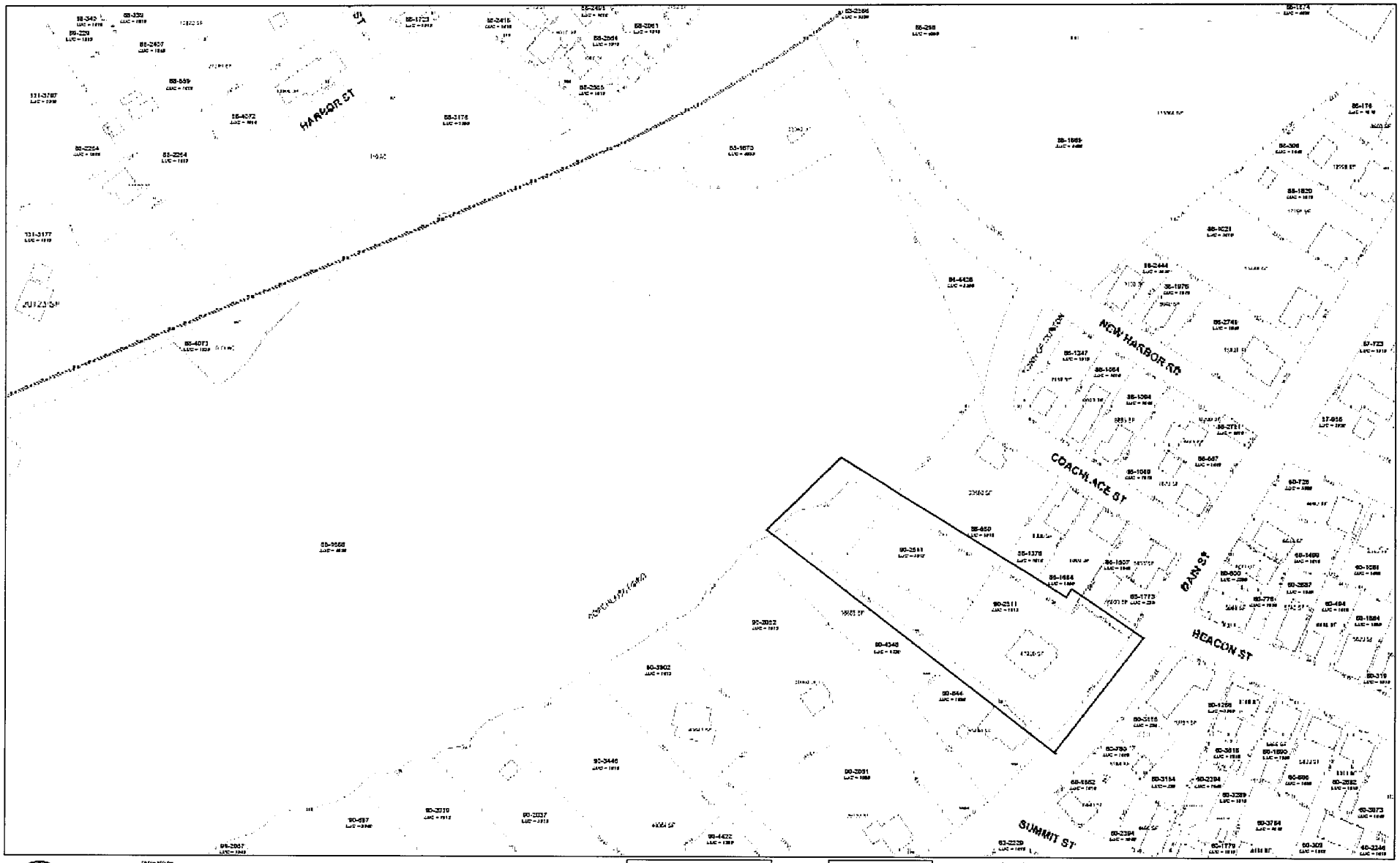
and acknowledged the foregoing instrument to be his free act and deed,

Before me, Charlotte H. Hazel

Charlotte H. Hazel Notary Public

My commission expires April 16, 19 82.

Recorded DEC 9 1975 at 1 h. 27 m. P.M.



PREPARED BY
Worcester Regional Planning Commission
GIS Department, May 2014
Pratt Hall Hall
Fitchburg MA 01420
Phone 978-345-7528
E-Mail: gis@mrpc.org

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01510 - COMMUNITY ID 054

PARCEL SHEETS

H5	H6	H7
I5	I6	J7
J5	J6	J7

Legend
- Tax Parcels
- Easements
- Water
- Buildings
- Traffic Island
- Map Active Rail Lines

The map images and data are developed for tax assessment purposes only and are not derived from legal surveys or legal descriptions.

The Town of Clinton & the MRPC authors, assume no responsibility and warrant no liability to the accuracy, timeliness, or completeness of the data images and map data. These and images and map data are of selected Federal, State, County, Cities and Towns but not all such "shown" data and data layers. The data images and data data should not be used for any purpose involving ownership, boundaries or distance or acreage.

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Property Loca 338 MAIN ST | MAP ID: 90/ 2511/ / / | Bldg Name: | State Use: 101

Vision ID: 19 . | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07. .016 17:09

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
PAPACALOS MADELINE C/O TINA DAMATO 41 WOODLAND RD LONGMEADOW, MA 01106 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_604204_2975907	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1013	182,300	182,300
RES LAND	1013	119,500	119,500
Total		301,800	301,800

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PAPACALOS MADELINE	5853/ 264	12/09/1975			100	
MCLAUGHLIN JAMES T	0000/ 00	12/08/1975	U	V		
PAPACALOS PAUL EXEC	0000/ 00		U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1013	182,300	2015	1013	163,100	2014	1013	163,100
2016	1013	119,500	2015	1013	121,000	2014	1013	121,000
	Total:	301,800		Total:	284,100		Total:	284,100

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE
OVERGROWN ACCESS TO WF

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	182,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	119,500
Special Land Value	0
Total Appraised Parcel Value	301,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**301,800**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1013	Single Fam Waterfront	R2				18,000	SF	4.93	1.3000	9	1.0000	1.00		0.00	WF			1.00	6.41	115,400
1	1013	Single Fam Waterfront	R2				0.69	AC	6,000.00	1.0000	0	1.0000	1.00		0.00				1.00	6,000.00	4,100

Total Card Land Units: 48,056 SF | Parcel Total Land Area: 48,056 SF | Total Land Value: 119,500

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	04		Average +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2	14		Carpet
Heat Fuel	03		Gas
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	9		9 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

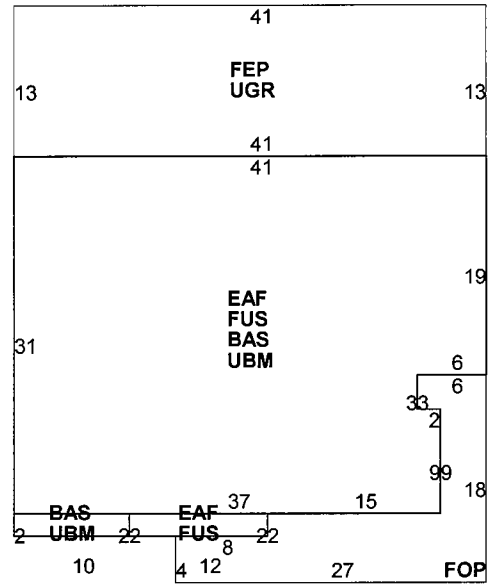
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1013	Single Fam Waterfront	100

COST/MARKET VALUATION

Adj. Base Rate:	85.57
	333,035
Net Other Adj:	11,000.00
Replace Cost	344,035
AYB	1900
EYB	1968
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	47
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	53
Apprais Val	182,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,237	1,237	1,237	85.57	105,849
EAF	Attic, Expansion, Finished	621	1,241	621	42.82	53,138
FEP	Porch, Enclosed, Finished	0	533	373	59.88	31,917
FOP	Porch, Open, Finished	0	200	40	17.11	3,423
FUS	Upper Story, Finished	1,241	1,241	1,241	85.57	106,191
UBM	Basement, Unfinished	0	1,237	247	17.09	21,136
UGR	Garage, Unfinished	0	533	133	21.35	11,381
	Ttl. Gross Liv/Lease Area:	3,099	6,222	3,892		344,035

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): __1__ (1, 2, or 3)
Street number and name: **220 Sterling Street**
City: **Clinton**
Parcel Id # : **102/1695**

Name of Property Owner or Owners:
Pretium Mortgage Acquisition Trust
9990 Richmond Avenue suite 400S, Houston, TX 77042

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __X__ No_____ If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __X__ No _____ If No, please explain.

Is the Assessors Property Card attached: Yes __X__ No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?
Assessor's card includes photo and perimeter plan

Number of Years Property has been Vacant: __3__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No__X___

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No__X____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes__X___ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes __X____ No _____

Property has significant presence of overgrown or dead vegetation: Yes __X___ No _____

Property has an accumulation of trash, refuse or other debris: Yes __X____ No _____

Property has been taken for foreclosure of mortgage: Yes __X____ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

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Recording Information

Document Number	: 100812
Document Type	: FD
Recorded Date	: September 14, 2017
Recorded Time	: 10:39:23 AM
Recorded Book and Page	: 57727 / 129
Number of Pages(including cover sheet)	: 5
Receipt Number	: 1026832
Recording Fee (including excise)	: $558.20

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/14/2017 10:39 AM
Ctrl# 173358 04252 Doc# 00100812
Fee: $433.20 Cons: $95,000.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

FORECLOSURE DEED

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, having a place of business c/o Selene Finance LP, 9990 Richmond Avenue, Suite 400S, Houston, Texas 77042, the present holder of a mortgage from Cruz V. Jorge and Carmen E. Jorge to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Quicken Loans Inc., dated October 3, 2007, and recorded in Worcester County Registry of Deeds in Book 41966, Page 169*, by the power conferred by said mortgage and every other power, for Ninety-Five Thousand Dollars and 00/100 ($95,000.00) paid, grants to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, c/o Selene Finance LP, 9990 Richmond Avenue, Suite 400S, Houston, Texas 77042, the premises conveyed by said mortgage.

*See Assignment Recorded at Worcester County Registry of Deeds in Book 55474, Page 392.

Witness the execution of said corporation on September 5, 2017.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust
By: Selene Finance LP
Its: Attorney in Fact

By: Cedric Small
Title: Contested Foreclosure Manager

For Authority See Power of Attorney recorded in Worcester County (Worcester District) Registry of Deeds in Book 55318, Page 117.

STATE OF Florida

COUNTY OF: Duval

On this 5 day of Sept, 2017, before me, the undersigned notary public,

personally appeared Cedric Small, of Selene Finance LP as attorney in fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (s)he signed it voluntarily for its stated purpose and as the free act and deed of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust.

Alton Horton
Commission FF152104
Expires AUG 15, 2018

Notary Public: Alton Horton

Property Address: 220 Sterling Street, Clinton, MA 01510

AFFIDAVIT OF SALE UNDER POWER OF SALE IN MORTGAGE

I, Cedric Small, of Selene Finance LP, as Attorney in Fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, make oath and say that the principal and interest obligations mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, caused to be published on July 28, 2017, August 4, 2017, and August 11, 2017, in The Item, a newspaper having a general circulation in Clinton, a notice of which the following is a true copy.

(See Exhibit A attached hereto)

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by causing to be mailed the required notices, certified mail, return receipt requested.

I state that the requirements of the power of sale included in the mortgage and of the law have been complied with in all respects.

Pursuant to said notice at the time and place therein appointed August 23, 2017, at 1:00 PM, upon the mortgaged premises at which time and place upon the mortgaged premises Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust sold the mortgaged premises at public auction by Daniel J. Wiener of BayState Auction Co., Inc., a duly licensed auctioneer, to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, c/o Selene Finance LP, 9990 Richmond Avenue, Suite 400S, Houston, Texas 77042, above named, for Ninety-Five Thousand Dollars and 00/100 ($95,000.00)

bid by Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, c/o Selene Finance LP, 9990 Richmond Avenue, Suite 400S, Houston, Texas 77042, being the highest bid made therefore at said auction.

Signed under the pains and penalties of perjury this 5th day of September, 2017.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust
By: Selene Finance LP
Its: Attorney in Fact

By: Cedric Small
Title: Contested Foreclosure Manager

For Authority See Power of Attorney recorded in Worcester County (Worcester District) Registry of Deeds in Book 55318, Page 117.

State of: Florida
County of: Duval

On this 5, day of Sept, 2017, before me, the undersigned notary public, personally appeared Cedric Small, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful to the best of (his) (her) knowledge and belief.

Alton Horton
Commission #FF 152104
Expires: AUG 16, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Notary Public: Alton Horton
My commission expires: 8-16-2018

Exhibit A

LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Cruz V. Jorge and Carmen E. Jorge to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Quicken Loans Inc., dated October 3, 2007 and recorded in Worcester County Registry of Deeds in Book 41966, Page 169 of which mortgage Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to BAC Home Loans Servicing, LP dated October 28, 2009 recorded at Worcester County Registry of Deeds in Book 45119, Page 49; assignment from Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP to Federal National Mortgage Association dated April 17, 2015 recorded at Worcester County Registry of Deeds in Book 53667, Page 384 and assignment from Federal National Mortgage Association to Wilmington Savings Fund Society, FSB, dba Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust dated April 7, 2016 recorded at Worcester County Registry of Deeds in Book 55474, Page 392, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 220 Sterling Street, Clinton, MA 01510 will be sold at a Public Auction at 1:00 PM on August 23, 2017, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

Land situated in the County of Worcester in the State of MA

A certain parcel of land with buildings thereon designated as Lot A on a plan showing a division of property on the Southerly side of Sterling Street, Clinton, Massachusetts, belonging to John Leo Laveile by George H. Hayter, C.E., dated September 22, 1948, to be recorded with the Worcester Registry of Deeds in Plan Book 154, Plan 123, bounded and described as follows:

Beginning at a stone bound in the Southerly line of Sterling Street, and at the most Northerly corner of land belonging, now or formerly to Patrick H. Fallon and running; thence Southwesterly by said Fallon land 229.33 feet, more or less to a stone bound in the line of land belonging now or formerly to Minnie R. Gould; thence Westerly by said Gould land 98 feet, more or less to a stone bound at a corner of land belonging now or formerly to Ellen Brennon and Lot B; thence by Lot B North 55 degrees 30 minutes 00 seconds East 171.40 feet, more or less to a concrete bound to be set at an angle; thence continuing by Lot B North 50 degrees 10 minutes 00 seconds East 150.55 feet more or less, to a concrete bound to be set in the Southerly line of Sterling Street; thence by said Southerly line of Sterling Street; thence by said Southerly line of Sterling Street Southeasterly 52.52 feet more or less to the point of beginning.

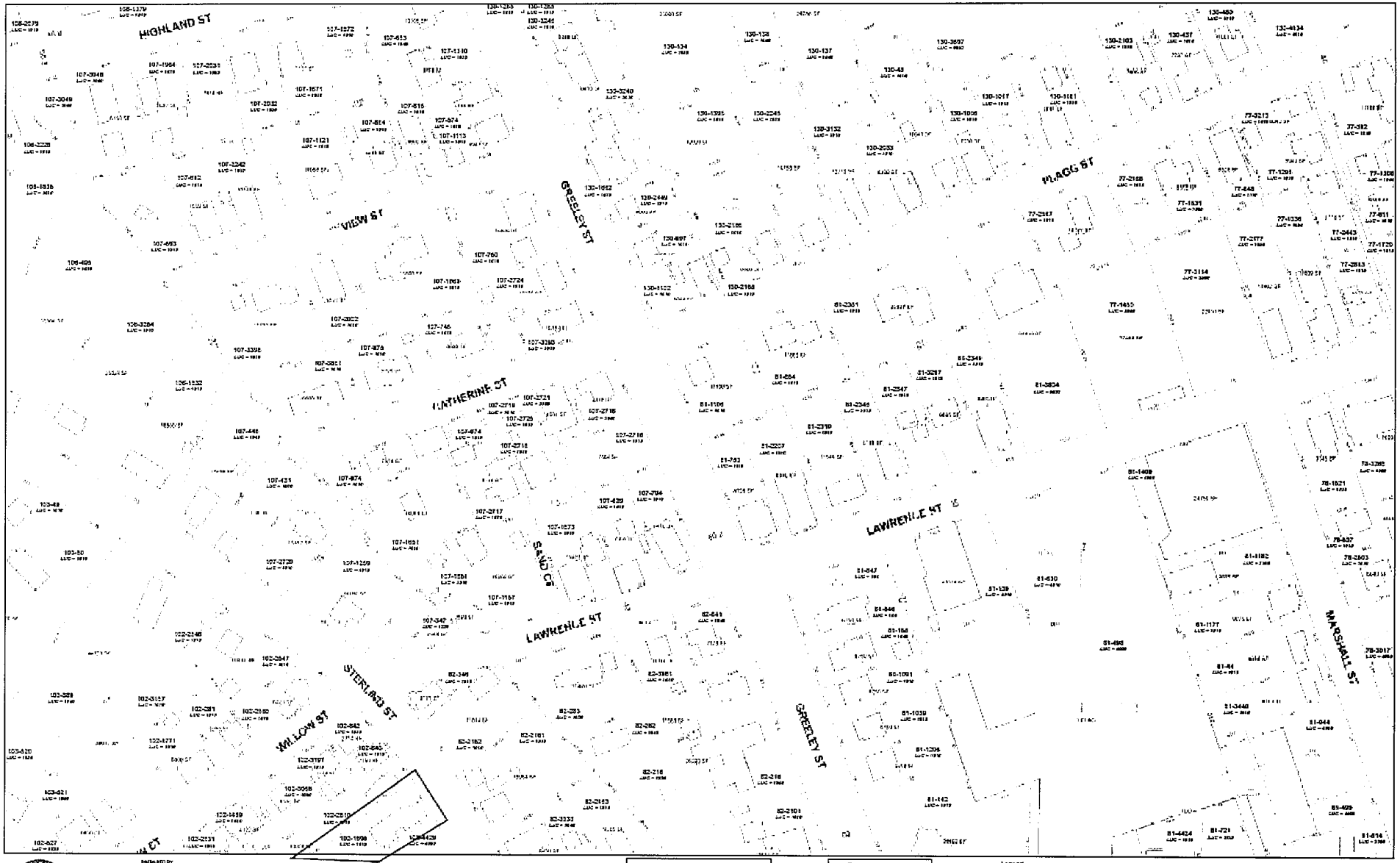
For mortgagor's title see deed recorded with the Worcester County Registry of Deeds in Book 18536, Page 300.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of $5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA 01851 or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust



PREPARED BY
Worcester Regional Planning Commission
Will Greenhalgh, May 2014
Phone: 508-363-5125
E-mail: wrc@mapc.org

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01510 - COMMUNITY ID 064

PARCEL SHEETS

D5	D6	D7
E5	E6	E7
F5	F6	F7

Legend
- Tax Parcels
- Easements
- Water
- Buildings
- Traffic Island
- Active Rail Lines

The map images and map data are developed for the internal purposes only and are not derived from legal surveys or legal descriptions.

The Town of Clinton, the MRPC, including any representatives and staff thereof, or the authority, boards, or commissions of the Town, cannot warrant the data. The map images and map data are derived from the Town, County, State and Federal land records, and such sources are not perfect. The data, images and map data should not be used for any purpose requiring exacting measurement of distance or direction.

In no event will the Town of Clinton, the MRPC, or their officers or employees be liable for any losses or damages that might result from the use of these map images and map data. The Town of Clinton, the MRPC, and their officers or employees do not make any warranty or representation of any kind with respect to the use of the map data.

Property Loca 220 STERLING ST | MAP ID: 102/ 1695/ / / | Bldg Name: | State Use: 101[illegible]

Vision ID: 21[illegible] | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07. [illegible]016 17:32

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
JORGE CARMEN E CRUZ U JORGE 220 STERLING ST CLINTON, MA 01510 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_603404_2979451	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	88,500	88,500
RES LAND	1010	61,600	61,600
Total		150,100	150,100

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
JORGE CARMEN E	18536/ 300	01/10/1997	U	I	70,000	1L
BANKERS TRUST COMPANY	18026/ 161	06/26/1996	U	I	76,925	1L
LAVELLE MARY ALICE	14412/ 199	07/30/1992	U	I	0	1A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	88,500	2015	1010	84,000	2014	1010	84,000
2016	1010	61,600	2015	1010	59,800	2014	1010	59,800
	Total:	150,100		Total:	143,800		Total:	143,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

BROWN
ECO=CI

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	88,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	61,600
Special Land Value	0
Total Appraised Parcel Value	150,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**150,100**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	R1				12,400	SF	6.63	0.7500	4	1.0000	1.00		0.00				1.00	4.97	61,600

Total Card Land Units: 12,400 SF | Parcel Total Land Area: 12,400 SF | Total Land Value: 61,600

Property Locat 220 STERLING ST | MAP ID: 102/ 1695/ / / | Bldg Name: | State Use: 101

Vision ID: 21 | Account # | Bldg #. 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07. 016 17:32

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	1.5		1 1/2 Stories
Occupancy	1		
Exterior Wall 1	26		Aluminum Sidng
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

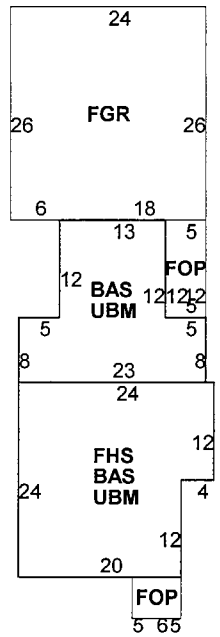
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	107.87
	172,053
Net Other Adj:	5,000.00
Replace Cost	177,053
AYB	1900
EYB	1970
Dep Code	AA
Remodel Rating	
Year Remodeled	
Dep %	45
Functional Obslnc	0
External Obslnc	5
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	50
Apprais Val	88,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

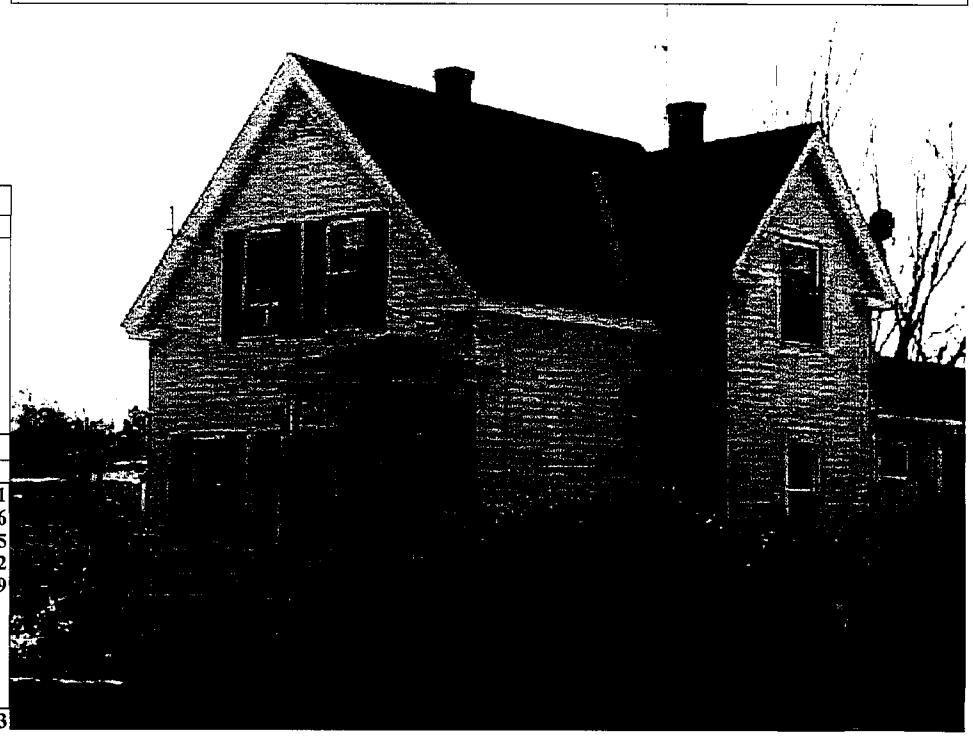


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	868	868	868	107.87	93,631
FGR	Garage, Finished	0	624	218	37.69	23,516
FHS	Half Story, Finished	317	528	317	64.76	34,195
FOP	Porch, Open, Finished	0	90	18	21.57	1,942
UBM	Basement, Unfinished	0	868	174	21.62	18,769
	Ttl. Gross Liv/Lease Area:	1,185	2,978	1,595		177,053



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2, or 3)
Street number and name: **306 Sterling Street**
City: **Clinton**
Parcel Id # : **103/1841**

Name of Property Owner or Owners:
Wilmington Savings Fund Society
c/o Rushmore Loan Management Services LL 15480 Laguna Canyon Road suite 100, Irvine, CA 92618

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes X No _____
If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes X No _____ If No, please explain.

Is the Assessors Property Card attached: Yes X No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?
Assessor's card includes photo and perimeter plan

Number of Years Property has been Vacant: 5 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes X No _____

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes X No _____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes X No _____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _____ No X

Property has significant presence of overgrown or dead vegetation: Yes X No _____

Property has an accumulation of trash, refuse or other debris: Yes X No _____

Property has been taken for foreclosure of mortgage: Yes X No _____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2018 00013856
Bk: 58427 Pg: 290
Page: 1 of 3 02/12/2018 11:06 AM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/12/2018 11:06 AM
Ctrl# 179034 05536 Doc# 00013856
Fee: $357.96 Cons: $78,154.68

FORECLOSURE DEED

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as trustee for RMAC Trust, Series 2015-5T, with an address of c/o Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100., Irvine, CA 92618, the present holder of a mortgage from Elmer M. Bates, Jr. and Cynthia M. Bates to Household Finance Corporation II dated January 16, 2002 recorded with the Worcester County (Worcester District) Registry of Deeds at Book 25769, Page 272, by the power conferred by said mortgage and by every other power, for SEVENTY-EIGHT THOUSAND ONE HUNDRED FIFTY-FOUR DOLLARS AND 68/100 ($78,154.68) paid, grants to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as trustee for RMAC Trust, Series 2015-5T, with an address of c/o Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100., Irvine, CA 92618, the premises conveyed by said mortgage.

Executed as a sealed instrument this 8 day of Feb, 20 18.

See Power of Attorney recorded herewith.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as trustee for RMAC Trust, Series 2015-5T
By Orlans PC, Its Attorney-in-Fact

For signatory authority, see Delegation of Authority and Appointment recorded with the Suffolk County Registry of Deeds at Book 58527, Page 111.

By: _____
Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC

RE: 306 Sterling Street, Clinton, MA 01510

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 8th day of February, 20 18, before me, the undersigned Notary Public, personally appeared, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property, of Orlans PC, as Attorney-in-fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as trustee for RMAC Trust, Series 2015-5T, who is either personally known to me, or proved to me through satisfactory evidence of identification, to be the person who signed the preceding or attached document, and acknowledged to me that he/she executed the same for its stated purpose as the free act and deed of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as trustee for RMAC Trust, Series 2015-5T.

Affidavit of Sale

I, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, as attorney for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as trustee for RMAC Trust, Series 2015-5T, ("Lender") named in the foregoing deed, make oath and say that the principal, interest and other obligations mentioned in mortgage from above referred to were not paid or tendered or performed when due or prior to the sale, and that this office caused to be published on the 17th day of November, 2017, on the 24th day of November, 2017 and on the 1st day of December, 2017, in the Clinton Daily Item, a newspaper with general circulation in Clinton, a copy of which is attached hereto as Exhibit A.

This office has complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the required notices by certified mail, return receipt requested.

This office has complied with Chapter 209, Section 18.21A of Code of Massachusetts Regulations, as amended, by mailing the required certification and supporting documentation by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, the Lender sold the mortgaged premises at public auction by Seth P. Woolard, a licensed auctioneer, of Towne Auction Company LLC, to the highest bidder Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as trustee for RMAC Trust, Series 2015-5T, with an address of c/o Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100., Irvine, CA 92618, for the sum of SEVENTY-EIGHT THOUSAND ONE HUNDRED FIFTY-FOUR DOLLARS AND 68/100 ($78,154.68) paid, being the highest bid made therefor at said auction.

See Power of Attorney recorded herewith.

For signatory authority, see Delegation of Authority and Appointment recorded with the Suffolk County Registry of Deeds at Book 58527, Page 111.

Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 8th day of February, 2018, before me, the undersigned Notary Public, personally appeared, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

RE: 306 Sterling Street, Clinton, MA 01510

EXHIBIT "A"

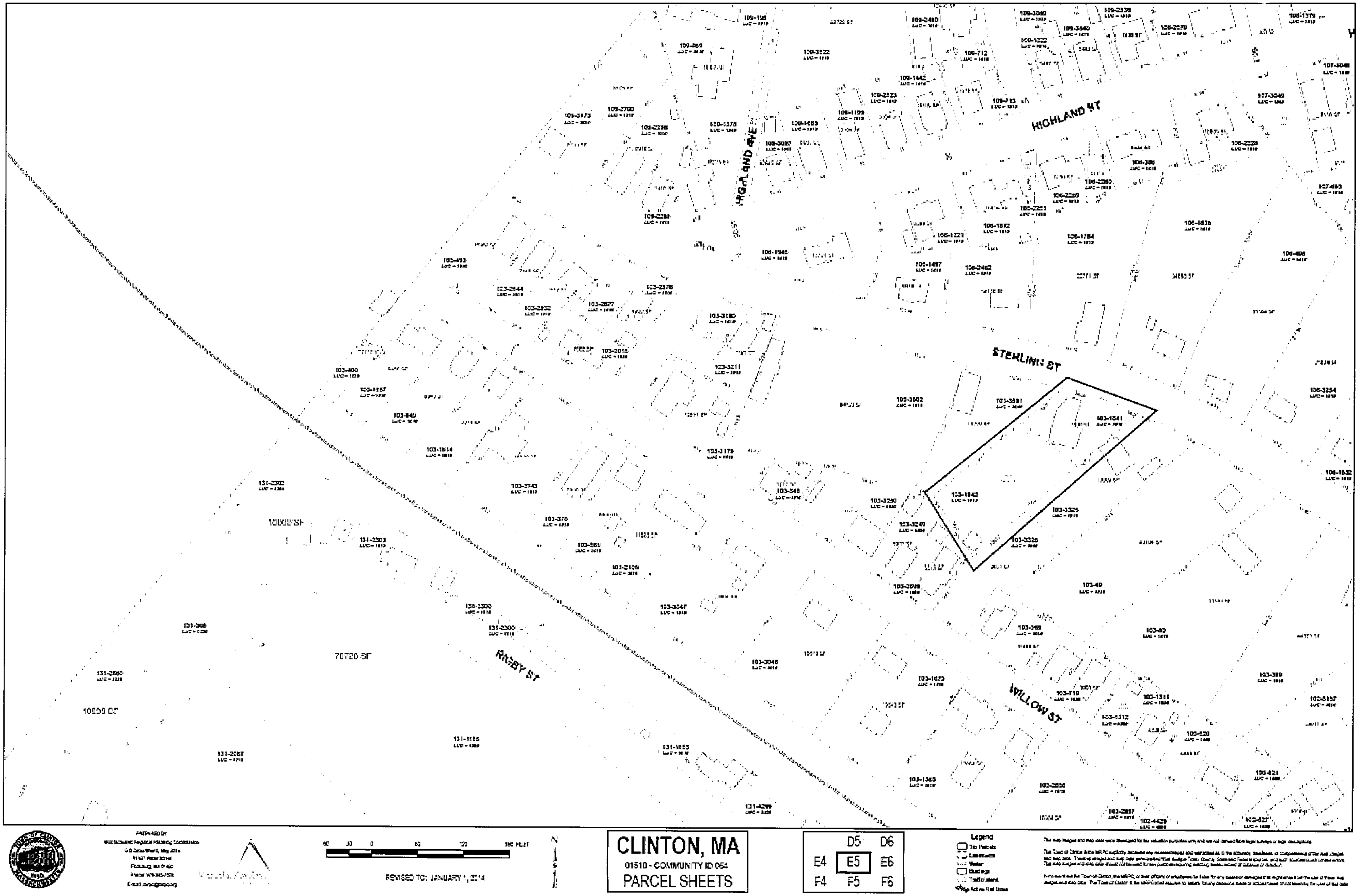
ATTACHED TO AND FORMING A PART OF THE FORECLOSURE DEED FOR PROPERTY AT 306 STERLING STREET, CLINTON, MA 01510

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Elmer M. Bates, Jr. and Cynthia M. Bates to Household Finance Corporation II, dated January 16, 2002 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 25769, Page 272 subsequently assigned to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as trustee for RMAC Trust, Series 2015-ST by Household Finance Corporation II by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 56713, Page 379; of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 12:00 PM on December 8, 2017 at 306 Sterling Street, Clinton, MA, all and singular the premises described in said Mortgage, to wit:
THE LAND IN CLINTON, MASSACHUSETTS WITH THE BUILDINGS THEREON, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE SOUTHERLY SIDE OF THE ROAD LEADING FROM CLINTON TO STERLING AND BEGINNING AT A STAKE AND STONES BY THE LAND NOW OR FORMERLY OF MICHAEL HALEY; THENCE RUNNING ALONG SAID HALEY LAND EIGHTEEN (18) RODS AND ELEVEN (11) LINKS; THENCE WESTERLY FOUR (4) RODS AND TWENTY (20) LINKS; THENCE NORTHERLY FOURTEEN (14) RODS AND TWENTY- ONE (21) LINKS TO SAID ROAD; THENCE EASTERLY SIX (6) RODS TO THE FIRST NAMED BOUND. CONTAINING ONE- HALF ACRE OF LAND, BE THE SAME MORE OR LESS, EXCEPTING ONE- HALF A WELL AND THE RIGHT TO GO TO AND FROM THE ROAD. FOR GRANTOR'S TITLE SEE DEED DATED 7/24/97 AND RECORDED IN BOOK 19020, PAGE 86.
The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.
TERMS OF SALE:
A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS ($5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.
Other terms if any, to be announced at the sale.
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as trustee for RMAC Trust, Series 2015-ST
Present Holder of said Mortgage,
By its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
16-0*0344

11.17.2017, 11.24.2017, 12.01.2017

RE: 306 Sterling Street, Clinton, MA 01510


HIGHLAND ST
STERLING ST
WILLOW ST
RIGBY ST
70720 SF
10050 SF
CLINTON, MA
01510 - COMMUNITY ID 064
PARCEL SHEETS
D5 D6
E4 E5 E6
F4 F5 F6
Legend
REVISED TO: JANUARY 1, 2014

Property Loc : 306 STERLING ST | MAP ID: 103/ 1841/ / / | Bldg Name: | State Use: 10

Vision ID: 2 | Account # | Bldg #. 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 0 2016 17:35

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
BATES ELMER M, JR				
306 STERLING ST				
CLINTON, MA 01510				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_602734_2979961	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	58,000	58,000
RES LAND	1010	67,200	67,200
Total		125,200	125,200

311 CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BATES ELMER M, JR	20640/ 216	11/10/1998	Q	I	55,000	00
MOKOSIEY JEREMY P *	20640/ 215	11/10/1998	U	I	0	1F
MAKOSIEY JEREMY P	19020/ 36	07/24/1997	U	I	0	1A
MAKOSIEY EDWIN P	13210/ 170	08/08/1990	U	I	0	1A
MAKOSIEY HELENA	4050/ 593	06/19/1959			0	
MAKOSIEY MICHAEL	3006/ 108	06/28/1946			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	58,000	2015	1010	49,800	2014	1010	49,800
2016	1010	67,200	2015	1010	66,900	2014	1010	66,900
	Total:	125,200		Total:	116,700		Total:	116,700

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

BLUE
SHED AND OLD GARAGE
EXTREMELY POOR-NO VALUE
FUNC=QUALITY
UST,UGR=DIRT FLOOR
*SQ FT CORRECTED

NEW WNDOWS/SIDING

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	58,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	67,200
Special Land Value	0
Total Appraised Parcel Value	125,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**125,200**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
2228	12/28/2000		WINDOWS	4,257		100		CHECK ? $$

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
09/06/2001			FB	11	B.P. Inspection
09/06/2001			FB	11	B.P. Inspection

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	R1				18,000	SF	4.93	0.7500	4	1.0000	1.00		0.00				1.00	3.70	66,600
1	1010	Single Family	R1				0.10	AC	6,000.00	1.0000	0	1.0000	1.00		0.00	04/06/2015 Converted			1.00	6,000.00	600

Total Card Land Units: 22,356 SF | Parcel Total Land Area: 22,356 SF | Total Land Value: 67,200

Property Loca 306 STERLING ST | *MAP ID:* 103/ 1841/ / / | *Bldg Name:* | *State Use:* 10

Vision ID: 2.. | *Account #* | *Bldg #.* 1 of 1 | *Sec #:* 1 *of* 1 *Card* 1 *of* 1 | *Print Date:* 0.. 2016 17:35

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		**Bungalow**
Model	01		**Residential**
Grade	02		**Below Average**
Stories	1		**1 Story**
Occupancy	1		
Exterior Wall 1	25		**Vinyl Siding**
Exterior Wall 2			
Roof Structure	03		**Gable/Hip**
Roof Cover	03		**Asph/F Gls/Cmp**
Interior Wall 1	03		**Plastered**
Interior Wall 2	04		**Plywood Panel**
Interior Flr 1	14		**Carpet**
Interior Flr 2			
Heat Fuel	02		**Oil**
Heat Type	04		**Forced Air-Duc**
AC Type	01		**None**
Total Bedrooms	02		**2 Bedrooms**
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	4		**4 Rooms**
Bath Style	01		**Old Style**
Kitchen Style	01		**Old Style**

CONSTRUCTION DETAIL (CONTINUED)

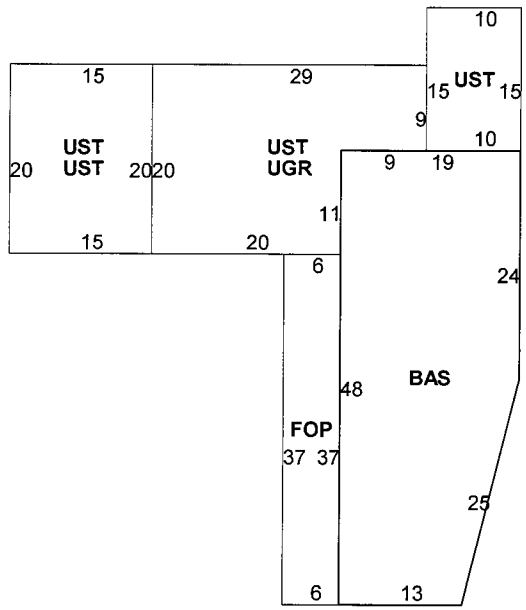
Element	Cd.	Ch.	Description

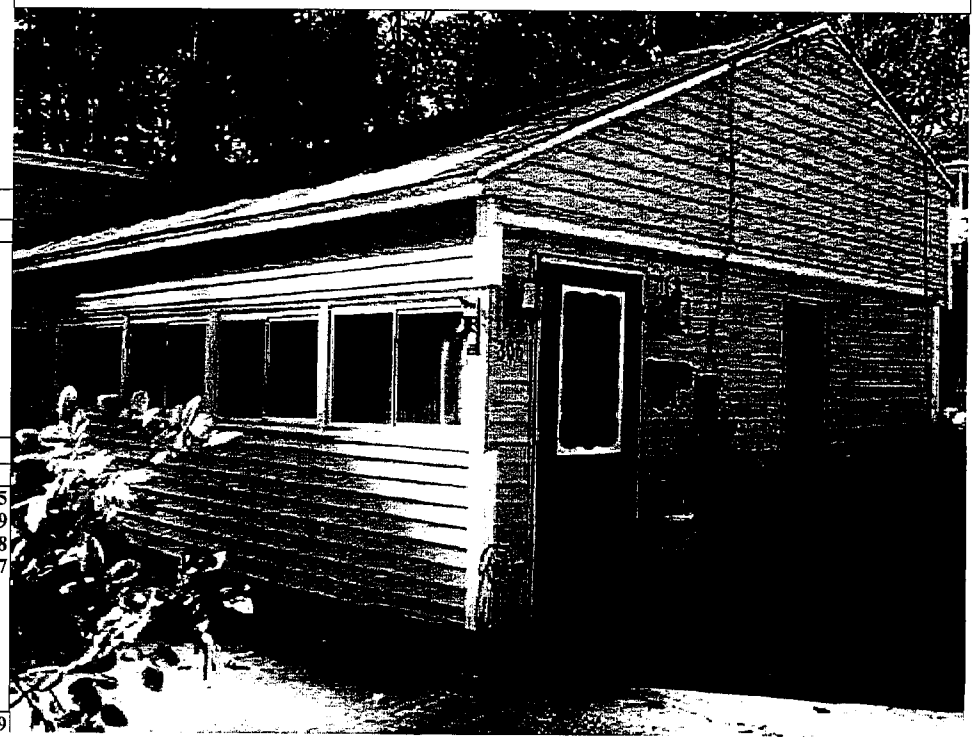
MIXED USE

Code	Description	Percentage
1010	**Single Family**	**100**

COST/MARKET VALUATION

Adj. Base Rate:	**103.15**
	148,019
Net Other Adj:	**4,500.00**
Replace Cost	**152,519**
AYB	**1925**
EYB	**1968**
Dep Code	**A**
Remodel Rating	
Year Remodeled	
Dep %	**47**
Functional Obslnc	**15**
External Obslnc	**0**
Cost Trend Factor	**1**
Condition	
% Complete	
Overall % Cond	**38**
Apprais Val	**58,000**
Dep % Ovr	**0**
Dep Ovr Comment	
Misc Imp Ovr	**0**
Misc Imp Ovr Comment	
Cost to Cure Ovr	**0**
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	**First Floor**	**840**	**840**	**840**	**103.15**	**86,645**
FOP	**Porch, Open, Finished**	**0**	**222**	**44**	**20.44**	**4,539**
UGR	**Garage, Unfinished**	**0**	**481**	**120**	**25.73**	**12,378**
UST	**Utility, Storage, Unfinished**	**0**	**1,231**	**431**	**36.11**	**44,457**
	Ttl. Gross Liv/Lease Area:	**840**	**2,774**	**1,435**		**152,519**

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 3 (1, 2, or 3)
Street number and name: **116-118 Lawrence Street**
City: **Clinton**
Parcel Id # : **77/2177**

Name of Property Owner or Owners:
Jose Infante and Lidia Tavarez
26 Plummer Avenue Lowell, MA 01852
Property Metes and Bounds Description: Is a copy of the Deed attached: Yes X No
If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes X No _____ If No, please explain.

Is the Assessors Property Card attached: Yes X No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?
Assessor's Card includes photo and perimeter plan.

Number of Years Property has been Vacant: 5 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No X

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No X

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes X No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _____ No X

Property has significant presence of overgrown or dead vegetation: Yes X No _____

Property has an accumulation of trash, refuse or other debris: Yes X No _____

Property has been taken for foreclosure of mortgage: Yes X No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

2017 00132640
Bk: 58102 Pg: 153
Page: 1 of 3 11/28/2017 02:57 PM WD

CHARLES P. BALL
ATTORNEY AT LAW
CPB@CPB-LAW.COM

116 Lawrence Street, Clinton

Commitment Number: 170393041
Seller's Loan Number: 1699293511

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 77-2177

QUITCLAIM DEED

Exempt: 64D:1.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for $137,550.00 (One Hundred Thirty Seven Thousand Five Hundred Fifty Dollars and Zero Cents) in consideration paid, grants and quitclaims to **JOSE J INFANTE AND LIDIA TAVAREZ,*** hereinafter grantee, whose tax mailing address is **26 PLUMMER AVE, LOWELL, MA 01852**, with Quitclaim Covenants: as Joint Tenants w/ rights of survivorship,

THE LAND WITH THE BUILDINGS THEREON IN CLINTON, WORCESTER COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF LAWRENCE STREET, THE CORNER OF LAND NOW OR FORMERLY OF STEPHEN MULLEN; THENCE RUNNING WESTERLY ALONG THE LINE OF SAID LAWRENCE STREET, FIFTY-FIVE (55) FEET; THENCE NORTHERLY TWO HUNDRED FIVE AND 38/100 (205.38) FEET; THENCE EASTERLY FIFTY-FIVE AND 14/100 (55.14) FEET; THENCE SOUTHERLY TWO HUNDRED NINE AND 23/100 (209.23) FEET TO THE PLACE OF BEGINNING. CONTAINING 11,401.8 SQUARE FEET OF LAND, MORE OR LESS. SAID PREMISES ARE SHOWN AS LOT NO. 5 ON PLAT OF LOTS OF CHARLES SWINSCOE DRAWN BY PARKER & BATEMAN, DATED AUGUST 18, 1899.
Property Address is: 116 LAWRENCE ST, CLINTON, MA 01510

3

Being the same property conveyed to Grantor in Quit Claim Deed recorded in Book 53287, Page 221.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $165,060.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $165,060.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Executed by the undersigned under seal on November 20, 2017:

This conveyance does not constitute the sale or transfer of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink LLC, its Attorney In Fact See POA in Book 56775 Page 144

By: _____

Name: Charles E. Hogue Jr.

Title: AVP

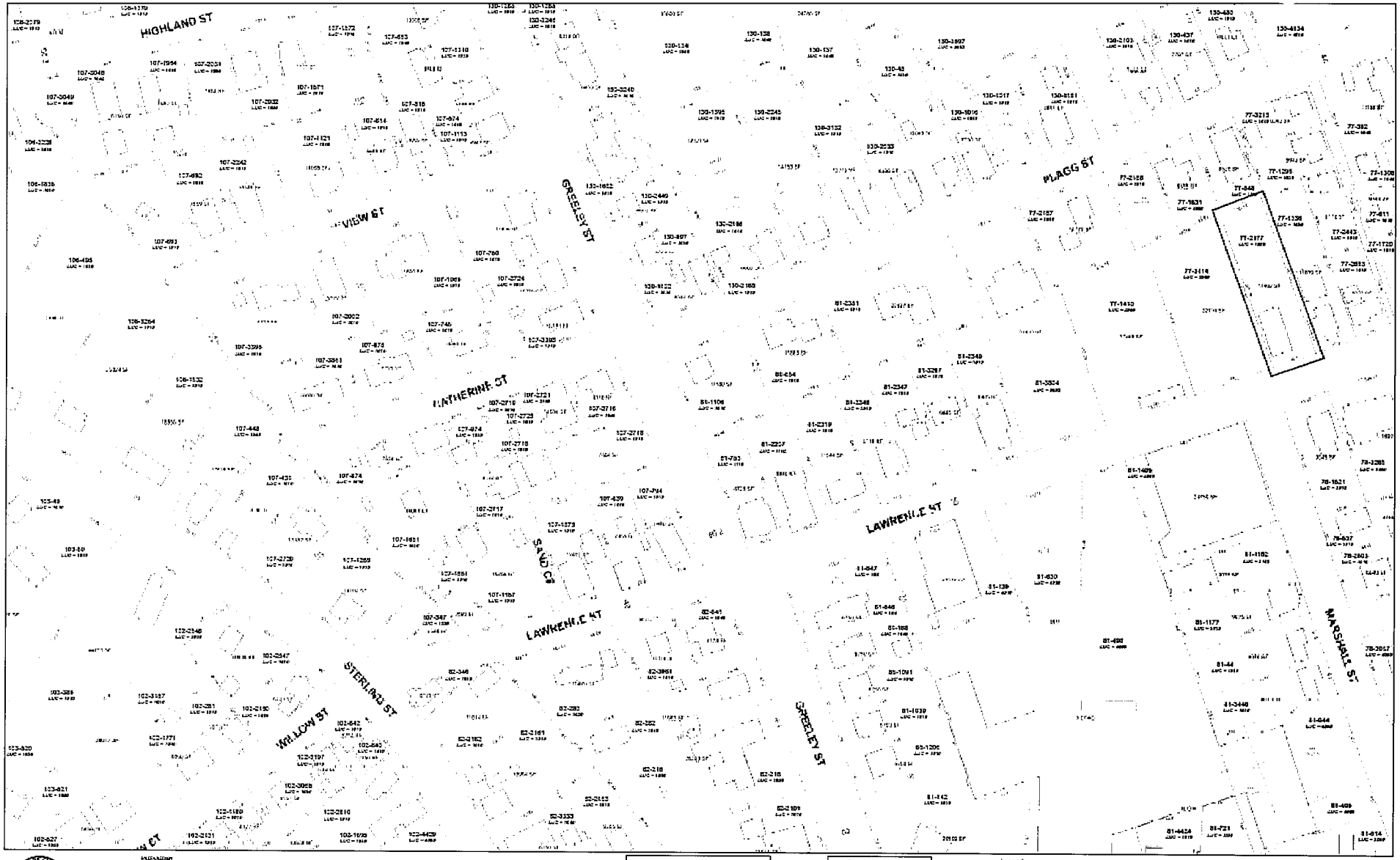
STATE OF Pennsylvania
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 20 day of Nov, 2017, by Charles E. Hogue Jr. AVP **of ServiceLink LLC, as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION,** and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown N/A as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TAMARA L. CLAWSON, Notary Public
North Sewickley Township, Beaver County
My Commission Expires May 23, 2020

NOTARY PUBLIC
My Commission Expires MY COMMISSION EXPIRES MAY 23, 2020

This instrument prepared by:
Nowell Bloomenthal Esq., (Massachusetts Bar Number: 046760), 935 Main Street # 3, Waltham, MA 02451-7437 and Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209, (513) 247-9605 Fax: (866) 611-0170.



MAPGEOM
MUNICIPAL GIS SOLUTIONS
115 Cedar Street, Suite 2
Milford, MA 01757
Phone: 508-473-1126
E-mail: info@mapgeom.com

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01510 - COMMUNITY ID 064

PARCEL SHEETS

D5	D6	D7
E5	E6	E7
F5	F6	F7

Legend
- Tax Parcels
- Easements
- Water
- Buildings
- Traffic Island
- Active Rail Lines

The map image is intended only for representational purposes and is not to be construed to be legal descriptions.

The Town of Clinton & the MRPC explicitly disclaim any representations and warranties as to the accuracy, completeness, or timeliness of the map images and text data. The map images and text data are provided "AS IS" and "WITH ALL FAULTS". Clinton & the MRPC shall not be liable for any incorrect or incomplete information in the map images and text data. The Town of Clinton & the MRPC shall not be liable for any damages arising out of the use of the map images and text data.

In no event shall the Town of Clinton, the MRPC, or their officers or employees be liable for any direct or consequential damages that might arise from the use of these map images and text data. The Town of Clinton & the MRPC shall not be liable for which further decisions made or actions taken or approvals for the use of the data.

Property Lo[illegible]n: 116 - 118 LAWRENCE ST | MAP ID: 77/ 2177/ / / | Bldg Name: | State Use: 10[illegible]

Vision ID: 1[illegible] | Account # | Bldg [illegible] 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 6 [illegible] 2016 16:42

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FED NATNL MORTG ASSOC				
14221 DALLAS PKWY SUITE 1000				
DALLAS, TX 75254				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_604604_2980197	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1050	131,800	131,800
RES LAND	1050	60,600	60,600
Total		192,400	192,400

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FED NATNL MORTG ASSOC	53287/ 221	01/21/2015	U	I	1	1B
BANK OF AMERICA NA	51149/ 151	07/02/2013	U	I	236,733	1L
CADET GERTA	16070/ 44	02/18/1994	U	I	60,000	1I
BAY FINANCE COMPANY, INC	15458/ 154		U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1050	131,800	2015	1050	125,000	2014	1050	110,000
2016	1050	60,600	2015	1050	58,800	2014	1050	58,800
Total:		192,400	Total:		183,800	Total:		168,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	131,800
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	60,600
Special Land Value	0
Total Appraised Parcel Value	192,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**192,400**

NOTES

ECO=CI
IF
RED

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
14155	12/02/2013	RRF	Re Roof	16,500		100		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/16/1996			RF	00	Measur+Listed
05/16/1996			RF	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1050	Three Family	R1				11,402	SF	7.09	0.7500	4	1.0000	1.00		0.00				1.00	5.32	60,600

Total Card Land Units: 11,402 SF | Parcel Total Land Area: 11,402 SF | Total Land Value: 60,600

Property Loc : 116 - 118 LAWRENCE ST | MAP ID: 77/ 2177/ / / | Bldg Name: | State Use: 1

Vision ID: | Account # | Bldg 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: /2016 16:42

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	11		3 Family
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	2		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2	04		Plywood Panel
Interior Flr 1	14		Carpet
Interior Flr 2	09		Pine/Soft Wood
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	12		12 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

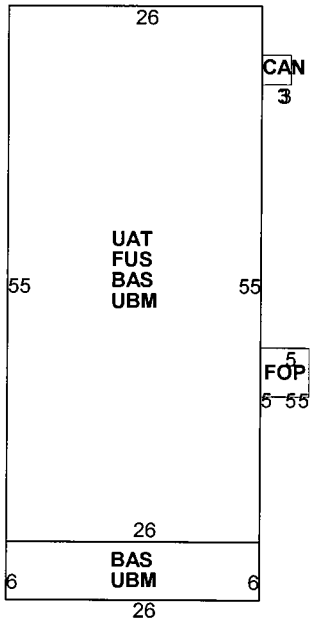
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1050	Three Family	100

COST/MARKET VALUATION

Adj. Base Rate:	71.94
	250,567
Net Other Adj:	13,000.00
Replace Cost	263,567
AYB	1915
EYB	1970
Dep Code	AA
Remodel Rating	
Year Remodeled	
Dep %	45
Functional Obslnc	0
External Obslnc	5
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	50
Apprais Val	131,800
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,586	1,586	1,586	71.94	114,097
CAN	Canopy	0	9	2	15.99	144
FOP	Porch, Open, Finished	0	25	5	14.39	360
FUS	Upper Story, Finished	1,430	1,430	1,430	71.94	102,874
UAT	Attic, Unfinished	0	1,430	143	7.19	10,287
UBM	Basement, Unfinished	0	1,586	317	14.38	22,805
	Ttl. Gross Liv/Lease Area:	3,016	6,066	3,483		263,567

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ___1___ (1, 2, or 3)
Street number and name: **21A Acre Street**
City: **Clinton**
Parcel Id # : **97/3995**

Name of Property Owner or Owners:
U.S. Bank National Association
440 S. LaSalle St. suite 2000, Chicago, IL 60605
Property Metes and Bounds Description: Is a copy of the Deed attached: Yes__X__ No_____
If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __X__ No _____ If No, please explain.

Is the Assessors Property Card attached: Yes __X__ No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?
Assessor's Card includes photo and perimeter plan.

Number of Years Property has been Vacant: __2__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No__X__

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes__X__ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes__X__ No _____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes __X__ No _____

Property has significant presence of overgrown or dead vegetation: Yes __X__ No _____

Property has an accumulation of trash, refuse or other debris: Yes _____ No __X__

Property has been taken for foreclosure of mortgage: Yes __X__ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 70213
Document Type	: DEED
Recorded Date	: July 03, 2017
Recorded Time	: 12:47:43 PM
Recorded Book and Page	: 57366 / 375
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1011485
Recording Fee (including excise)	: $624.32

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/03/2017 12:47 PM
Ctrl# 170166 22334 Doc# 00070213
Fee: $499.32 Cons: $109,154.45
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Return To After Recording:
Vantage Point Title, Inc.
Attn: Default Services
25400 US 19 North, Suite 135
Clearwater, FL 33763
Reference Number: D-MA391104

Mail Tax Statements To:
PROF-2013-S3 Legal Title Trust IV,
by U.S. Bank National Association, as Legal Title Trustee
Loss mitigation Specialist,
Fay Servicing, LLC,
440 S. LaSalle St. Suite 2000
Chicago, IL 60605

Amount Still Owing: $109,154.45
Consideration: $109,154.45

Property Address:
21 Acre Street
Clinton, MA 01510

Tax ID No.: 97/3395

DEED IN LIEU OF FORECLOSURE

This deed is subject to the terms of an Estoppel Affidavit recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this ___26____day of ___June_____, 2017.

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex, ss

THIS INDENTURE made and entered into on this _26__ day of ____June____, 2017, by and between **OLENA A. KRYLOVA, SINGLE,** of 21 Acre Street, Clinton, MA 01510, hereinafter referred to as Grantor **PROF-2013-S3 LEGAL TITLE TRUST IV, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE,** Fay Servicing, LLC, 440 S. LaSalle St. Suite 2000, Chicago, IL 60605, hereinafter referred to as Grantee.

Witnesseth, That consideration for this Deed is $109,154.45 and release of liability owed by Grantor under the terms of the Promissory Note dated April 30, 2004, executed by Grantor in favor of Old Colony Mortgage Corporation, and subsequently assigned to Grantee, to secure against the Property by Mortgage and to avoid foreclosure, and fees and costs associated with foreclosure. Grantor does hereby grant, bargain and sell, release and confirm unto the said Grantee, their heirs and assigns all that certain land more fully described on the attached Exhibit "A":

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Being all of the same Property conveyed to Olena A. Krylova by virtue of a Quit Claim Deed recorded May 3, 2004 among the Official Property Records of Worcester County, Massachusetts in Book 33498, Page 229.

I, Olena A. Krylova, do under oath hereby state the following, that I am unmarried and that no other person is entitled to claim the benefit of an existing state of homestead.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee

tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

The warranties passing to the grantee hereunder are limited solely to those matters arising from acts of the Grantor, her agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate.

Subject to that certain Mortgage/Deed of Trust from Olena Krylova (borrower) dated 4/30/2004 and filed on 5/3/2004 in Book 33498, Page 230, of the official property records of Worcester County, Massachusetts in the amount of $119,700.00 and in favor of Old Colony Mortgage Corporation (Lender). Said Mortgage/Deed of Trust was assigned to PROF-2013-S3 Legal Title Trust IV, by U.S. Bank National Association, as Legal Title Trustee by Assignment recorded February 15, 2017 in Book 56744, Page 40.

The parties to this agreement specifically intend that this conveyance shall not constitute a merger of the interest of Lender under the mortgage/deed of trust with the fee title conveyed to the lender. It is the intention of the parties that the property shall remain subject to the liens of the mortgage/deed of trust as well as any other security interests in other collateral that lender holds or may hold. The loan documents shall be and remain at all times valid and continuous liens on the property and other collateral subject only to lender's written and recorded releases as lender may, in its sole discretion, subsequently execute.

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration. Grantor declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between grantor and grantee with respect to said land.

CONDITION AGAINST MERGER: acceptance of this deed by the grantee shall not cancel the existing mortgage from the Grantor to Old Colony Mortgage Corporation, nor shall acceptance result in a merger of the mortgage lien into the fee simple conveyed hereby. The existing mortgage from the Grantor to the Grantee shall be cancelled only by a separate written instrument executed and recorded in the accordance with the law.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, the said Grantor have hereunto set their hand and seal on this 26 day of June, 20 17.

Olena A. Krylova

COMMONWEALTH OF Massachusetts)
COUNTY OF Middlesex, ss

On this 26th day of June, 20 17, before me, the undersigned notary public, personally appeared Olena A. Krylova, proved to me through satisfactory evidence of identification, which were MA. Drivers Lic., to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

NOTARY PUBLIC FOR MA.
MY COMMISSION EXPIRES 10-16-20
Marsha M. McGlashing

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

MARSHA M. McGLASHING NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES OCTOBER 16, 2020

EXHIBIT "A"

The land in Clinton, County of Worcester and Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at a point on the line of the Westerly boundary of land now or formerly of Austin McNamara and Easterly by line of land now or formerly of John and Mary Kelley, fifty-nine and 3/10 (59.3) feet from the Southerly line of Acre Street;

THENCE Southerly along the said boundary line of said McNamara and Kelly's land fifty-nine and 3/10 (59.3) feet to land now or formerly of the Estate of Caleb Carruth;

THENCE by said Carruth's land Easterly fifty and 3/10 (50.3) feet to land now or formerly of John O'Malley;

THENCE North 28° West about seventy-four and 15/100 (74.15) feet to a point, the center of the Westerly line of land of said John O'Malley;

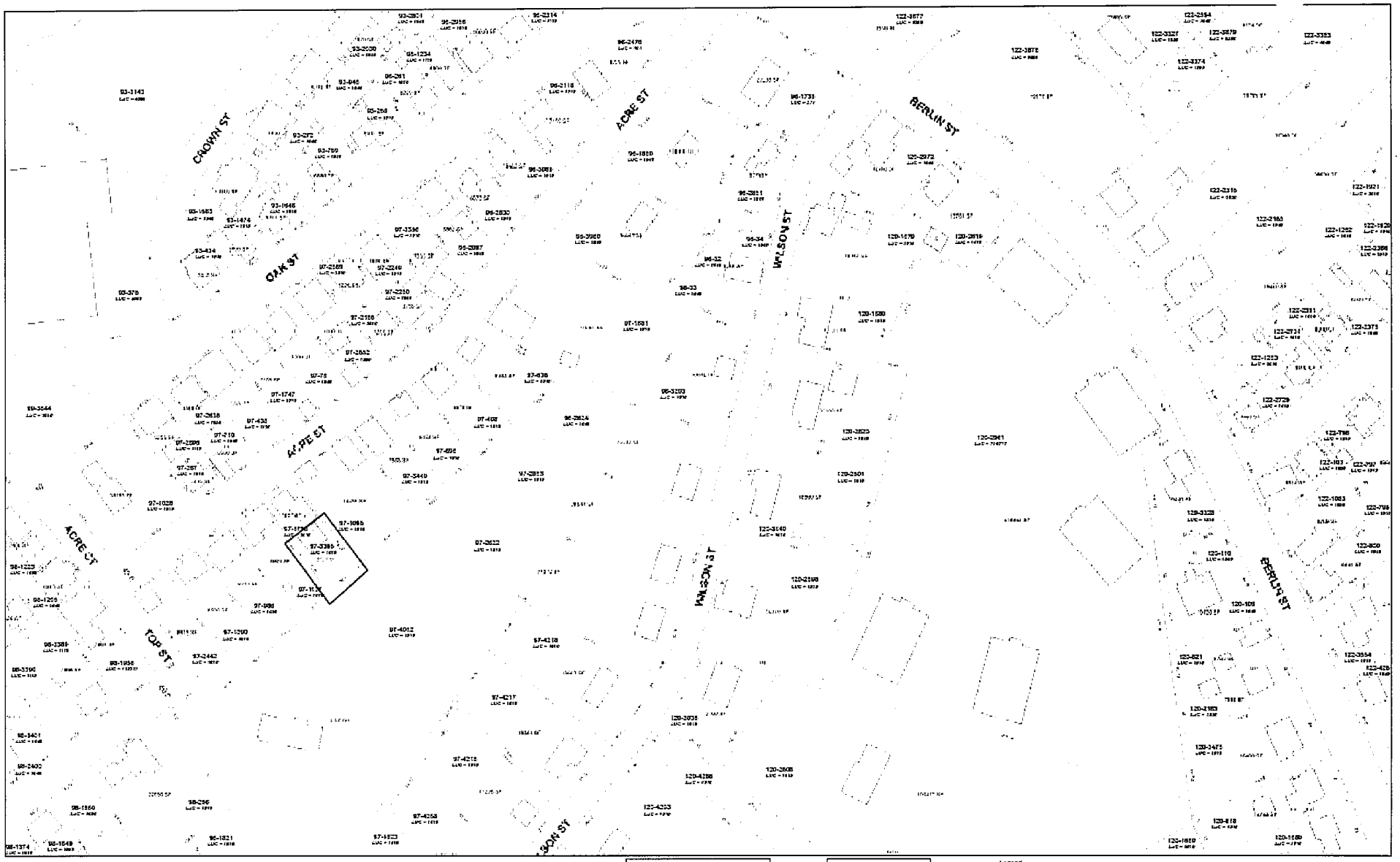
THENCE Westerly about fifty (50) feet to place of beginning.

INTENDING hereby to describe the Southerly half of lot #74 on Plan of Land of Lancaster Mills.

TOGETHER with the right to pass and repass over a passage way about ten (10) feet wide from said Acre Street on the Westerly side of land now or formerly of Austin McNamara.

Being the same premises conveyed to Olena A. Krylova by Quitclaim Deed of Raymond P. Valeri, Jr., also known as Raymond P. Valeri, said deed being dated April 7, 2004 and recorded May 3, 2004 in Book 33498, Page 229, recorded in the Worcester District Registry of Deeds, Massachusetts.

Commonly Known As: 21 Acre Street, Clinton, MA 01510
Parcel ID: 97/3395



MAPS AND DATA
Worcester Metropolitan Planning Commission
U.S. Department of Interior
Water Street
Worcester, MA 01608
Phone: 508-363-1830
Email: mail@gcmc.org

0 30 60 90 120 150 Feet

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01510 - COMMUNITY ID 064

PARCEL SHEETS

J8	J9	J10
K8	K9	K10
L8	L9	L10

Legend

- Tax Parcels
- Easements
- Water
- Buildings
- Traffic Island
- Top Active Rail Lines

The data displayed on this map was developed for tax valuation purposes only and should not be used for legal boundary or legal description.

The Town of Clinton & the MRPC make no warranty, representation and assume no liability for the accuracy, timeliness or suitability for any intended purpose of the data shown on this map. The data on right-of-way and road lines were derived from Bureau Town, County, State and Federal maps, and such information should not be used for legal boundary or legal description purposes. The data displayed on this map should not be used for any purpose involving safety, security, financial or structural.

In no event will the Town of Clinton, the MRPC, or their officers or employees be liable for any losses or damages that may arise out of the use of these maps, designs or data sets. The Town of Clinton & the MRPC shall not be liable for liability for any direct or indirect or consequential damages, for use of this data.

Property Loc: 21R ACRE ST | MAP ID: 97/ 3395/ / / | Bldg Name: | State Use: 10

Vision ID: 21 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07/ .016 17:24

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
KRYLOVA OLENA A				
21R ACRE ST				
CLINTON, MA 01510				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_608184_2974023	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	65,000	65,000
RES LAND	1010	46,200	46,200
Total		111,200	111,200

311 CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
KRYLOVA OLENA A	33498/ 229	05/03/2004	Q	I	133,000	00
VALERI RAYMOND P	6774/ 342	07/11/1979	U	I	0	1F
VALERIO JOSEPHINE	2787/ 436	08/14/1940	U	V		
VALERI RAYMOND P	0000/ 00		U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	65,000	2015	1010	57,700	2014	1010	57,700
2016	1010	46,200	2015	1010	44,800	2014	1010	44,800
	Total:	111,200		Total:	102,500		Total:	102,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	65,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	46,200
Special Land Value	0
Total Appraised Parcel Value	111,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**111,200**

NOTES

RED WAS #21 ACRE ST
SHD1=NV
LEFT CARD W/ TENANT
FUNC=NO OFF ST PARKING
ESTATE OF JOSEPHINE
VALERIO PB#196728

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/04/1996			JT	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	R1				2,723	SF	26.60	0.7500	4	1.0000	0.85		0.00	LOC,TOPO			1.00	16.96	46,200

Total Card Land Units: 2,723 SF | Parcel Total Land Area: 2,723 SF | Total Land Value: 46,200

Property Loca 21R ACRE ST | MAP ID: 97/ 3395/ / / | Bldg Name: | State Use: 10

Vision ID: 21 | Account # | Bldg #. 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07/ .016 17:24

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	02		Below Average
Stories	1.5		1 1/2 Stories
Occupancy	1		
Exterior Wall 1	07		Asbest Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

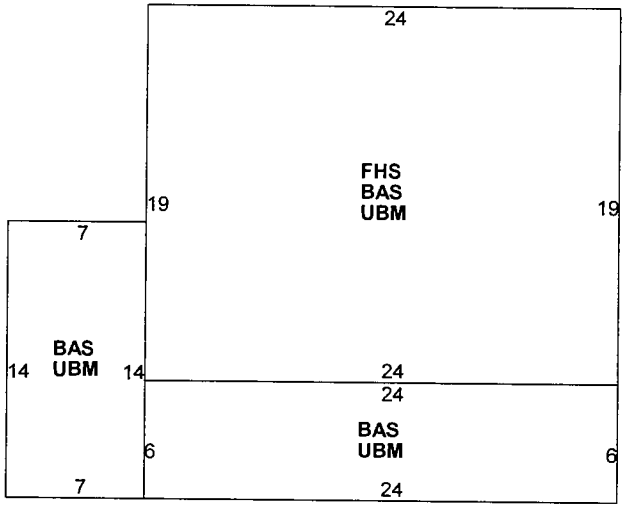
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	117.79
	130,985
Net Other Adj:	4,500.00
Replace Cost	135,485
AYB	1900
EYB	1968
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	47
Functional Obslnc	5
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	48
Apprais Val	65,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

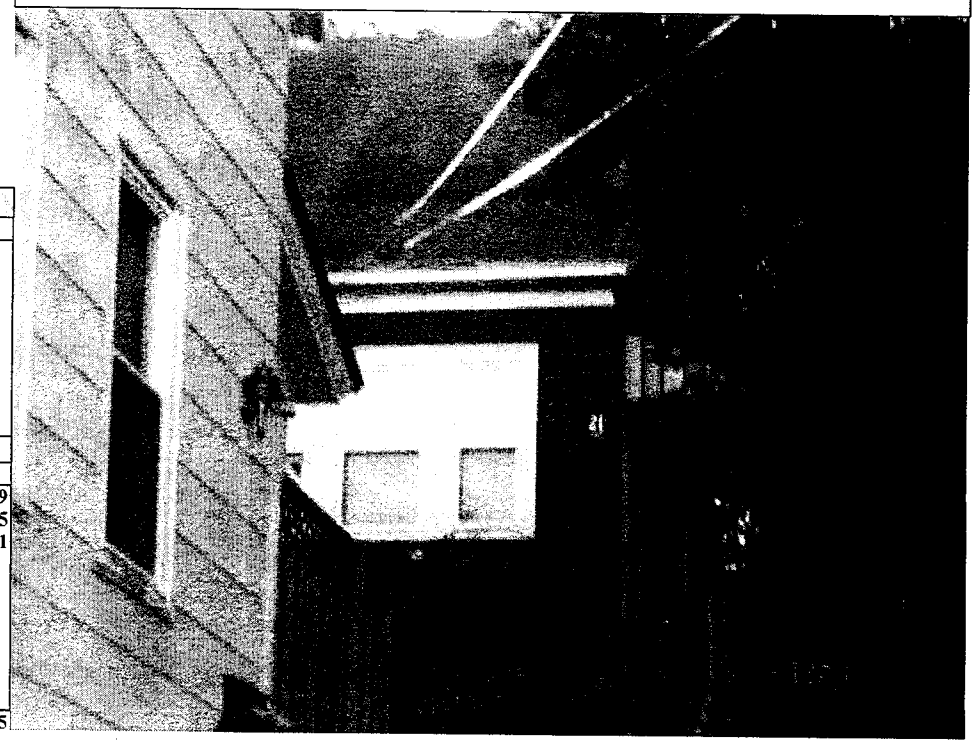


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	698	698	698	117.79	82,219
FHS	Half Story, Finished	274	456	274	70.78	32,275
UBM	Basement, Unfinished	0	698	140	23.63	16,491
	Ttl. Gross Liv/Lease Area:	972	1,852	1,112		135,485



LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 3 (1, 2, or 3)
Street number and name: **13-15 Boynton Street**
City: **Clinton**
Parcel Id # : **27/2887**

Name of Property Owner or Owners:
Arben Keka
157 Bedford Road Lincoln, MA 01773
Property Metes and Bounds Description: Is a copy of the Deed attached: Yes X No_____
If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes X No _____ If No, please explain.

Is the Assessors Property Card attached: Yes X No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?
Assessor's Card includes photo and perimeter plan.

Number of Years Property has been Vacant: 3 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No X

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No X

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors:
Yes X No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _____ No X

Property has significant presence of overgrown or dead vegetation: Yes X No _____

Property has an accumulation of trash, refuse or other debris: Yes _____ No X

Property has been taken for foreclosure of mortgage: Yes X No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/03/2017 02:34 PM
Ctrl# 167398 14138 Doc# 00044708
Fee: $875.52 Cons: $192,000.00

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-AC3, Asset-Backed Certificates, Series 2004-AC3, 60 Livingston Avenue, St. Paul, MN 55107.

a national association duly established under the laws of the United States of America

the current holder of a mortgage

from Matthew J. McNamara and Crystal McNamara

to Union Federal Bank of Indianapolis

dated April 7, 2004 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 33264, Page 217

, by the power conferred by said mortgage and

every other power for ONE HUNDRED NINETY-TWO THOUSAND AND 00/100 ($192,000.00) DOLLARS

13-15 Boynton Street, Clinton, MA 01510

5

paid, grants to Arben Keka of 157 Bedford Road, Lincoln, MA 01773 , the premises conveyed by said mortgage.

U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-AC3, Asset-Backed Certificates, Series 2004-AC3 as Wells Fargo Bank, N.A. as attorney in fact

By: LaBria Shauntay Stewart
LaBria Shauntay Stewart
Vice President Loan Documentation
Wells Fargo Bank, NA
01/26/2017

*See the Limited Power of Attorney recorded herewith.

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 26th day of January, 2017 by LaBria Shauntay Stewart, Vice President Loan Documentation, Wells Fargo Bank, N.A., a national banking association, as attorney in fact on behalf of U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-AC3, Asset-Backed Certificates, Series 2004-AC3 as the free act and deed of U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-AC3, Asset-Backed Certificates, Series 2004-AC3. LaBria Shauntay Stewart [ ] is personally known to me or [x] produced satisfactory evidence of identification.

Notary Public Mary Helen Wilson
My commission expires 04/04/2017

MARY HELEN WILSON
Notary Public-State of South Carolina
My Commission Expires
April 04, 2017

AFFIDAVIT

Re: Mortgage Recorded the Worcester County (Worcester District) Registry of Deeds at Book 33264, Page 217

I, EMERY C MARKLES, Esquire of Harmon Law Offices, PC as attorneys for U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-AC3, Asset-Backed Certificates, Series 2004-AC3, make oath and say that the principal and interest obligation mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that on behalf of U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-AC3, Asset-Backed Certificates, Series 2004-AC3 this office caused to be published on December 23, 2016, December 30, 2016 and January 6, 2017 in the Clinton Item, a newspaper having a general circulation in Clinton, a notice of which the following is a true copy. (See attached Exhibit A)

This office also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-AC3, Asset-Backed Certificates, Series 2004-AC3 sold the mortgaged premises at public auction by Robert Goldman, a licensed auctioneer, to Arben Keka above named for ONE HUNDRED NINETY-TWO THOUSAND AND 00/100 ($192,000.00) DOLLARS bid by Arben Keka, being the highest bid made therefor at said auction.

By: _____
EMERY C MARKLES, Esquire

Commonwealth of Massachusetts

Middlesex, ss. May 1, 2017

On this 1st day of May 2017, before me, the undersigned notary public, personally appeared EMERY C MARKLES, Esquire proved to me through satisfactory evidence of identification, which were personal knowledge (form of identification), to be the person whose name is signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

Capacity: (as _____

for _____)

_____ (Affix Seal)
Notary Signature Sarah B. McLean

My commission expires: 7-29-22

SARAH B. McLEAN
MY COMMISSION EXPIRES JULY 29, 2022
MASSACHUSETTS NOTARY PUBLIC

EXHIBIT A

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Matthew J. McNamara and Crystal McNamara to Union Federal Bank of Indianapolis, dated April 7, 2004 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 33264, Page 217, of which mortgage the undersigned is the present holder by assignment from Union Federal Bank of Indiana to Mortgage Electronic Registration Systems, Inc. dated October 19, 2008 and recorded with said registry on December 4, 2008 at Book 40280 Page 350 and by assignment from Mortgage Electronics Registration Systems, Inc., as nominee for American Brokers Conduit, to Bank of America National Association dated May 3, 2011 and recorded with said registry on May 4, 2011 at Book 47355 Page 219 and by assignment from Mortgage Electronic Registration Systems, Inc., as nominee for Union Federal Bank of Indianapolis to U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-AC3, Asset-Backed Certificates, Series 2004-AC3 dated August 10, 2011 and recorded with said registry on December 2, 2011 at Book 48204 Page 286 and by assignment from Bank of America, National Association, by Wells Fargo Bank, N.A. as their Attorney-in-Fact to U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-AC3, Asset-Backed Certificates, Series 2004-AC3 dated May 17, 2013 and recorded with said registry on May 30, 2013 at Book 50957 Page 172, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 4:00 p.m. on January 20, 2017, on the mortgaged premises located at 13-15 Boynton Street, Clinton, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land in Clinton, Massachusetts with the buildings thereon situated thereon the Easterly side of Boynton Street and bounded and described as follows:

BEGINNING at a point in the Easterly line of Boynton Street, The Northwesterly corner of the lot at a corner of land now or formerly of one William McArmond;

Thence running by said McArmond land South 64 degrees 30' East Two Hundred Seventy-One and Thirteen Hundreds (271.13) feet, more or less to the South branch of the Nashua River,

Thence running Southeasterly by the Nashua River about One Hundred Seventy-Five (175) feet, more or less to the Northerly line of Hamilton Street;

Thence running Northwesterly along the Northerly line of said Hamilton Street Two Hundred Sixty-Nine and Fourteen Hundredths (269.14) feet more or less, to the Easterly line of Boynton Street;

Thence running by the Easterly line of said Boynton Street North 24 degrees 30' East One Hundred Thirty and Thirty One Hundredths (130.31) feet, more or less, to the point of beginning.

Containing 42,177 square feet, more or less.

Saving and expecting from the above described premises so much as was conveyed to the Metropolitan Water and Sewer Board by deed dated April 26, 1901 and recorded with Worcester District Deeds, Book 1689, Page 58.

Subject to flowage rights, if any, in the river abutting the focus.

Also saving and excepting from the above described premises such portions as may have been taken by the Town of Clinton in the location of Hamilton Street as set forth with Worcester District and recorded with Worcester District Registry of Deeds, Book 2273, Page 338.

Also saving and excepting from the above described premises so much as thereof, which is about 21,000 square feet more or less, as we conveyed by Minnie M. Knaust et al to Nishan Shapasian et ux by deed dated May 3, 1944 and recorded with Worcester District Deeds, Book 2916, Page 30.

Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Worcester District Registry of Deeds in Book 25015, Page 83.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 25015, Page 83.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE

A deposit of Five Thousand ($5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2004-AC3, ASSET-BACKED CERTIFICATES, SERIES 2004-AC3

Present holder of said mortgage

By its Attorneys,

HARMON LAW OFFICES, P.C.

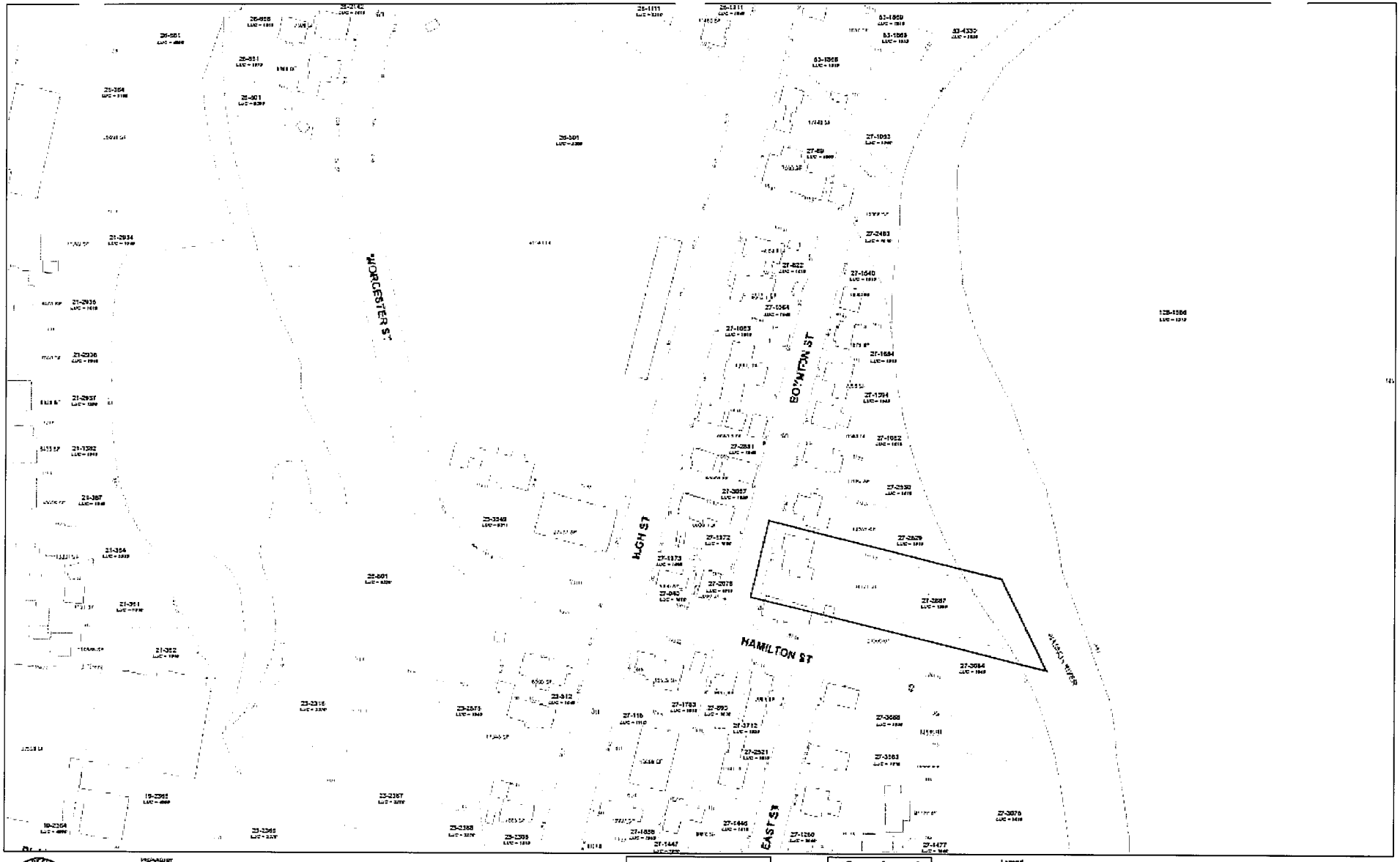
150 California Street

Newton, MA 02458

(617) 558-0500

201103-2041 - YEL

12/23/2016, 12/30/2016, 1/6/2017



PREPARED BY
Montachusett Regional Planning Commission
MRPC Data Services, May 2013
1427 Water Street
Fitchburg, MA 01420
Phone: 978-345-7376
E-mail: mrpc@mrpc.org

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01510 - COMMUNITY ID 054

PARCEL SHEETS

C7	C8	C9
D7	D8	D9
E7	E8	E9

Legend
- Tax Parcels
- Conservation
- Water
- Buildings
- Traffic Island
- Approximate Rail Lines

The maps, images and map data were developed for the internal purposes of the Town and are not derived from legal surveys or high accuracy.

The Town of Clinton & the MRPC explicitly disclaim any representations and warranties as to the accuracy, completeness, or suitability of the information and data. The maps, images and map data should not be used for navigation, locating existing features, or establishing property boundaries.

In no event will the Town of Clinton & the MRPC be liable for any loss or damage to any person or property, whether or not the Town of Clinton & the MRPC has been advised of the possibility of such loss or damage.

Property Loc: n: 13 - 15 BOYNTON ST | MAP ID: 27/ 2887/ / / | Bldg Name: | State Use: 105

Vision ID: 7. | Account # | Bldg 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 0 2016 14:55

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MCNAMARA CRYSTAL MATTHEW J MCNAMARA 194 A FITCH RD CLINTON, MA 01510 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_607306_2980782	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1050	143,200	143,200
RES LAND	1050	80,300	80,300
	Total	223,500	223,500

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MCNAMARA CRYSTAL	40007/ 65	10/20/2006	U	I	1	1F
MCNAMARA CRYSTAL	25015/ 83	10/12/2001	U	I	100	1F
HAKALA CRYSTAL	21343/ 353	05/03/1999	Q	I	130,000	00
GAW GERALD M	6937/ 233	03/05/1980			0	
VALLEY EDWARD J, 11	0000/ 00		U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1050	143,200	2015	1050	133,400	2014	1050	133,400
2016	1050	80,300	2015	1050	79,700	2014	1050	79,700
	Total:	223,500		Total:	213,100		Total:	213,100

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

BROWN
FIRE-1ST FLOOR 8/96
BP#9777=Fire Damage Repai
STAIRWAY ON SIDE NO ADDED
VALUE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	143,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	80,300
Special Land Value	0
Total Appraised Parcel Value	223,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	223,500

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
27029	08/07/2006	SDV	Siding, vinyl	0		100	08/14/2007	
9777	10/08/1996	RE	Repairs	21,000	07/25/1997	100	12/30/1996	Fire Dama

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/19/1999			DB	11	B.P. Inspection
05/19/1999			DB	11	B.P. Inspection

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1050	Three Family	R1				18,000	SF	4.93	1.0000	5	1.0000	0.90		0.00	TOPO			1.00	4.44	79,900
1	1050	Three Family	R1				0.07	AC	6,000.00	1.0000	0	1.0000	0.90		0.00	04/06/2015 Converted			1.00	5,400.00	400

Total Card Land Units: 21,049 SF | Parcel Total Land Area: 21,049 SF | Total Land Value: 80,300

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	11		3 Family
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	3		
Exterior Wall 1	07		Asbest Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	15		15 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

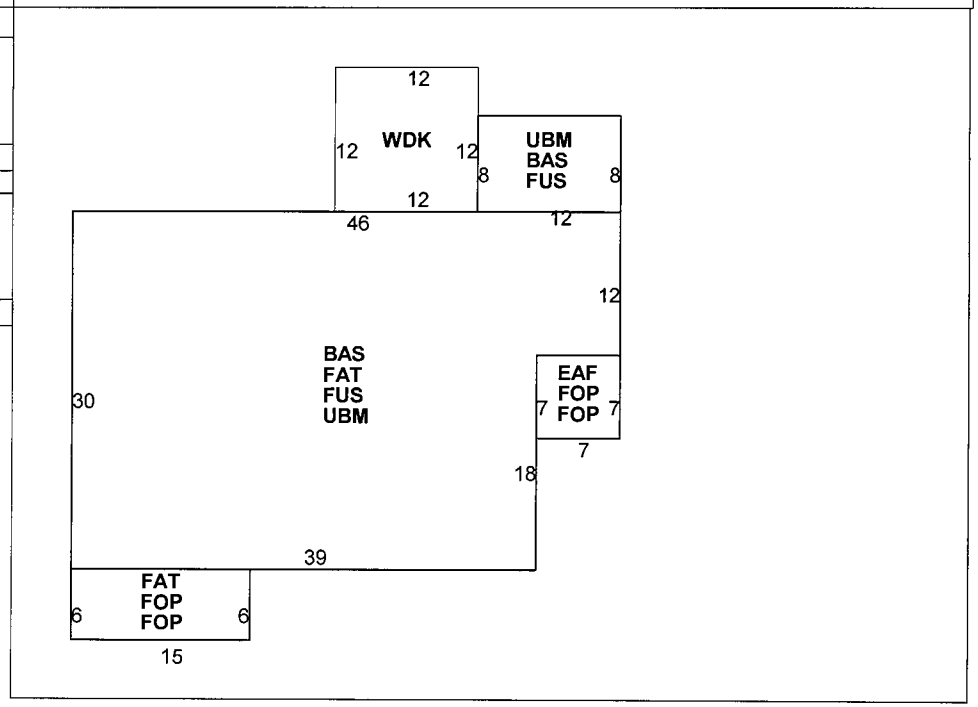
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1050	Three Family	100

COST/MARKET VALUATION

Adj. Base Rate:	74.22
	247,449
Net Other Adj:	13,000.00
Replace Cost	260,449
AYB	1900
EYB	1970
Dep Code	AA
Remodel Rating	
Year Remodeled	
Dep %	45
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	55
Apprais Val	143,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,350	1,350	1,350	74.22	100,197
EAF	Attic, Expansion, Finished	25	49	25	37.87	1,856
FAT	Attic, Finished	269	1,344	269	14.86	19,965
FOP	Porch, Open, Finished	0	278	56	14.95	4,156
FUS	Upper Story, Finished	1,350	1,350	1,350	74.22	100,197
UBM	Basement, Unfinished	0	1,350	270	14.84	20,039
WDK	Deck, Wood	0	144	14	7.22	1,039
	Ttl. Gross Liv/Lease Area:	2,994	5,865	3,334		260,449

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ___1___ (1, 2, or 3)
Street number and name: **7 Fairview Street**
City: **Clinton**
Parcel Id # : **74/1965**

Name of Property Owner or Owners:
Gregory P Mellody & Trisha A DiDio
1 Fairview Street Clinton, MA 01510

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __X__ No_____
If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __X__ No _____ If No, please explain.

Is the Assessors Property Card attached: Yes __X__ No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?
Assessor's Card includes photo and perimeter plan.

Number of Years Property has been Vacant: __7__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes__X__ No_____

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes__X__ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes__X__ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes __X__ No _____

Property has significant presence of overgrown or dead vegetation: Yes _____ No __X__

Property has an accumulation of trash, refuse or other debris: Yes _____ No __X__

Property has been taken for foreclosure of mortgage: Yes _____ No__X__

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 63880
Document Type	: DEED
Recorded Date	: July 01, 2015
Recorded Time	: 10:31:42 AM
Recorded Book and Page	: 53947 / 245
Number of Pages(including cover sheet)	: 3
Receipt Number	: 872042
Recording Fee (including excise)	: $512.60

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/01/2015 10:31 AM
Ctrl# 143155 04455 Doc# 00063880
Fee: $387.60 Cons: $85,000.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

77 East Street
Clinton, MA 01510

Howard A. Vosburg & Carole A. Vosburg, husband & wife
of 77 East Street, Clinton, MA 01510

for consideration paid of
EIGHTY-FIVE-THOUSAND ($85,000.00) DOLLARS

grant to **Randy P. Lopez,** an (un)married man
of 31 Hoyt Avenue, Lowell, MA 01852

WITH QUITCLAIM COVENANTS, as Tenants By the Entirety

The land in Clinton, County of Worcester, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at a stone bound in the easterly line of East Street the northwest corner of the lot at corner of land now or formerly of one George P. French; THENCE running by land of said French S 66° E sixty-one (61) feet to a stone bound at land now or formerly of Bertha E. Hamilton; THENCE by said Hamilton land S 24° 04' W eighty and eighty-one hundredths (80.81) feet to a stone bound; THENCE continuing by land of said Hamilton N 65° 56' W sixty-one (61) feet to a stone bound in the easterly line of East Street; THENCE by the easterly line of East Street N 24° 04' E eighty and seventy-three hundredths (80.73) feet to the place of beginning.

Containing 4,927 square feet of land, more or less.

Meaning and intending to describe and convey the same premises conveyed to the within grantors by deed dated August 26, 1970 and recorded with the Worcester County Registry of Deeds at Book 5055 Page 477.

GRANTOR RELEASES ALL RIGHTS OF HOMESTEAD IN THE PROPERTY AND THAT THERE IS NO OTHER PERSON ENTITLED TO THE PROTECTION OF THE HOMESTEAD ACT.

WITNESS our hands and seals this 23rd day of June 2015.

witness

Howard A. Vosburg

witness

Carole A. Vosburg

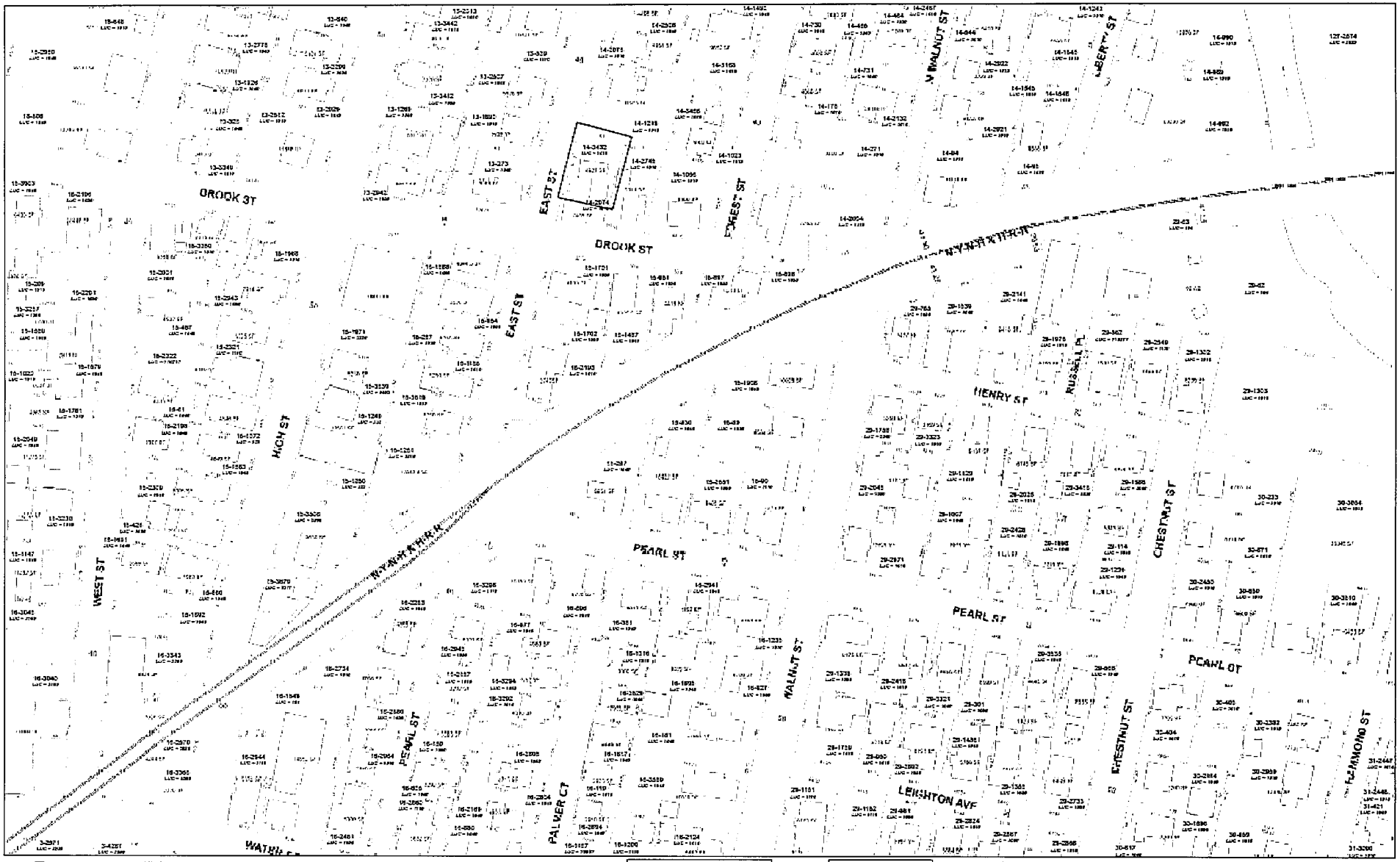
STATE/COMMONWEALTH OF
COUNTY OF

On this 23rd day of June 2015, before me, the undersigned notary public, personally appeared _Howard A. Vosburg & Carole A. Vosburg_ (name of document signer), proved to me through satisfactory evidence of identification, which were MASS ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My commission expires: 12-9-16

JENNIE E. GRAY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 9, 2016

ATTEST: WORC Anthony J. Vigliotti, Register



MASSACHUSETTS
MASSACHUSETTS FLOOD INSURANCE STUDY
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION
PREPARED BY
MASSACHUSETTS DEPARTMENT OF CONSERVATION AND RECREATION
DIVISION OF WATERWAYS
251 CAMPUS DRIVE
AMHERST, MA 01003
PHONE: (413) 545-5911
E-MAIL: DWW@DCR.STATE.MA.US

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01510 - COMMUNITY ID 054

PARCEL SHEETS

E7	E8	E9
F7	F8	F9
G7	G8	G9

Legend

- Tax Parcels
- Easements
- Water
- Buildings
- Traffic Island
- Map Active Flat Lines

The data ranges and data sets were created using the best available public domain and are not derived from legal surveys or legal descriptions.

The Town of Clinton and MassGIS make no claims, promises or guarantees about the accuracy, completeness, or suitability of the data shown on this map. The data ranges and data sets shown that are not Town, County, State and Federal land are approximate locations and are not authoritative. The data ranges and data sets should not be used for any purpose requiring exacting measurement of distance or direction.

In no event will the Town of Clinton, the MassGIS, or their officers or employees be liable for any consequential damages or damages arising out of the use of the data ranges and data sets. The Town of Clinton, the MassGIS and employees do not warrant the accuracy, fitness for any particular purpose or merchantability of the data ranges and data sets.

Property Loc: 77 EAST ST | MAP ID: 14/ 3432/ / / | Bldg Name: | State Use: 10

Vision ID: 39 | Account # | Bldg #. 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07. .016 14:21

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
LOPEZ RANDY P				
31 HOYT AVE				
LOWELL, MA 01852				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_606932_2979376	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	100,900	100,900
RES LAND	1010	75,800	75,800
Total		176,700	176,700

311 CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LOPEZ RANDY P	53947/ 245	07/01/2015	U	I	85,000	1F
VOSBURG HOWARD A	5055/ 477	08/26/1970			18,500	
SCHUMACHER JOHN R	4879/ 471	08/29/1968	U	V		
JOYCE MARTIN J	4260/ 520	02/06/1962	U	V		
SCHARTNER EMMA	0000/ 00		U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	120,700	2015	1010	108,000	2014	1010	108,000
2016	1010	75,800	2015	1010	73,600	2014	1010	73,600
	Total:	196,500		Total:	181,600		Total:	181,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	100,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	75,800
Special Land Value	0
Total Appraised Parcel Value	176,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**176,700**

NOTES

YELLOW IA
DISTRESS SALE FAMILY

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
14061	08/30/2013	PEL	Pellet Stove	3,000		100	09/07/2013	

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/09/1996			RF	00	Measur+Listed
04/09/1996			RF	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	R1				4,927	SF	15.38	1.0000	5	1.0000	1.00		0.00				1.00	15.38	75,800

Total Card Land Units: 4,927 SF | Parcel Total Land Area: 4,927 SF | Total Land Value: 75,800

Property Locat 77 EAST ST | *MAP ID:* 14/ 3432/ / / | *Bldg Name:* | *State Use:* 101[illegible]

Vision ID: 39. | *Account #* | *Bldg #.* 1 of 1 | *Sec #:* 1 *of* 1 | *Card* 1 *of* 1 | *Print Date:* 07. 016 14:21

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2	07		K PINE/A WD
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

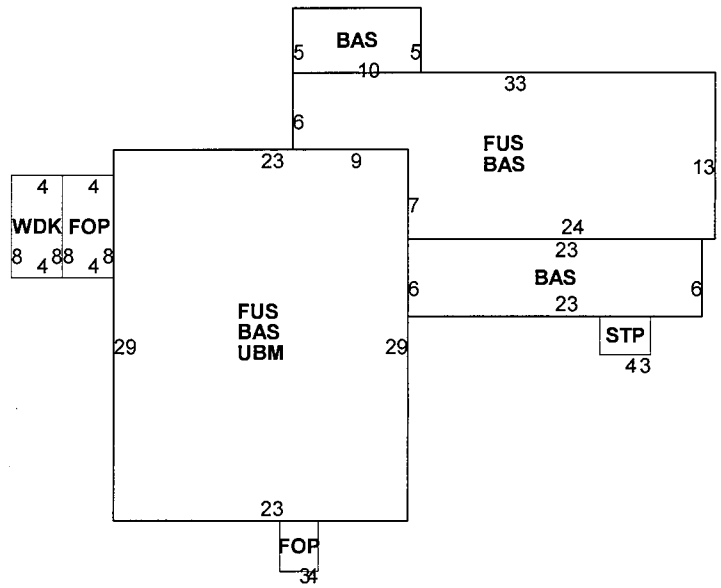
Element	Cd.	Ch.	Description

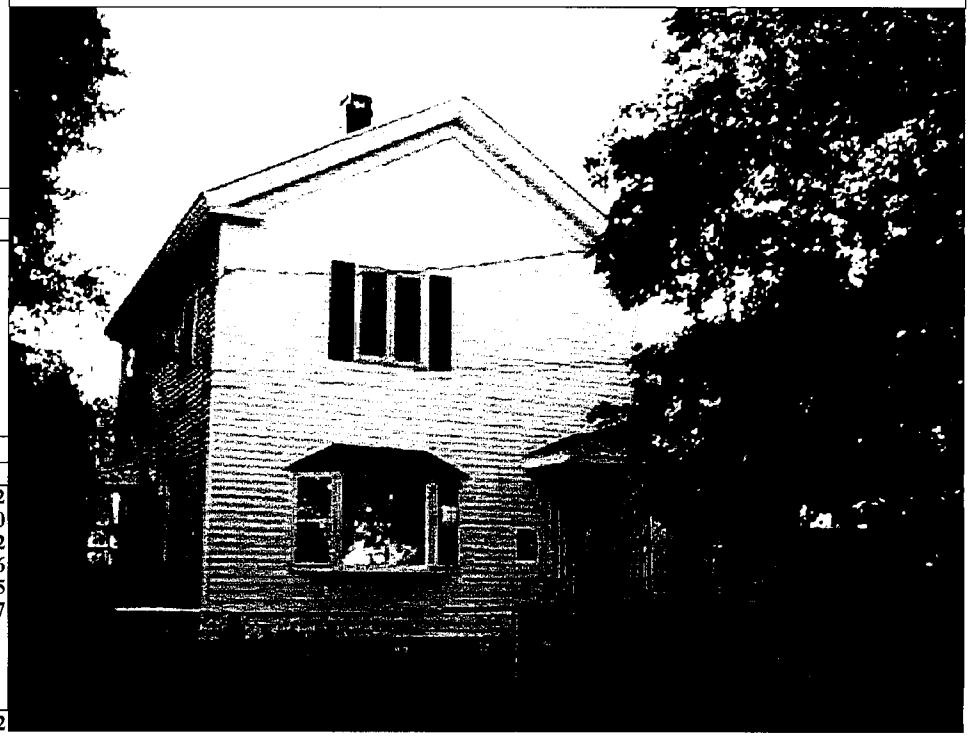
MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	85.53
	205,272
Net Other Adj:	5,000.00
Replace Cost	210,272
AYB	1910
EYB	1968
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	47
Functional Obslnc	5
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	48
Apprais Val	100,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,221	1,221	1,221	85.53	104,432
FOP	Porch, Open, Finished	0	44	9	17.49	770
FUS	Upper Story, Finished	1,033	1,033	1,033	85.53	88,352
STP	Stoop	0	12	1	7.13	86
UBM	Basement, Unfinished	0	667	133	17.05	11,375
WDK	Deck, Wood	0	32	3	8.02	257
	Ttl. Gross Liv/Lease Area:	2,254	3,009	2,400		210,272

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2, or 3)
Street number and name: **77 East Street**
City: **Clinton**
Parcel Id # : **14/3432**

Name of Property Owner or Owners:
Randy Lopez
31 Hoyt Avenue Lowell, MA 01852
Property Metes and Bounds Description: Is a copy of the Deed attached: Yes X No _____
If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes X No _____ If No, please explain.

Is the Assessors Property Card attached: Yes X No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Assessor's Card includes photo and perimeter plan.

Number of Years Property has been Vacant: 3 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No X

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No X

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes X No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes X No _____

Property has significant presence of overgrown or dead vegetation: Yes X No _____

Property has an accumulation of trash, refuse or other debris: Yes X No _____

Property has been taken for foreclosure of mortgage: Yes _____ No X

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

We, George Dickhaut and Gloria Dickhaut, husband and wife,

of 14 Chestnut Street, Clinton, Worcester County, Massachusetts,

being married, for consideration paid, and in full consideration of twenty-eight thousand----
--------$28,000----------dollars

grants to Agustin Mendoza Rosario, 201 Lakeside Avenue,

of Clinton, Worcester County, Massachusetts, with quitclaim covenants

[Description and encumbrances, if any]

The land in Clinton, with the buildings thereon, situate on the Westerly side of Chestnut Street and comprised in lot numbered 22 on a "Plan in Subdivision of Dwellings and Land of Lancaster Mills at Clinton, Massachusetts," by W. I. Thompson, C.E. dated October 22, 1928 and recorded with Worcester District Deeds, Plan Book 55, Plan 63. Said land contains 9,868 square feet, more or less, and is the same conveyed to Domina LaPlante and Mary L. LaPlante as tenants of the entirety by deed of the Lancaster Mills, a corporation dated November 21, 1928 and recorded with Worcester District Deeds, Book 2484, Page 97 and is bounded as follows:

Beginning in the Westerly line of Chestnut Street at a point measured on said line eighty and 23/100 (80.23) feet Northerly from its intersection with the Northerly line of Nashua Street; thence North 72° 02' West one hundred nine and 5/10 (109.5) feet to the Northerly line of lot 23 on said plan; thence North 24° 07' East ten (10) feet by lot 24 on said plan; thence North 22° 52' East ninety two (92) feet on said lot 24; thence South 68° 33' East ninety four and 6/10 (94.6) feet on the Southerly line of lot 24 on said plan to said Chestnut Street line; thence South 14" 12' West ninety two and 22/100 (92.22) feet on said Chestnut Street line to the point of beginning.

Excepting from the above described premises one hundred sixty (160) square feet taken for highway location. See Book 2679, Page 115, Worcester District Deeds.

Meaning and intending to convey the same premises conveyed to the Grantors by deed from Sterling R. Curtis dated September 14, 1973, and recorded with the Worcester District Registry of Deeds, Book 5384, Page 371.

Witness our hands and seals this Fourth day of August, 19 76

John Y. Ferguson — George Dickhaut
— Gloria Dickhaut

The Commonwealth of Massachusetts

Worcester, ss. August 4, 19 76

Then personally appeared the above named George Dickhaut and Gloria Dickhaut

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

John Y. Ferguson
Notary Public ~~Justice of the Peace~~

My commission expires October 17, 1980

G.L. & G.L. 8-4-76

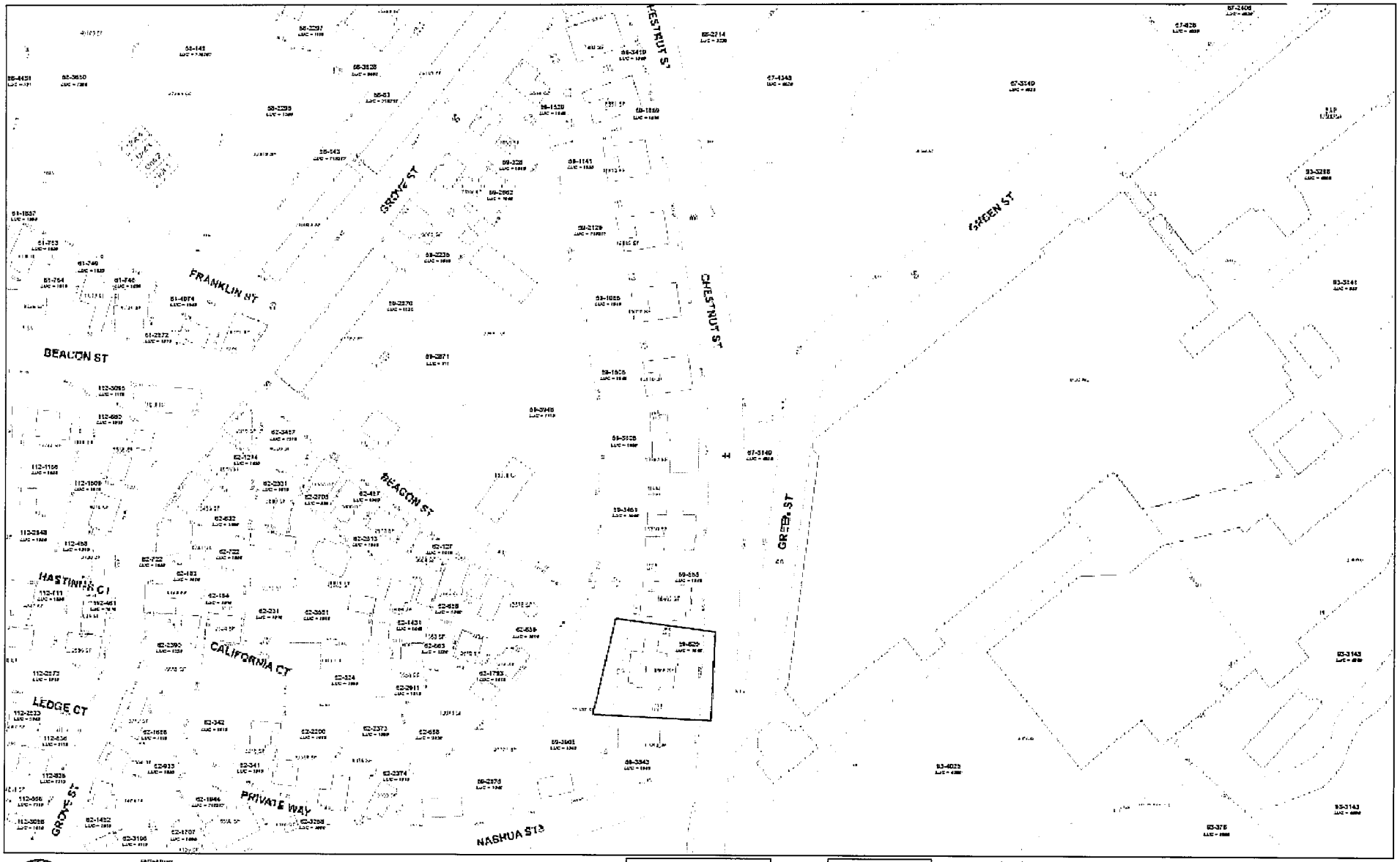
ants in Common — Tenants by the Entirety.)

AMENDED BY CHAPTER 497 OF 1969

ed upon it the full name, residence and post office address of the grantee dollars or the nature of the other consideration therefor, if not delivered the total price for the conveyance without deduction for any liens or such endorsements and recitals shall be recorded as part of the deed. of any deed. No register of deeds shall accept a deed for recording unless

it is in compliance with the requirements.

Recorded AUG 4 1976 at 1 h 35 m. P.M.



Prepared by:
Worcester Regional Planning Commission
U.S. Department of Housing and Urban Development
Phone: 508-345-1678
E-mail: mail@wrpc.org

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01510 - COMMUNITY ID 054

PARCEL SHEETS

I7	I8	I9
J7	J8	J9
K7	K8	K9

Legend
- Tax Parcels
- Easements
- Water
- Buildings
- Traffic Island
- Active Rail Lines

The map image and GIS data were developed for the internal purposes only and should derive their legal authority or legal description.

The Town of Clinton & the MRPC make no any representations and warrantees as to the accuracy, timeliness, or completeness of the map image and/or data. The map image and GIS data were derived from Worcester County, State and Federal sources, and such information is accurate. The information contained in this GIS data should not be used for detailed engineering, surveying, or other similar purposes.

In no event will the Town of Clinton, the MRPC, or their officers or employees be liable for any losses or damages arising from the use of these map images or GIS data. The Town of Clinton & the MRPC shall not be liable for any incorrect, lost or stolen data, or data lost in the course of their use.

Property Loc: : 12 - 14 CHESTNUT ST | MAP ID: 59/ 620/ / / | Bldg Name: | State Use: 10

Vision ID: 12 | Account # | Bldg #. 1 of 1 | Sec #: 1 of 1 Card 1 of 1 | Print Date: 0 2016 15:54

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ROSARIO AGUSTIN M				
12 CHESTNUT ST				
CLINTON, MA 01510				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_607015_2974849	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1040	58,800	58,800
RESIDNTL	1040	135,500	135,500
Total		194,300	194,300

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROSARIO AGUSTIN M	5996/ 207	08/04/1976			28,000	
DICKHAUT GEORGE	5384/ 371	09/14/1973	U	V		
CURTIS STERLING R	0000/ 00		U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1040	135,500	2015	1040	120,200	2014	1040	120,200
2016	1040	58,800	2015	1040	57,000	2014	1040	57,000
	Total:	194,300		Total:	177,200		Total:	177,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

YELLOW
EXT=FAIR
RIGHT SIDE VACANT

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	135,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	58,800
Special Land Value	0
Total Appraised Parcel Value	194,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**194,300**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
2130	08/10/2000	RR	Re-roof	7,000		100	01/01/2001	

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1040	Two Family	R1				9,868	SF	7.94	0.7500	4	1.0000	1.00		0.00				1.00	5.95	58,800

Total Card Land Units: 9,868 SF | Parcel Total Land Area: 9,868 SF | Total Land Value: 58,800

Property Loca 12 - 14 CHESTNUT ST | *MAP ID:* 59/ 620/ / / | *Bldg Name:* | *State Use:* 10

Vision ID: 1 | *Account #* | *Bldg #.* 1 of 1 | *Sec #:* 1 *of* 1 | *Card* 1 *of* 1 | *Print Date:* 0 .016 15:54

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	10		Family Duplex
Model	01		Residential
Grade	03		Average
Stories	1.75		1 3/4 Stories
Occupancy	2		
Exterior Wall 1	26		Aluminum Sidng
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	12		12 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

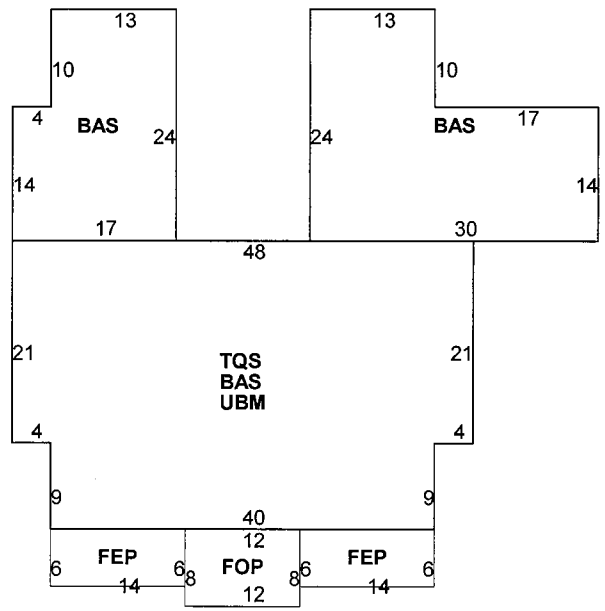
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1040	Two Family	100

COST/MARKET VALUATION

Adj. Base Rate:	64.81
	245,695
Net Other Adj:	10,000.00
Replace Cost	255,695
AYB	1910
EYB	1968
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	47
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	53
Apprais Val	135,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,286	2,286	2,286	64.81	148,156
FEP	Porch, Enclosed, Finished	0	168	118	45.52	7,648
FOP	Porch, Open, Finished	0	96	19	12.83	1,231
TQS	Three Quarter Story	1,094	1,368	1,094	51.83	70,902
UBM	Basement, Unfinished	0	1,368	274	12.98	17,758
	Ttl. Gross Liv/Lease Area:	3,380	5,286	3,791		255,695

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2, or 3)
Street number and name: **117 Water Street**
City: **Clinton**
Parcel Id # : **4/812**

Name of Property Owner or Owners:
Lorraine M Rosenthal
117 Water Street Clinton, MA 01510

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes X No
If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes X No If No, please explain.

Is the Assessors Property Card attached: Yes X No Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?
Assessor's card includes photo and perimeter plan

Number of Years Property has been Vacant: 2 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes ____ No X

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes X No ____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes X No ____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes X No ____

Property has significant presence of overgrown or dead vegetation: Yes X No ____

Property has an accumulation of trash, refuse or other debris: Yes X No ____

Property has been taken for foreclosure of mortgage: Yes ____ No X

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

KNOW ALL MEN BY THESE PRESENTS THAT EDWARD ELIA
of 117 Water St. Clinton, Worcester County, Massachusetts
in consideration of less than One Hundred Dollars ($100.00)

grant to Lorraine Elia

of 117 Water St. Clinton, Worcester County, Mass. with quitclaim covenants

the land in Clinton in the County of Worcester bounded and described as follows:

A certain lot of land situate in said Clinton on Water Street, and bounded and described as follows:

BEGINNING at a point in the Southerly line of said Water Street, being the Northeast corner of the lot, and a corner of land now or formerly of Widow Sally W. Harris;

THENCE South 25° West, by said Sally W. Harris' land seventeen rods to a corner on land now or formerly of H. A. Pollard;

THENCE North 75° West, by said Pollard lot, nine rods and seven links to a corner;

THENCE parallel with the line on said Harris land, North 25° East, about seventeen rods to Water Street aforesaid;

THENCE South 66° 30' East, nine rods and seven links, to the corner first mentioned.

BEING the same premises conveyed to the Grantor by deed recorded in the Worcester Registry of Deeds Book 4934 Page 343.

117 Water St. Clinton, Ma.

Executed as a sealed instrument this eleventh day of February 1980

Edward Elia

The Commonwealth of Massachusetts

Worcester ss. February 11 19 80

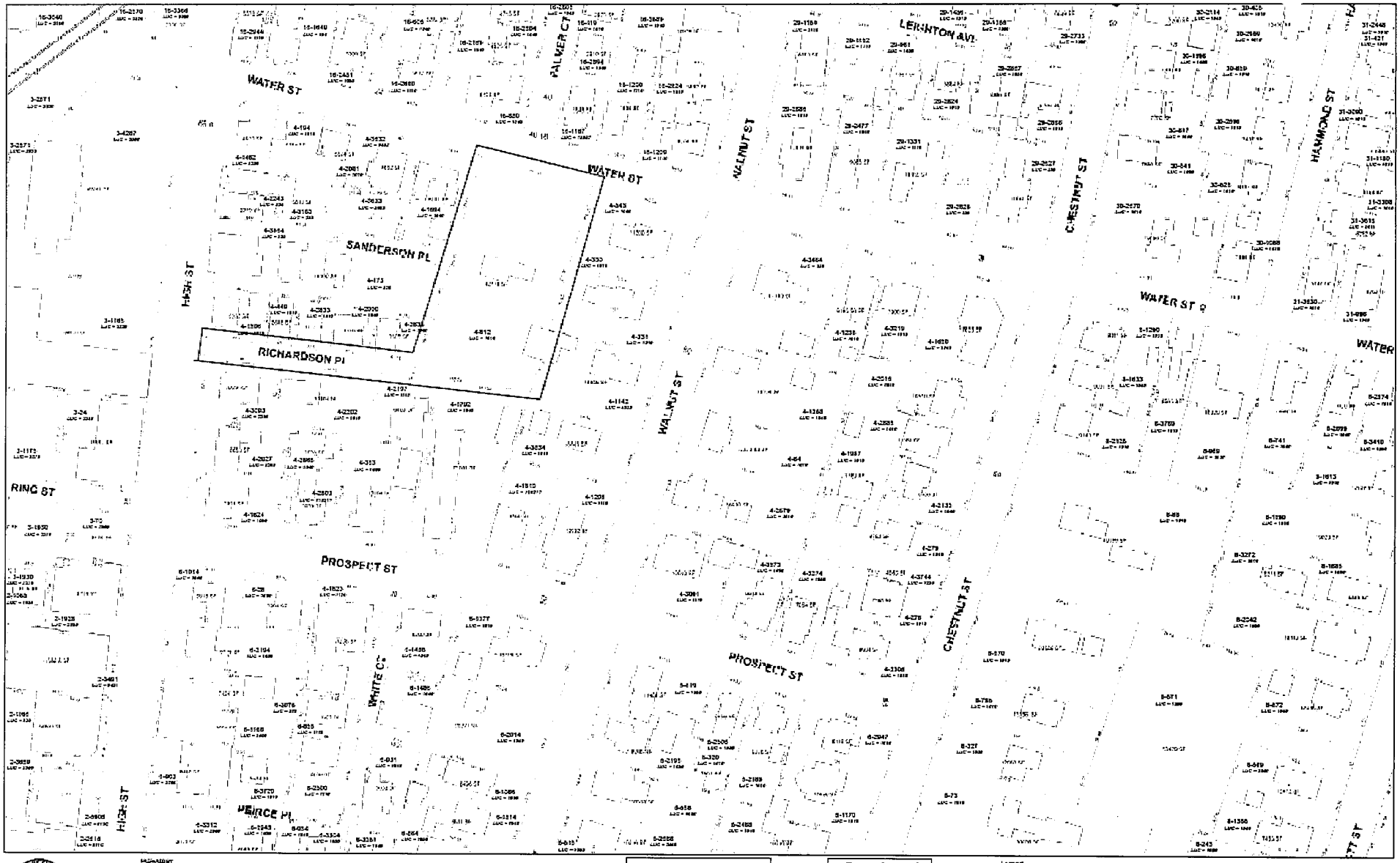
Then personally appeared the above named Edward Elia

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

Before me, Notary Public

My commission expires October 12 19 84

Recorded FEB 14 1980 at 2h. 24m. P.M.



CLINTON, MA

01510 - COMMUNITY ID 064

PARCEL SHEETS

F7	F8	F9
G7	G8	G9
H7	H8	H9

Legend

Tax Parcels
Easements
Water
Buildings
Traffic Island
Accretion Line

REVISED TO: JANUARY 1, 2014

Property Lo/ n: 117 WATER ST | MAP ID: 4/ 812/ / / | Bldg Name: | State Use: 1

Vision ID: 1 | Account # | Bldg 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 6 /2016 13:50

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ROSENTHAL LORRAINE M				
117 WATER ST				
CLINTON, MA 01510				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_606682_2978148	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	109,700	109,700
RES LAND	1010	101,000	101,000
RESIDNTL	1010	6,100	6,100
Total		216,800	216,800

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROSENTHAL LORRAINE M	6925/ 350	02/11/1980	U	I	0	1H
ELIA EDWARD	4934/ 34	04/07/1969	U	I	0	1A
MILLS LORRAINE *	4702/ 471	09/21/1966	U	I	15,500	1H
ROWAN ELIZABETH L	2854/ 593	05/28/1942			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	168,300	2015	1010	144,500	2014	1010	144,500
2016	1010	101,000	2015	1010	101,400	2014	1010	101,400
2016	1010	17,700	2015	1010	17,700	2014	1010	17,700
	Total:	287,000		Total:	263,600		Total:	263,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	109,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	6,100
Appraised Land Value (Bldg)	101,000
Special Land Value	0
Total Appraised Parcel Value	216,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**216,800**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

BROWN IF
2 ATTIC ROOMS UNHEATED
FUNC=DIRT BSMT
* = PROBATE # 223583

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
10212	01/08/2010	SDV	Siding, vinyl	2,500	06/08/2010	100		WRAP SOFFITS WITH
91057	06/24/1991	REN	Renovation	0		100		BARN REPAIRS - SIDI
86186	08/18/1986	REP	Repairs	0		100		PORCH

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/06/1996			JT	00	Measur+Listed
06/06/1996			JT	00	Measur+Listed
05/07/1996			BD	01	Measur+1Visit
05/07/1996			BD	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	R1		150		18,000	SF	4.93	1.1000	6	1.0000	1.00		0.00				1.00	5.42	97,600
1	1010	Single Family	R1		150		0.56	AC	6,000.00	1.0000	0	1.0000	1.00		0.00	04/06/2015 Converted			1.00	6,000.00	3,400

Total Card Land Units: 42,394 SF | Parcel Total Land Area: 42,394 SF | Total Land Value: 101,000

Property Loc : 117 WATER ST | MAP ID: 4/ 812/ / / | Bldg Name: | State Use: 1

Vision ID: 1 | Account # | Bldg 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 0 /2016 13:50

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	10		10 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

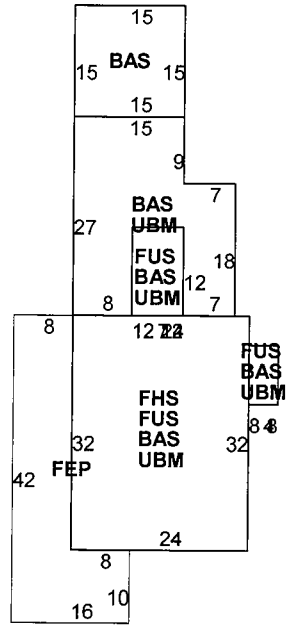
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	80.61
	278,749
Net Other Adj:	10,000.00
Replace Cost	288,749
AYB	1846
EYB	1953
Dep Code	P
Remodel Rating	
Year Remodeled	
Dep %	62
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	38
Apprais Val	109,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED, WOOD			L	144	8.00	1996		0		60	700
FGR4	GAR./LOFT-A			L	360	20.00	1996		0		75	5,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,556	1,556	1,556	80.61	125,429
FEP	Porch, Enclosed, Finished	0	416	291	56.39	23,458
FHS	Half Story, Finished	461	768	461	48.39	37,161
FUS	Upper Story, Finished	884	884	884	80.61	71,259
UBM	Basement, Unfinished	0	1,331	266	16.11	21,442
	Ttl. Gross Liv/Lease Area:	2,901	4,955	3,458		288,749

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): ___2___ (1, 2, or 3)
Street number and name: **23 Water Street**
City: **Clinton**
Parcel Id # : **3/3282**

Name of Property Owner or Owners:
Hassmo Realty Trust
23 Water Street Clinton, MA 01510

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes __X__ No_____
If No, please explain.
See second attached deed for metes and bounds

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes __X__ No _____ If No, please explain.

Is the Assessors Property Card attached: Yes __X__ No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?
Assessor's card includes photo and perimeter plan

Number of Years Property has been Vacant: __5__ DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No__X__

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes__X__ No_____

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes__X__ No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes __X__ No _____

Property has significant presence of overgrown or dead vegetation: Yes __X__ No _____

Property has an accumulation of trash, refuse or other debris: Yes __X__ No _____

Property has been taken for foreclosure of mortgage: Yes __X__ No_____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 50489
Document Type	: DEED
Recorded Date	: May 18, 2016
Recorded Time	: 01:26:24 PM
Recorded Book and Page	: 55343 / 210
Number of Pages(including cover sheet)	: 4
Receipt Number	: 930071
Recording Fee (including excise)	: $125.00

****
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/18/2016 01:26 PM
Ctrl# Doc# 00050489
Fee: $.00 Cons: $100.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

I, **Ezatosadat Mohseniansohi a/k/a Ezatolsadat M. Sohi** for consideration paid and in full consideration less than One Hundred ($100.00) Dollars

Grant to **Seyed G. Sohi, Trustee of the Hassmo Realty Trust u/d/t date May 13, 2016, recorded herewith of ~~328~~ 53 Water Street, Clinton, MA**

With QUITCLAIM COVENANTS,

That certain lot or parcel of land, together with the improvements thereon and appurtenances thereunto, situated in Clinton, Worcester County, Massachusetts, and being more particularly described as follows:

SEE EXHIBIT A ATTACHED

For title see deed from recorded with Worcester Registry of Deeds in Book 54849, Page 43

27 Water St. Clin

[SIGNATURE PAGE TO FOLLOW]

Executed as a sealed instrument this 16 day of May, 2016.

Witness:

Ezatosadat Mohseniansohi a/k/a
Ezatolsadat M. Sohi

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. May 16, 2016

On this 16 day of May, 2016, before me, the undersigned Notary Public, personally appeared **Ezatosadat Mohseniansohi a/k/a Ezatolsadat M. Sohi**, proved to me through satisfactory evidence of identification, which were Massachusetts Driver's Licenses, to be the person whose names are signed on the above and acknowledged to me that she signed it as voluntarily for its stated purpose.

Notary Public Peter Haranas
My Commission Expires 4/22/2022

PETER J. HARANAS
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires April 22, 2022

PETER J. HARANAS
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires April 22, 2022

EXHIBIT 'A'

The land in the Town of Clinton, and being lot numbered 59 on a plan of lots made by J. Thissell, C.E., dated June 1873, recorded with the Worcester District Registry of Deed, and to which reference may be made for a more particular description of said Lot 59.

Said Lot 59 containing 6,880, square feet of land more or less, according to said plan.

Meaning to convey and hereby conveying the same premises described in the Deed recorded with the Worcester County Registry of Deeds in Book 54849, Page 43.

2016 00006831
Bk: 54849 Pg: 43
Page: 1 of 2 01/22/2016 09:08 AM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/22/2016 09:08 AM
Ctrl# 150530 10702 Doc# 00006831
Fee: $212.04 Cons: $46,500.00

QUITCLAIM DEED

I, Jorge R. Recalde, III, an unmarried man, now of Clinton, Massachusetts,

for consideration paid and in full consideration of Forty-Six Thousand, Five Hundred and no/100s ($46,500.00) Dollars,

hereby grant to Ezatolsadat M. Sohi, individually, now of 106 Lockland Avenue, Framingham, Massachusetts,

With Quitclaim Covenants,

Property Address: 23 Water Street, Clinton, MA

The land in the Town of Clinton, and being lot numbered 59 on a plan of lots made by J. Thissell, C.E., dated June, 1873, recorded in the Worcester District Registry of Deeds, and described as follows:

BEGINNING at a stone monument set in the ground on the southerly side of Water Street, the northwesterly corner of the lot, and a corner of land now or formerly of Bigelow Carpet Company, and running thence on said Water Street South 81 degrees 45' East eighty (80) feet to a bound;

THENCE by lot numbered 58 south 13 degrees 30' West eighty-eight (88) feet to a bound by land now or formerly of the Boston, Clinton and Fitchburg Railroad;

THENCE by said Railroad Company's land North 78 degrees 55' West eighty (80) feet to a stone monument set in the ground by land now or formerly of the said Bigelow Carpet Company;

THENCE by said Carpet Company's land North 13 degrees 30' East eighty four (84) feet to the first mentioned bound.

Containing 6,880 square feet, more or less.

I, the Grantor named herein, do hereby voluntarily release all my rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any homestead rights.

For my title reference see Deed recorded in Worcester South District Registry of Deeds in Book 50588, Page 160.

2

Executed as a sealed document this 21st day of January, 2016.

Jorge R. Recalde, III

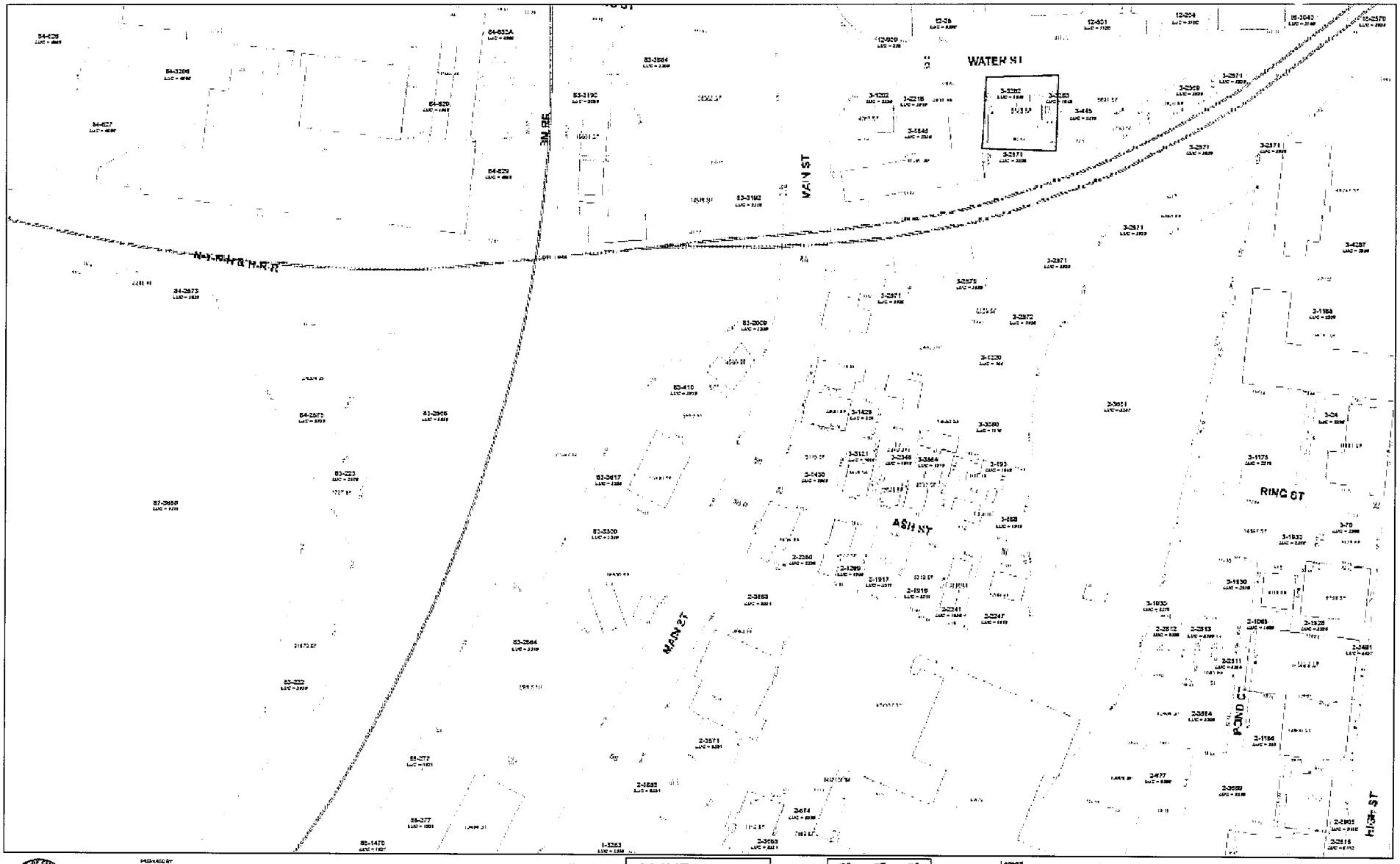
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. January 21, 2016

On this 21st day of January, 2016, before me, the undersigned notary public, personally appeared Jorge R. Recalde, III and proved to me through satisfactory evidence of identification, which was MADL, to be the person whose name is signed on the preceding or attached document in my presence and as his free act and deed.

Notary Public:
My commission expires: 8/5/2016

KEVIN R. HART
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 5, 2016



PREPARED BY
Worcester Regional Planning Commission
U.S. Department of Housing and Urban Development
Phone: 508-367-7376
E-mail: mail@grpc.org

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01510 - COMMUNITY ID 064

PARCEL SHEETS

F6	F7	F8
G6	G7	G8
H5	H7	H8

Legend
- Tax Parcels
- Lakes and Ponds
- Water
- Buildings
- Traffic Island
- Active Rail Lines

Property Loca 23 WATER ST | MAP ID: 3/ 3282/ / / | Bldg Name: | State Use: 10

Vision ID: 98 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07/ .016 13:48

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
RECALDE JORGE R III C/O EZATOLSADAT M SOHI 106 LOCKLAND AVE FRAMINGHAM, MA 01701 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_605884_2978475	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1040	54,500	54,500
RES LAND	1040	57,600	57,600
RESIDNTL	1040	200	200
	Total	112,300	112,300

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SOHI EZATOLSADAT M	54849/ 43	01/22/2016	U	I	46,500	1A
RECALDE JORGE R III	50588/ 160	03/15/2013	U	I	60,900	1S
RMAC REMIC TRUST	50524/ 114	03/01/2013	U	I	35,401	1L
DE LA CRUZ ROSEMARY	38988/ 349	05/18/2006	Q	I	200,000	00
DUNCAN GARY R AND JUDITH DUNCAN	10760/ 91	09/01/1987	Q	I	118,000	00
RHODES MARIE L, H J TENCATI JR	9987/ 374	11/18/1986	U	I	0	1A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1040	54,500	2015	1040	58,600	2014	1040	58,600
2016	1040	57,600	2015	1040	56,000	2014	1040	56,000
2016	1040	200	2015	1040	200	2014	1040	200
	Total:	112,300		Total:	114,800		Total:	114,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	54,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	200
Appraised Land Value (Bldg)	57,600
Special Land Value	0
Total Appraised Parcel Value	112,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	112,300

NOTES

BEIGE I/F-P INCLUDES LOT 3283
SAGGING FLRS/CEILINGS/INT
POOR COND
ABUTTS RR REAR
ABUTTS COM SIDE/REAR
AYB=EST

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
16281	03/02/2016	REN	Renovation	5,000		0		INTERIOR OF HOUSE
15235	12/15/2014	GAR	Garage	0		0		DEMO AND REBUILD
14121	11/01/2013	RRF	Re Roof	3,000		0		
13208	03/26/2013	DEM	Demolish	0		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/11/2015			1	11	B.P. Inspection
07/25/1996			BD	00	Measur+Listed
07/25/1996			BD	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1040	Two Family	COM				6,880	SF	11.17	0.7500	4	1.0000	1.00		0.00				1.00	8.38	57,600

Total Card Land Units: 6,880 SF | Parcel Total Land Area: 6,880 SF | Total Land Value: 57,600

Property Loca 23 WATER ST | *MAP ID:* 3/ 3282/ / / | *Bldg Name:* | *State Use:* 10

Vision ID: 98 | *Account #* | *Bldg #:* 1 of 1 | *Sec #:* 1 *of* 1 | *Card* 1 *of* 1 | *Print Date:* 07/ .016 13:48

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	09		2 Family
Model	01		Residential
Grade	02		Below Average
Stories	2		2 Stories
Occupancy	2		
Exterior Wall 1	26		Aluminum Sidng
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	04		Plywood Panel
Interior Wall 2	03		Plastered
Interior Flr 1	14		Carpet
Interior Flr 2	09		Pine/Soft Wood
Heat Fuel	03		Gas
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	13		13 Rooms
Bath Style	01		Old Style
Kitchen Style	01		Old Style

CONSTRUCTION DETAIL (CONTINUED)

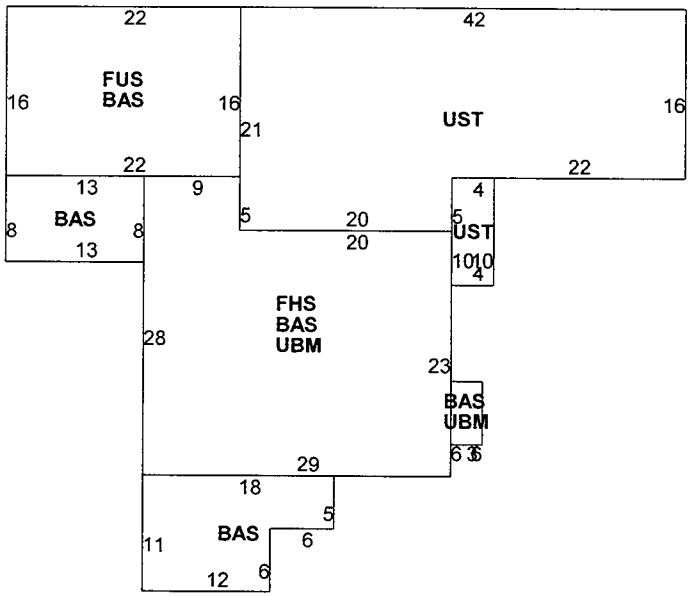
Element	Cd.	Ch.	Description

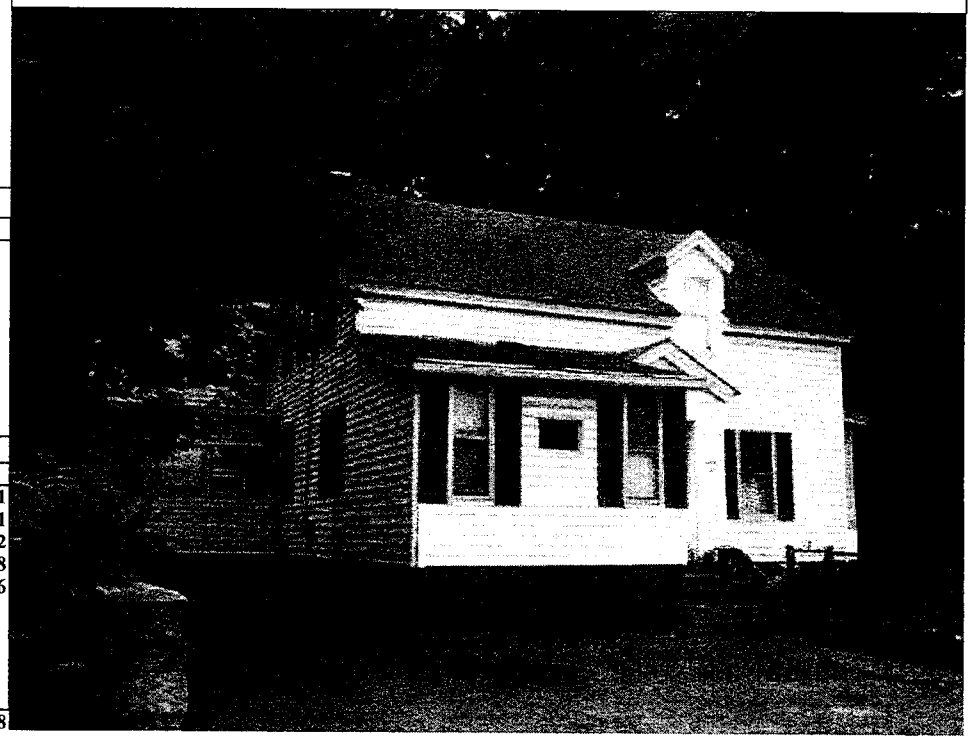
MIXED USE

Code	Description	Percentage
1040	Two Family	100

COST/MARKET VALUATION

Adj. Base Rate:	67.59
	172,828
Net Other Adj:	9,000.00
Replace Cost	181,828
AYB	1900
EYB	1966
Dep Code	BA
Remodel Rating	
Year Remodeled	
Dep %	49
Functional Obslnc	0
External Obslnc	10
Cost Trend Factor	1
Condition	UC
% Complete	30
Overall % Cond	30
Apprais Val	54,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED, WOOD			L	64	8.00	1996		0		30	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,348	1,348	1,348	67.59	91,111
FHS	Half Story, Finished	427	712	427	40.54	28,861
FUS	Upper Story, Finished	352	352	352	67.59	23,792
UBM	Basement, Unfinished	0	730	146	13.52	9,868
UST	Utility, Storage, Unfinished	0	812	284	23.64	19,196
	Ttl. Gross Liv/Lease Area:	2,127	3,954	2,557		181,828

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 1 (1, 2, or 3)
Street number and name: **861 Main Street**
City: **Clinton**
Parcel Id # : **20/1134**

Name of Property Owner or Owners:
Jairo Bicahlo
95 Front Street Clinton, MA 01510
Property Metes and Bounds Description: Is a copy of the Deed attached: Yes X No _____
If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes X No _____ If No, please explain.

Is the Assessors Property Card attached: Yes X No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?
Field card includes image and perimeter plan.

Number of Years Property has been Vacant: 3 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes_____ No X

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes_____ No X

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes X No_____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes X No _____

Property has significant presence of overgrown or dead vegetation: Yes X No _____

Property has an accumulation of trash, refuse or other debris: Yes X No _____

Property has been taken for foreclosure of mortgage: Yes _____ No X

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

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Recording Information

Document Number	: 83708
Document Type	: DEED
Recorded Date	: August 02, 2017
Recorded Time	: 01:28:53 PM
Recorded Book and Page	: 57524 / 353
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1018321
Recording Fee (including excise)	: $293.72

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/02/2017 01:28 PM
Ctrl# 171595 06858 Doc# 00083708
Fee: $168.72 Cons: $37,000.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

861 Main Street, Clinton, MA 01510

FIDUCIARY DEED

I, Bernadette T. King, Administrator of the estate of Joseph Thomas Goguen, Worcester Probate Case No. WO14P3081EA, of 16 Equestrian Drive, North Reading, MA 01864, by the power conferred by license to sell dated June 19, 2017, and every other power,

for consideration of Thirty Seven ($37,000.00) dollars paid

grant to JAIRO BICALHO, with an address of 95 Front Street, Clinton, MA

the land, with all improvements that may exist thereon, situated in Clinton, Worcester County, Massachusetts, being known as and numbered 861 Main Street, Clinton, and further described as follows:

A certain tract of land with any buildings thereon, situated on the easterly side of Main Street, Clinton, Mass., bounded and described as follows:

Beginning at an iron pin on the easterly side of said Main Street, the northwesterly corner of the lot at the other land of one Schanberg at a distance of fifty-nine and 10/100 (59.10) feet, South 5° 23' West from the intersection of the easterly line of said Main Street with the southerly line of Laurel Street; thence along said land South 83° 36' East eighty-three and 93/100 (83.93) feet to an iron pin set in the ground at the land of one Schanberg; thence along said Schanberg land South 7° 39' West thirty-eight (38.89) feet to land of one Crowley; thence along said Crowley land North 73° 00' West eighty-four and 12/100 (84.12) feet to an iron pin set in the ground in the easterly line of said Main Street; thence along said easterly line of Main Street North 5° 23' East twenty-three and 40/100 (23.40) feet to the place of beginning, containing 2,620 square feet, more or less.

Said premises are shown on Plan No. S-479 by Charles A. Perkins Company, Civil Engineers, Clinton, Mass. , entitled "Land in Clinton, Mass., surveyed for Louis Schanberg et als, March 1953", recorded with the Worcester Registry of Deeds.

Also a second parcel of land easterly of and abutting the first parcel bounded and described as follows:

Beginning at a concrete bound in the northwesterly corner of the lot at corner of other land of Myrtle S. Wood at land of Schanberg, said concrete bound being South 83° 36' East and distant eighty-three and 93/100 (83.93) feet from a concrete bound in the easterly side of Main Street; thence South 83° 36' East by land of said Schanberg thirty and 04/100 (30.04) feet to a concrete bound at land of Joseph F. Turner; thence South 11° 25' West by land of said Turner, forty-four and 11/100 (44.11) feet to a concrete bound at land of Crowley; thence North 73° 00' West by land of said Crowley, twenty-seven and 49/100 (27.49) feet to other land of Myrtle S. Wood, thence 7° 39' East by land of Myrtle S. Wood thirty-eight and 89/100 (38.89) feet to the bound first mentioned, containing 1,186 square feet, more or less.

Said premises are shown on Plan S-501, by Charles A. Perkins Company, Civil Engineers, Clinton, Mass., entitled "Land in Clinton, Mass., surveyed for Louis Schanberg et als, June 26, 1953, recorded with the Worcester Registry of Deeds in Book 191, Plans 35 and 36.

Being the same premises conveyed to the late Joseph T. Goguen and the late Marion B. Goguen by deed dated March 7, 1987 and recorded in the Worcester Registry of Deeds in Book 10290, Page 116.

For authority of Grantor, see Appointment of Bernadette T. King as Adminstrator of the estate of Joseph Goguen, Worcester Probate Case No. WO14P3081EA, by order dated ***May 27, 2009***, and the power conferred by license to sell, Worcester Probate Case No. WO14P3081EA , by order dated June 19, 2017, recorded herewith.

Witness the execution hereof under seal this 1 day of August, 2017.

Bernadette T. King

By: Bernadette T. King, Administrator of the Estate of Joseph Thomas Goguen, Worcester Probate No. WO14P3081EA

Commonwealth of Massachusetts

Middlesex County

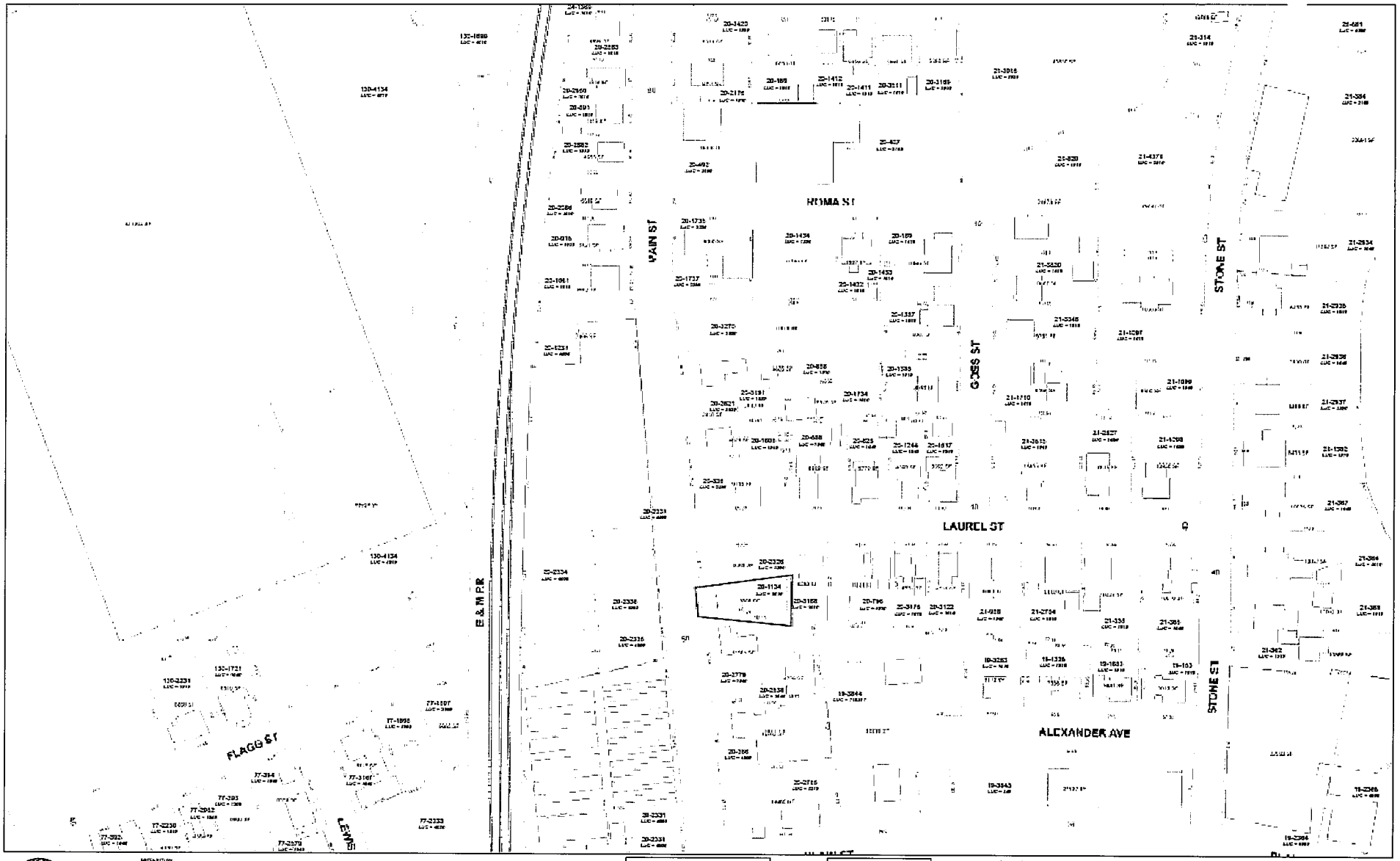
On this date Aug 1, 2017, before me, the undersigned notary public, personally appeared Bernadette T. King, Administrator, proved to me through satisfactory evidence of identification, which was [✓] a driver's license and/or [ ] _____ to be the person whose name is signed on the preceding or attached document; and acknowledge to me that she signed it voluntarily for its stated purpose as Administrator of the Estate of Joseph Thomas Goguen, Worcester Probate No. WO14P3081EA

_____, Notary Public

My commission expires: 8/7/20

KEVIN T. SMITH
MY COMMISSION EXPIRES AUG. 7, 2020
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

ATTEST: WORC Anthony J. Vigliotti, Register



REVISED TO: JANUARY 1, 2014

CLINTON, MA

01510 - COMMUNITY ID 054

PARCEL SHEETS

C6	C7	C8
D6	D7	D8
E6	E7	E8

Legend

- Tax Parcels
- Easements
- Water
- Buildings
- Traffic Island
- Active Rail Lines

Property Loc : 861 MAIN ST | MAP ID: 20/ 1134/ / / | Bldg Name: | State Use: 10

Vision ID: 5 | Account # | Bldg # 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 0 2016 14:39

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GOGUEN JOSEPH T MARION B GOGUEN 861 MAIN ST CLINTON, MA 01510 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_605530_2980769	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	38,600	38,600
RES LAND	1010	55,600	55,600
Total		94,200	94,200

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GOGUEN JOSEPH T	10290/ 116	03/17/1987			100	
GOGUEN JOSEPH T	9388/ 30	04/29/1986	U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	38,600	2015	1010	38,200	2014	1010	38,200
2016	1010	55,600	2015	1010	54,000	2014	1010	54,000
	Total:	94,200		Total:	92,200		Total:	92,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	38,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	55,600
Special Land Value	0
Total Appraised Parcel Value	94,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**94,200**

NOTES

RED IP
GAS STOVE HEAT
SHD3 IS FALING DOWN
ECO=CI/LOC

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/25/1996			RF	00	Measur+Listed
04/25/1996			RF	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	COM				3,806	SF	19.47	0.7500	4	1.0000	1.00		0.00				1.00	14.60	55,600

Total Card Land Units: 3,806 SF | Parcel Total Land Area: 3,806 SF | Total Land Value: 55,600

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		**Bungalow**
Model	01		**Residential**
Grade	02		**Below Average**
Stories	1		**1 Story**
Occupancy	1		
Exterior Wall 1	25		**Vinyl Siding**
Exterior Wall 2			
Roof Structure	03		**Gable/Hip**
Roof Cover	03		**Asph/F Gls/Cmp**
Interior Wall 1	05		**Drywall/Sheet**
Interior Wall 2			
Interior Flr 1	06		**Inlaid Sht Gds**
Interior Flr 2			
Heat Fuel	03		**Gas**
Heat Type	01		**None**
AC Type	01		**None**
Total Bedrooms	01		**1 Bedroom**
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	4		**4 Rooms**
Bath Style	02		**Average**
Kitchen Style	02		**Modern**

CONSTRUCTION DETAIL (CONTINUED)

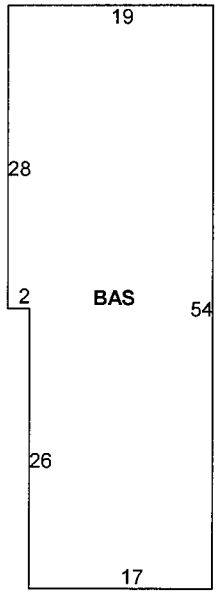
Element	Cd.	Ch.	Description

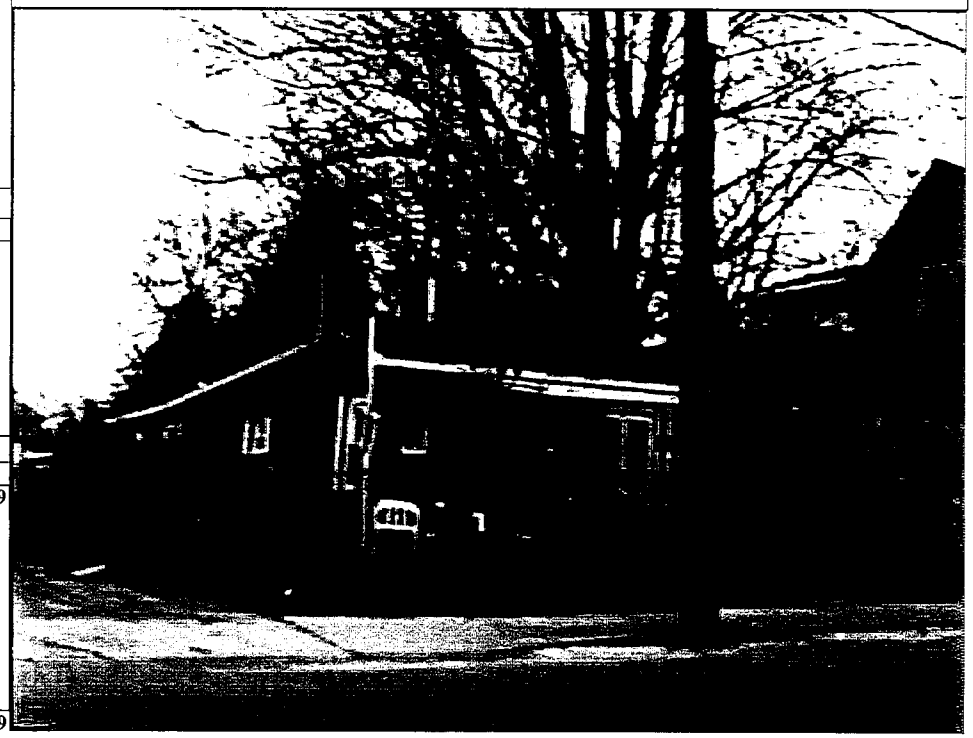
MIXED USE

Code	Description	Percentage
1010	**Single Family**	100

COST/MARKET VALUATION

Adj. Base Rate:	115.32
	112,319
Net Other Adj:	4,500.00
Replace Cost	116,819
AYB	1910
EYB	1953
Dep Code	P
Remodel Rating	
Year Remodeled	
Dep %	62
Functional Obslnc	0
External Obslnc	5
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	33
Apprais Val	38,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD3	SHED, METAI			L	80	5.00	1996		0		10	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	**First Floor**	974	974	974	115.32	112,319
	Ttl. Gross Liv/Lease Area:	974	974	974		116,819

LTA Municipality Property Check List
To be submitted for each property included in the application submission

Property Information Property Type (# of units): 3 (1, 2, or 3)
Street number and name: **1204 Main Street**
City: **Clinton**
Parcel Id #: **51/2992**

Name of Property Owner or Owners:
Michael Gleason
64 Marlboro Road, Berlin, MA 01503

Property Metes and Bounds Description: Is a copy of the Deed attached: Yes X No _____
If No, please explain.

Is a Copy of the Plot Plan or Municipal GIS Assessor's Plots attached:
Yes X No _____ If No, please explain.

Is the Assessors Property Card attached: Yes X No _____ Please Print with Map ID information.
If no, please explain. If yes, does the card include elevation photo and floor layout data?

Number of Years Property has been Vacant: 8 DHCD "long vacant standard" will be required at final acquisition/rehab determination.

Eligibility for 121A Program: Property must be located in a blighted open area, decadent area, or a substandard area as defined by M.G.L. c. 121A, § 1.
Each eligible Property must meet at least two of the following requirements. Please check all that apply.

Multiple boarded, missing or broken windows: Yes X No _____

A structure that is or appears structurally unsound, or has another condition that presents a potential hazard or danger to the safety of persons: Yes _____ No X

Property is physically deteriorated and has significantly peeling paint, damaged siding and or damaged or broken doors: Yes X No _____

Property has significantly damaged walkways, driveways, walls or other access barriers: Yes _____ No X

Property has significant presence of overgrown or dead vegetation: Yes X No _____

Property has an accumulation of trash, refuse or other debris: Yes X No _____

Property has been taken for foreclosure of mortgage: Yes X No _____

If Property does not meet two of the requirements above, please explain how the property meets other local measures of obsolete, blight or decadent areas not included. Prolonged vacancy, safety concerns, neighborhood complaints, and excessive days on the sales market due to property layout or other physical issues can be sited for eligibility.

Evidence of eligibility will be required when a property is selected for redevelopment and must then be approved by DHCD. Acceptable supporting evidence could include: Inspection reports, photographs, record of utility shut-offs, and information regarding mortgage foreclosures and/or tax takings.

Worcester South District Registry of Deeds
Electronically Recorded Document

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Recording Information

Document Number	: 93319
Document Type	: DEED
Recorded Date	: September 09, 2015
Recorded Time	: 12:44:39 PM
Recorded Book and Page	: 54273 / 171
Number of Pages(including cover sheet)	: 3
Receipt Number	: 884941
Recording Fee (including excise)	: $366.68

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/09/2015 12:44 PM
Ctrl# 146027 19966 Doc# 00093319
Fee: $241.68 Cons: $53,000.00
****

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Total Number of Pages:

1204 Main Street, Clinton, MA 01510

Please Return To:

QUITCLAIM DEED

Grantor, **US Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-AC4**, is a **National Association**, organized under the laws of the United States, whose mailing address is **C/O Wells Fargo Bank, N.A., 8480 Stagecoach Circle, Frederick, MD 21701**, for consideration paid of **$53,000.00**, grants to Grantee, **Michael Gleason**, whose address is **64 Marlboro Road, Berlin, MA 01503**, with quitclaim covenants, the following described parcel of land, and the improvements and appurtenances thereto in the County of **Worcester**, Commonwealth of Massachusetts to wit:

Commonly Known As: **1204 Main Street, Clinton, MA 01510**
Parcel No.: **41-218A**
Legal Description:

A certain lot or parcel of land with the buildings thereon situated in the northerly part of Clinton, MA, containing about one acre, be the same more or less, a small portion of the aforesaid premises lying partly in the Town of Lancaster, in the County of Worcester, and State of Massachusetts, and is bounded and described as follows, viz:

On the northerly side by land of Henry K. Hager; on the easterly side by the road leading from Clinton to Lancaster and known as North Main Street; on the southerly side by the Mill Pond belonging to Fuller; on the westerly side by land of the Boston and Maine Railroad, formerly Worcester and Nashua Railroad.

For title reference see prior Deed dated October 3, 2009 and recorded on March 8, 2010 with the Worcester County Registry of Deeds in Book 45537, Page 278.

This conveyance is in the ordinary course of business and does not constitute a transfer of all or substantially all of the assets of **US Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-AC4**, in Massachusetts.

1204 MainStreet, Clinton, MA

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents on **September 8, 2015.**

US Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2004-AC4, by Wells Fargo Bank, N.A., its Attorney in Fact

Yvette Blatchford

Name: **Yvette Blatchford**
Title: **VP Loan Documentation**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On SEP 08 2015 before me, Ninfa Effort Notary Public,
personally appeared Yvette Blatchford,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

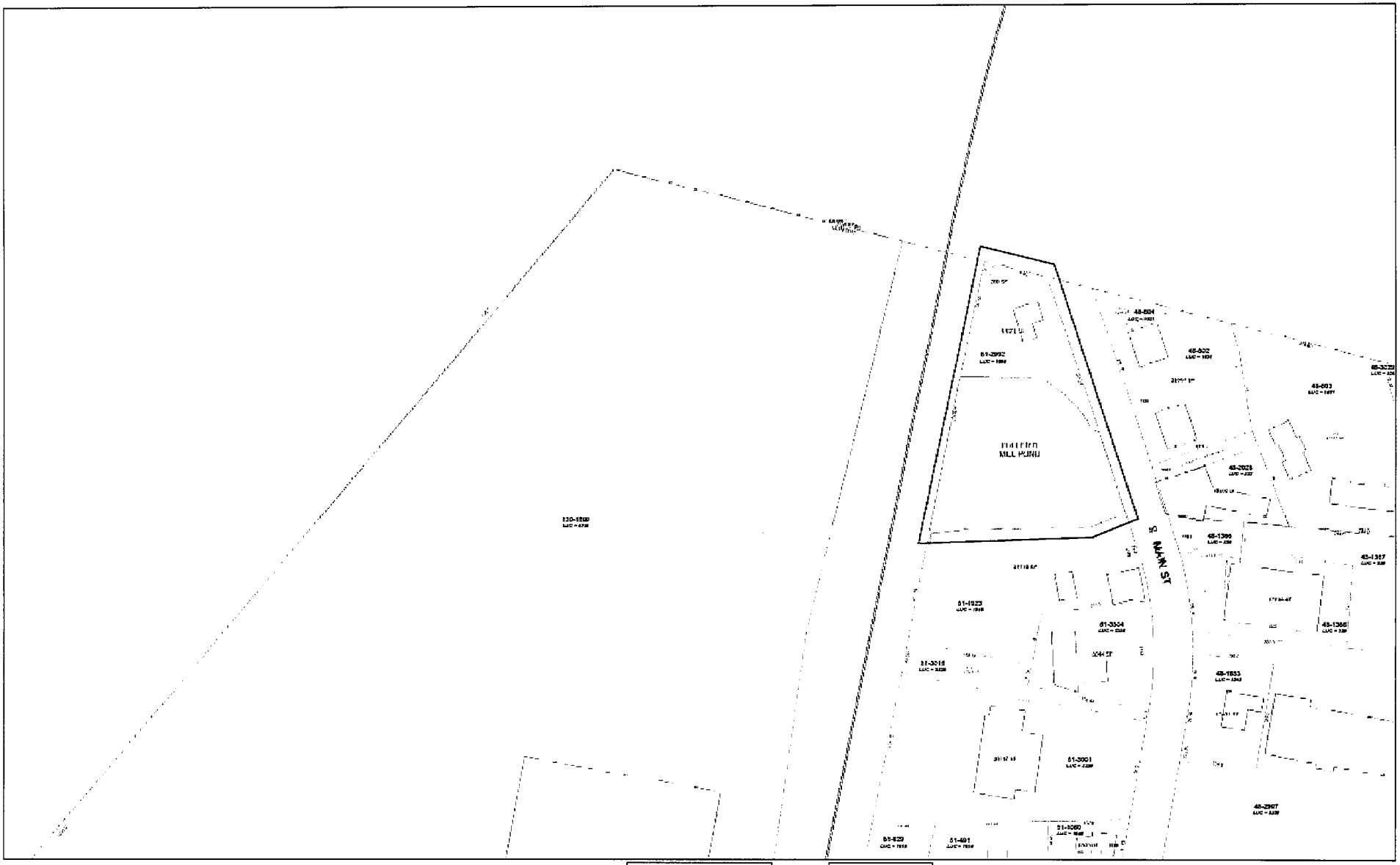
WITNESS my hand and official seal.

NINFA EFFORT
COMM. #2109554
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires 04/30/2019

Signature _____

(Seal)
ATTEST: WORC Anthony J. Vigliotti, Register

210-MA-V1



PREPARED BY
MASSACHUSETTS ENVIRONMENTAL POLICY INSTITUTE
UMB Department, Map 2014
Physical address:
Publication address:
Phone: 508-365-7556
E-mail: mepi@umb.edu

60 30 0 60 120 180 FEET

REVISED TO: JANUARY 1, 2014

CLINTON, MA

01510 - COMMUNITY ID 054

PARCEL SHEETS

A6	A7	A8
B6	B7	B8

Legend
- Tax Parcel
- Easement
- Water
- Drainage
- Traffic Island
- Active Rail Lines

The data images and map data were developed for tax valuation purposes only and are not derived from legal surveys or legal descriptions.

The Town of Clinton & the MEPI Institute disclaim any representations and warranties as to the accuracy, completeness, or suitability of the data shown on this map. The data images and map data were derived from Assessor Clerk, County, State and Federal sources, or other "source" sources in various formats. The data images and map data should not be used for any purpose requiring exacting measurement of distance or direction.

In no event will the Town of Clinton, the MEPI, or their officers or employees be liable for any losses or damages that might arise from the use of these data images or map data. The Town of Clinton & the MEPI Institute "AS IS/AS" for any purpose, made or actions taken or not taken by the user of the data.

Property Loc: : 1204 MAIN ST | MAP ID: 51/ 2992/ / / | Bldg Name: | State Use: 105

Vision ID: 1 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07 .016 15:40

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GLEASON MICHAEL				
64 MARLBORO RD				
BERLIN, MA 01503				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	B PERMIT
PRECINCT	B PERMIT
VERIFY	B PERMIT
NOTES	B PERMIT
NOTES	B PERMIT
NOTES	
GIS ID: F_605893_2984038	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1050	113,000	113,000
RES LAND	1050	71,300	71,300
Total		184,300	184,300

311
CLINTON, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GLEASON MICHAEL	54273/ 171	09/09/2015	U	I	53,000	1S
BEAR STERNS ASSEST BACKED SECURITIES TRT	45537/ 278	03/08/2010	U	I	178,415	1L
SCHUMACHER EDNA H	27527/ 157	09/20/2002	U	I	100	1F
SCHUMACHER EDNA H	2902/ 558	11/12/1943			0	
JORGENSEN INGRID E	0000/ 00		U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1050	113,000	2015	1050	107,200	2014	1050	107,200
2016	1050	71,300	2015	1050	71,000	2014	1050	71,000
Total:		184,300	Total:		178,200	Total:		178,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE IA
ECO=CI+RR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	113,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	71,300
Special Land Value	0
Total Appraised Parcel Value	184,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**184,300**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
27079	10/02/2006	RRF	Re-roof	1,500	09/06/2007	100	09/06/2007	
25102	09/28/2004	RE	Renovation	8,000		100		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
09/06/2007	02		FXB	11	B.P. Inspection
08/30/2005	02		DJB	11	B.P. Inspection

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1050	Three Family	COM				18,000	SF	4.93	0.7500	4	1.0000	1.00		0.00				1.00	3.70	66,600
1	1050	Three Family	COM				0.78	AC	6,000.00	1.0000	0	1.0000	1.00		0.00	04/06/2015 Converted			1.00	6,000.00	4,700

Total Card Land Units: 51,977 SF | Parcel Total Land Area: 51,977 SF | Total Land Value: 71,300

Property Loca · **1204 MAIN ST** *MAP ID:* **51/ 2992/ / /** *Bldg Name:* *State Use:* **10**

Vision ID: **1.** *Account #* *Bldg* **1 of 1** *Sec #:* **1** *of* **1** *Card* **1** *of* **1** *Print Date:* **0 2016 15:40**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	11		3 Family
Model	01		Residential
Grade	03		Average
Stories	2		2 Stories
Occupancy	3		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	07		7 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	13		13 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

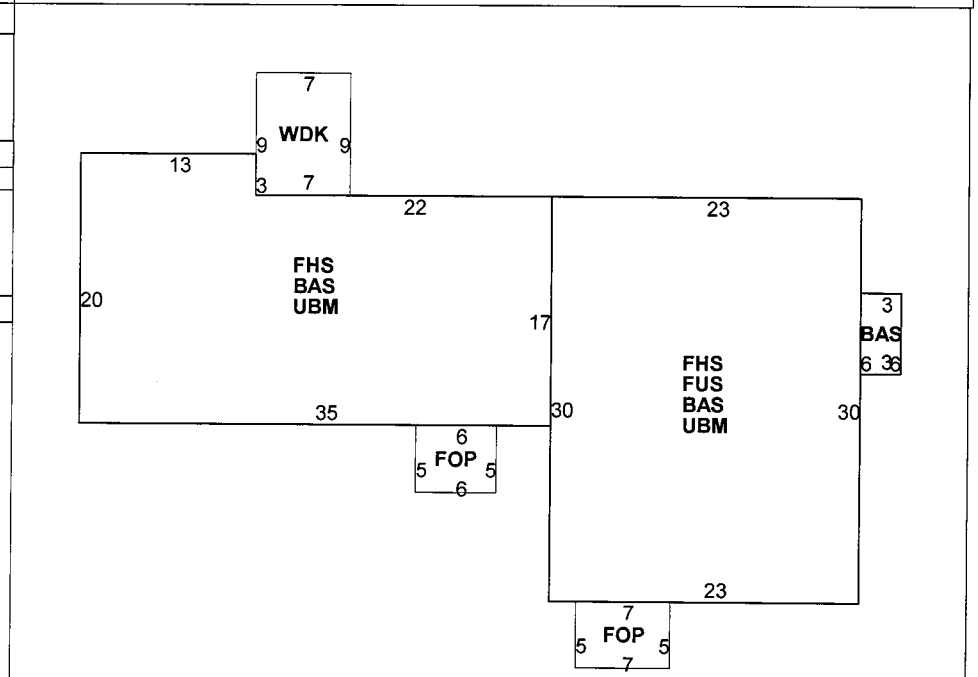
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1050	Three Family	100

COST/MARKET VALUATION

Adj. Base Rate:	76.59
	238,195
Net Other Adj:	13,000.00
Replace Cost	251,195
AYB	1900
EYB	1970
Dep Code	AA
Remodel Rating	
Year Remodeled	
Dep %	45
Functional Obslnc	0
External Obslnc	10
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	45
Apprais Val	113,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,342	1,342	1,342	76.59	102,784
FHS	Half Story, Finished	794	1,324	794	45.93	60,812
FOP	Porch, Open, Finished	0	65	13	15.32	996
FUS	Upper Story, Finished	690	690	690	76.59	52,847
UBM	Basement, Unfinished	0	1,324	265	15.33	20,296
WDK	Deck, Wood	0	63	6	7.29	460
	Ttl. Gross Liv/Lease Area:	2,826	4,808	3,110		251,195

Liabilities to Assets Program Budget
July 30, 2018

Uses of Funds	Year 1 - 5	8	8	8	8	8	7	47
	Costs for One Propety	Costs for 8 Propeteis						
Acquisition	50,000	400,000	412,000	424,360	437,091	450,204	420,237	2,543,891
Hard Costs								
Direct Construction	150,000	1,200,000	1,236,000	1,273,080	1,311,272	1,350,611	1,256,653	7,627,616
Contingency (15%)	22,500	180,000	185,400	190,962	196,691	202,592	186,607	1,142,251
Subtotal Hard Costs	172,500	1,380,000	1,421,400	1,464,042	1,507,963	1,553,202	1,443,259	8,769,867
Soft Costs								
Architecture & Engineering	5,000	40,000	41,200	42,436	43,709	45,020	40,575	252,940
Environmental	1,500	12,000	12,360	12,731	13,113	13,506	12,172	75,882
Survey and Permits	2,000	16,000	16,480	16,974	17,484	18,008	16,230	101,176
Legal	5,000	40,000	41,200	42,436	43,709	45,020	40,575	252,940
Rehab Specialist/Developer's Rep.	10,000	80,000	82,400	84,872	87,418	90,041	81,149	505,880
Consultants	1,500	12,000	12,360	12,731	13,113	13,506	12,172	75,882
Title & Recording	4,000	32,000	32,960	33,949	34,967	36,016	32,460	202,352
Accounting		-	-	-	-	-	-	-
Audit/Corporate	1,000	8,000	8,240	8,487	8,742	9,004	8,115	50,588
Marketing and Sale	8,000	64,000	65,920	67,898	69,935	72,033	64,919	404,704
Real Estate Taxes	1,500	12,000	12,360	12,731	13,113	13,506	12,172	75,882
Insurance	3,000	24,000	24,720	25,462	26,225	27,012	24,345	151,764
Appraisal	1,250	10,000	10,300	10,609	10,927	11,255	10,144	63,235
Const (Acq. Predev) Loan Interest		-	-	-	-	-	-	-
Security/Maintenance/utilities	1,500	12,000	12,360	12,731	13,113	13,506	12,172	75,882
Travel	250	2,000	2,060	2,122	2,185	2,251	2,029	12,647
Soft Cost Contingency (10%)	1,000	8,000	8,240	8,487	8,742	9,004	8,115	50,588
Subtotal Soft Costs	46,500	372,000	383,160	394,655	406,494	418,689	377,344	2,352,342
Per Unit TDC (before admin and staff)	269,000	2,152,000	2,216,560	2,283,057	2,351,549	2,422,095	2,240,840	13,666,100
Direct Fee for Service	17,772	142,175	146,440	150,833	155,358	160,019	144,217	899,044
Developer Admin and Overhead	2,666	21,326	21,966	22,625	23,304	24,003	21,633	134,857
Subtotal Program Admin Costs	20,438	163,501	168,406	173,458	178,662	184,022	165,850	1,033,900
Total Uses	289,438	2,315,501	2,384,966	2,456,515	2,530,211	2,606,117	2,406,690	14,700,000
Sources								
LTA		2,500,000	2,500,000	2,500,000				7,500,000
Sales Proceeds (To be Reinvested in the Program)		1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	7,200,000
					-			
Total Sources		3,700,000	3,700,000	3,700,000	1,200,000	1,200,000	1,200,000	14,700,000
				-	-			-
Balance Forward for next FY		1,384,499	2,699,532	3,943,017	2,612,806	1,206,689	(0)	(0)

Please Note: This budget includes an estimate for average per project total development costs. Each selected property's budget will be submitted for funding approval.

15% x first 3,000,000	3,000,000	0.150	450,000
12.5% of next $2,000,000	2,000,000	0.125	250,000
10% x (DC + Gen'l dev - $5,000,000)	6,122,209	0.100	612,221
5% of Acquisition	2,543,891	0.050	1,312,221
Less Dev consultants			(75,882)
Allowable			1,236,339

CONTRACT BETWEEN _____ AND THE CITY/TOWN OF ____

PURSUANT TO SECTION 6A OF CHAPTER 121A OF THE MASSACHUSETTS GENERAL LAWS

This Agreement is made this __ day of _____, 20___ by and between NewVue Liabilities to Assets, Inc. (the "Owner") and the City/Town of _____, a municipal corporation of the Commonwealth of Massachusetts (the "City/Town"), acting under the authority of Massachusetts General Laws, chapter 121A, section 6A, and every power and authority hereto enabling (this "6A Contract").

WHEREAS, on _____, the Commonwealth of Massachusetts Department of Housing and Community Development ("DHCD") issued a preliminary approval (the "Approval") of the Application dated _____ (the "Application") submitted by the Owner and transmitted to the City/Town by letter dated _____.

WHEREAS, on _____, the _____[city council/town governing body] voted to adopt a Report and Decision (the "Report and Decision") on a project known as _____ Chapter 121A Project (the "Project"). The Owner, as applicant, was designated in the Report and Decision as the Chapter 121A entity to own, operate and manage the Project.

WHEREAS, on _____, the Mayor of the City of ____ ("Mayor") [substitute for other official] approved said vote and the vote so approved was filed with the Clerk of the City of _____ (the "Clerk") on _____.

NOW THEREFORE:

The Owner hereby agrees with the City/Town as follows:

1. Subject Property. For the purposes of this 6A Agreement, portions of the Project Area located at _____(full address) shall be referred to as the "Subject Property". The Subject Property is a portion of the Project as described in the Report and Decision.

2. Subject to Paragraph 7 hereof, from and after the Effective Date defined below, all activities of the Owner will be undertaken in accordance with the provisions of Chapter 121A as now in effect, the terms of the Report and Decision, and the terms of the Regulatory Agreement executed as of even date, which are incorporated by reference. For purposes of this 6A Contract, the "Effective Date" shall mean the date as evidenced by the recording in the Worcester County Registry of Deeds of the deed conveying the Subject Property to the Owner.

3. Excise Tax Payments. For the period of time during which Owner is subject to Chapter 121A and has the benefit of the tax exemption provided thereunder, Owner will pay to

the Department of Revenue or any successor department or agency of the Commonwealth of Massachusetts (the "DOR") the urban redevelopment excise tax required under Section 10 of Chapter 121A with respect to the Subject Property ("Excise Tax"). For purposes of calculating such Excise Tax, the valuation used to calculate the "fair cash value" of the Subject Property shall be the lesser of (i) the assessed value of the Subject Property at the time Owner acquired such property and (ii) the purchase price Owner paid for such property.

4. Contract Payments. Because the Project has been created under Chapter 121A for the development of for-sale residential properties, there will be no gross income to the Owner, as defined in Chapter 121A for the calculation of contract payments to the City. Therefore, the parties hereto anticipate that the contract payment set forth in Section 6A of Chapter 121A will be $0.00. In the event that the scope of the Project is amended and Owner earns rental income from the Subject Property, this 6A Contract shall be null and void, the Owner shall report such earnings promptly to DHCD, and the Subject Property shall be subject to real estate assessments pursuant to the requirements of the City/Town.

5. Delivery and Examination of Financial Statements.

   A. Owner will cause to be delivered to the Assessing Department of the City/Town within 90 days of the end of each calendar year during which this 6A Contract is in effect a statement containing a computation for the preceding such calendar year of the Excise Tax in connection with the Subject Property of the Project for the preceding calendar year.

   B. Owner shall file with the Assessing Department and the Collector-Treasurer of the City/Town within one hundred fifty (150) days of the end of each calendar year during which this 6A Contract is in effect the following: (i) accountant-prepared and certified financial statements in connection with the Subject Property for the preceding calendar year, and (ii) a certified copy of an Owner excise tax return of the preceding calendar year filed with DOR for the Subject Property.

   Owner hereby authorizes the Chief Assessor or another authorized representative of the Assessing Department of City/Town to examine from time to time all Excise Tax returns and related documents or reports filed with DOR by Owner. No further evidence of this authorization is required.

6. Overpayments. Any Overpayment (as defined below) by Owner with respect to any calendar year shall be refunded by the Commonwealth of Massachusetts or the City, as applicable, to Owner as soon as practicable upon the sending of a written notice to the City/Town by Owner of the discovery of such Overpayment. In the event that the amount of any Overpayment is not refunded prior to the date on which the next payment by Owner becomes due under this 6A Contract, Owner shall be entitled to offset the amount

of such Overpayment against such next payment. Notwithstanding the foregoing, a claim of Overpayment must be made within 24 months of the alleged Overpayment or be forever forfeited. For purposes of this 6A Contract, an "Overpayment" by Owner with respect to any calendar year shall include:

A. (i) amounts paid by Owner to The Commonwealth of Massachusetts or the City/Town with respect to the Subject Property pursuant to Section 15 or Chapter 121A, and (ii) any amounts paid by Owner to the City/Town as real estate or personal property taxes pursuant to General Laws, Chapter 59, as amended, or any successor statute, with respect to the Subject Property for any period during which this 6A Contract is in effect whether assessed to Owner or to any predecessor in title of Owner; or

B. Amounts paid with respect to the Subject Property as a different or additional tax resulting from the replacement of the current method of assessment of real estate taxes, in whole or in part, by a different method or type of tax or the imposition of an additional type of tax to supplement the current method of assessing real estate taxes in either case upon Owner, and the tenant(s), subtenant(s) and /or subtenants of Owner; or

C. Any amounts paid to the City/Town with respect to the Subject Property in excess of amounts actually due under this 6A Contract due to calculation error, subsequent adjustment of the Excise Tax, inaccurate information or other inadvertent mistake; or

D. Any amounts which would be in excess of the amount which would be payable by the Owner with respect to the Subject Property as real estate taxes pursuant to General Laws, Chapter 59, as amended. In the event that the Excise Tax for any year shall exceed the Contract Amount applicable for such year, such excess will be deemed to be an Overpayment, and Owner obligations to the City/Town hereunder shall be correspondingly reduced for future years until such Overpayment has been exhausted.

7. Determination of Fair Cash Value. The Assessing Department hereby determines, in accordance with Section 10 of Chapter 121A, that the fair cash value of the real and personal property constituting the Subject Property, as of each January 1 following each Effective Date through and including January 1 of the year next following the year in which either Owner conveys the Subject Property pursuant to Section 3 of Chapter 121A, or Owner's property tax exemption under Chapter 121A shall terminate, shall be the lesser of the value recorded by the Assessing Department just prior to the acquisition of the Subject Property and the purchase price paid by the Owner to acquire the Subject Property.

8. Pre-Conditions to Obligations of Owner. The obligations of Owner under this 6A Contract are conditioned in all respects upon:

A. The issuance of all permissions, variances, exceptions, permits and licenses which may be required with respect to the construction, maintenance and management of the Subject Property; and
B. The Subject Property being exempt from taxation under M.G.L. c.59. Owner shall not be held in any way liable for delays which may occur in the renovation, repair and maintenance of the Subject Property, or otherwise, by reason of scarcity of materials of labor, labor difficulties, damage by fire or other casualty or any other cause beyond Owner's reasonable control. Owner agrees to use reasonable efforts to cause all such permissions, variances, exceptions, permits and licenses to be secured and all such delays to be overcome.

9. Termination of Contract. This 6A Contract shall remain in full force and effect for the term identified in Section 13 below. Upon the conveyance of the Subject Property, Owner shall pay to the DOR, the Excise Tax not yet paid for such year, prorated for the period of time Owner held title to the Subject Property. Taxes due and payable after the termination of this 6A Contract shall be paid to the City/Town by the subsequent owner of the Subject Property at the time of such termination in accordance with the provisions of MGL Ch. 59 sec. 2C.

10. Amendment to Chapter 121A or Rules and Regulations. Owner and the City/Town agree that, without mutual consent, any amendment subsequent to the delivery of this 6A Contract of any of the provisions of Chapter 121A of the General Laws or of Chapter 652 of the Acts of the 1960, as amended to date, or of the Rules, Regulations and Standards now applicable to the Project shall not affect this 6A Contract.

11. Notices. All notices required pursuant to this 6A Contract shall be in writing and delivered by hand or mailed postage prepaid, by registered or certified mail, addressed in the case of the City/Town to: Commission of Assessing, _____, and in the case of Owner, to NewVue Assets to Liabilities, Inc., c/o NewVue Communities, Inc., Attn: _____, 470 Main Street, Fitchburg, MA, with copies to: Kimberly L. Martin-Epstein, Esq., Hackett Feinberg P.C., 155 Federal Street, 9th Floor, Boston, MA 02110, and in the case of either party to such other address as shall be designated by written notice given to the other party. Any such notice shall be deemed given when so delivered by hand or, if so mailed, two (2) days after such notice is deposited with the U.S. Postal Service.

12. Successors and Assigns; Liability. The provisions of this 6A Contract shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Each and every obligation and condition contained in this 6A Contract, in the Approval or in any agreement or undertaking related to the Approval is and shall be construed to apply only to the Subject Property. The liability of the undersigned shall be limited solely to its interest in the Subject Property and no partner, venture, trustee, beneficiary, shareholder, officer, director or the like of the Owner or its successors or

assigns, or any person or entity directly or indirectly holding any interest in any of the foregoing from time to time, shall have or be subject to any personal liability hereunder. After any termination, pursuant to Section 9, or transfer of any portion thereof, pursuant to Section 13, each in accordance with the Approval by DHCD or as otherwise approved by DHCD, Owner shall no longer be subject to the obligations hereof and shall have no further liability hereunder with respect to the Subject Property, as the case may be, the City/Town agreeing to look solely to such transferee.

13. Term of Contract. The term of this 6A Contract shall commence on the Effective Date and expire on the date the Subject Property to which this contract refers is conveyed to a homeowner pursuant to the terms of the Report and Decision.

14. Invalidity. If any provision of this 6A Contract or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this 6A Contract and the application of such provisions to other persons and circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

NEWVUE ASSETS TO LIABILITIES, INC.

By: _____
Name:
Authorized Signatory

SIGNATORY]

NEWVUE LIABILITIES to ASSETS 121A PROGRAM
Fitchburg, Leominster, Athol, Gardner, and Clinton

7-31-18

To: Department of Housing and Community Development
Re: NewVue Liabilities to Assets Program Application Relocation Affidavit

AFFIDAVIT

The undersigned, as authorized signatory for NewVue Liabilities to Assets, Inc. (the "Undersigned") being first duly sworn, depose and say as follows:

1. The undersigned is or will be the owner of the premises listed on the attached Exhibit A, all in the Commonwealth of Massachusetts, (the "Premises").

2. Demonstrable and reasonable efforts, consistent with Liabilities to Assets Program Guidelines, have been made by the Undersigned, and/or his or her designee's, to determine that the Premises are currently vacant, have been vacant for not less than three years and have no lawful occupants who would be entitled to relocation benefits under M.G.L. c. 79A.

3. The undersigned, as the applicant under a certain NewVue Liabilities to Assets Program Application affirms that the project to acquire and rehabilitate the Premises involve no actions to displace any lawful occupants.

4. If the undersigned, as Applicant, determines that the Premises has lawful occupants, Applicant will remove such portion of the Premises from the Project, as defined in the Application.

By: _____
Name: Marc Dohan
Title: Authorized Officer

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 31st day of July, 2018, before me, the undersigned notary public, personally appeared Marc Dohan, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as an authorized signatory of NewVue Liabilities to Assets, Inc. for its stated purpose and as the voluntary act of NewVue Liabilities to Assets, Inc.

Laurel H. Miller

Notary Public
My Commission Expires: May 30, 2025

LAUREL H. MILLER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 30, 2025

Regulatory Agreement

Chapter 121A Project

This Regulatory Agreement (this "Agreement") is made as of the __ day of _____, 2018 by and between NewVue Assets to Liabilities, Inc., a Massachusetts non-profit corporation subject to General Laws Chapter 121A ("Chapter 121A") as amended to date (the "Corporation"), and the **COMMONWEALTH OF MASSACHUSETTS ACTING BY AND THROUGH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT** ("DHCD"), acting hereunder pursuant to Chapter 121A, as amended, of the General Laws (except as otherwise stated herein, this statute, not including Chapter 121B, is hereinafter referred to as "Chapter 121A"). Collectively, the Corporation and DHCD are hereinafter referred to as the "Parties."

PRELIMINARY STATEMENT

The approval of the Corporation's application for the Chapter 121A project described below (the "Application") was issued by DHCD on _____.

NOW, THEREFORE, the Corporation agrees, for itself and its successors and assigns, with DHCD as follows:

Description of Project. The Project consists of the acquisition of residential properties (predominantly one- and two- family homes) in Fitchburg, Leominster, Athol, Clinton, and Gardner (each, a "Municipality"), which are abandoned, foreclosed or otherwise distressed, and the rehabilitation and/or construction of such properties to create high-quality owner-occupied homes for sale to income-eligible homebuyers. Pursuant to the Application, the Corporation has secured a designation for the Project under Chapter 121A for a term of fifteen (15) years from the date hereof. Attached hereto as Exhibit A is a list of the properties which are contained within the Project, which list has been approved as part of the Chapter 121A approval process (each, a "Property" and collectively, the "Properties"). The Corporation and DHCD acknowledge that, upon the Corporation's acquisition of each Property, the Corporation will grant an Affordable Housing Covenant covering such Property in the form attached hereto as Exhibit B, which restriction shall remain in place during the term set forth therein. The Corporation and DHCD hereby further acknowledge that, concurrent with the sale of each Property to an eligible homeowner as contemplated by the Application, this Agreement shall be amended by attaching a revised Exhibit A removing such Property from the list. In addition, upon a determination by the Corporation that one or more Properties are not suitable for acquisition, rehabilitation and resale, this Agreement shall be amended by attaching a revised Exhibit A removing such Properties from the list. Because such changes to the Project were expressly contemplated in the Application, DHCD has determined that such changes do not constitute a material change and do not relate to matters which are required to be, or might properly have been, the subject of deliberation by DHCD, by the local planning board, or by the major or selectmen of the applicable Municipality. Accordingly, such changes shall be handled administratively and shall not require a public hearing. If the Corporation wishes to add any new Properties to the Project, that shall be deemed a material change subject to approval in accordance with 760 CMR 25.03.

(1) Current Status. The Properties have been identified in consultation with each Municipality. The Project will be constructed by the Corporation, and the Corporation will administer the Project as for-sale affordable housing as described herein.

(2) Financing Mortgages. Subject to the provisions of Chapter 121A, any and all debt financing(s) or refinancing(s), whether secured or unsecured, of the Project, in whole or in part shall be subject to the prior approval of DHCD.

(3) Bound by M.G.L. c. 121A. The Corporation will be bound by and subject to the provisions of M.G.L. c. 121A and the regulations promulgated thereunder, 760 CMR 25.00 et seq., as they may be amended.

(4) Separate Accounts; Expenditure of Project Income. The Corporation shall keep its financial accounts for the Project separate and apart from any other activities conducted by the Corporation and shall not expend income derived therefrom other than as described in Chapter 121A upon or for the benefit of any other of its activities.

(6) Return Restrictions. The Corporation and DHCD acknowledge that the Corporation is applying for financing from DHCD under the Affordable Housing Trust Fund Statute, M.G.L. c. 121D, by the Massachusetts Housing Finance Agency ("MHFA"), as Administrator (the "AHT Financing"). In the event that the Project is awarded AHT Financing, pursuant to Section 18C of Chapter 121A, for so long as the Project is financed by the AHT Financing, the Corporation or successor owners of the Properties will not be subject to the limitation on dividends set forth in clause (e) of said Section 18C, but rather shall be subject to the terms of the Affordable Housing Covenant recorded against each of the Properties at the time such Property is purchased by the Corporation.

(7) Excise Tax: 6A Payments. In consideration of the exemption of the Corporation and all its real and personal property from taxation and from betterments and special assessments and from the payments of any tax, excise or assessment to or for the Project, it shall pay the excises with respect to the Project which a Chapter 121A entity would be bound to pay under the formulae and provisions set forth in Section 10 of Chapter 121A and those payments to each of the Municipalities, as set forth in the Corporation's 6A Contracts with each Municipality, any amendments thereto or any new 6A Contract ("6A Contract").

(8) Term of Agreement. This Agreement shall remain in effect for a period of fifteen (15) years after the date hereof. After expiration of this Agreement, neither the Project nor the Corporation shall thereafter be subject to the obligations of Chapter 121A nor enjoy the rights and privileges thereunder, nor be subject to the terms, conditions and obligations of this Agreement as provided for in Chapter 121A.

(9) Project Transfer: Voluntary Transfers of Corporation Interests, Capital Stock and Beneficial Interests: Involuntary Transfers of Corporation Interests, Condominium or Cooperative Form of Ownership.

a. Project Transfers. If the Corporation and/or the mortgage lender or lenders to the Corporation propose, acting either under the provisions of Chapter 121A, Section 11 (third and last paragraph) or under Chapter 121A, Section 16A, to sell, convey, exchange, give or otherwise transfer

(collectively, "transfer") the Project, in whole or in part, to another Chapter 121A entity or entities, this Agreement shall upon the prior approval of such transfer(s) and the transferee(s) by DHCD and at the option of DHCD, be terminated or amended and a new Regulatory Agreement pursuant to Chapter 121A, Section 18C, shall be entered into between DHCD and such transferee or transferee(s). Notwithstanding any transfer under Chapter 121A, such transferees shall remain subject to this Agreement and Chapter 121A. This paragraph shall not apply to transfers by the Corporation of individual Properties to eligible homeowners.

b. Voluntary Transfers of Corporation Interests, Capital Stock and Beneficial Interests. The Corporation and its general and limited partners shall not voluntarily transfer, assign, convey or sell, or in any manner hypothecate any Corporation interest in the Project at any time without the prior consent and approval of DHCD, and as a condition to any request to permit a transfer of any such interests it shall cause such a proposed transferee or assignee to enter into a written agreement in form and content satisfactory to DHCD, wherein such transferee or assignee agrees to assume and/or be bound by the terms and conditions of this Agreement. Any and all changes to the structure of the Corporation or the corporate interests are subject to DHCD's prior approval. The Corporation shall not permit the transfer of any of its interests without the prior consent and approval of DHCD.

c. Condominium or Cooperative Form of Ownership. The Corporation shall take no action to convert the Project or any part thereof to either a condominium or cooperative form of ownership under applicable law, which shall constitute a fundamental change in the Project, without the prior approval of DHCD in accordance with Chapter 121A.

d. Sale of Properties to Eligible Homeowners. Upon the sale of each Property to an eligible homeowner as set forth in the description of the Project above, such Property shall be released from Chapter 121A and this Regulatory Agreement shall be amended accordingly. If this Regulatory Agreement or a notice thereof has been recorded and constitutes an encumbrance on title to such Property, the parties agree to record an amendment to this Regulatory Agreement concurrent with the sale.

(10) Accounts, Records and Books: Access by DHCD Representatives; Financial Reports: Statements, etc. The Corporation agrees it will: (a) maintain full and accurate accounts, records and books relative to the Project conforming to general accepted accounting principles; (b) grant to the employees or representatives of DHCD and each Municipality at all times during normal business hours access to such of its accounts, records and books as relate to the Corporation's obligations under this Agreement and Chapter 121A, as now or may be in the future amended; (c) permit DHCD and the City, or their approved accountants or auditors, to make periodic audits of the Corporation's accounts and financial records at the Corporation's expense, which shall at all times be available in the Commonwealth of Massachusetts; (d) furnish to DHCD such financial, operating, statistical and other reports, records, statements and documents on a uniform and consistent basis as may periodically or on a one time basis be required by DHCD and copies of contracts entered into by the Corporation, or other documents in the possession of the Corporation, as DHCD may from time to time require in connection with the Corporation's obligations under this Agreement and Chapter 121A.

(11) Compliance with Applicable Laws, Codes, Ordinances and Regulations. The Corporation shall cause the Project to be in compliance with this Agreement and all zoning, building, health, and fire laws, codes, ordinances and regulations in effect in the city and applicable thereto.

(12) Project Maintenance and Management. The Corporation shall, at its own cost and expense, keep, operate and maintain its interest in the Project, or cause it to be kept, operated and maintained in good repair, order and condition at all times during the term of this Agreement. The Corporation may manage the Project itself or employ an independent contractor to undertake such management.

(13) Project Changes. Any and all material changes, deviations, alterations, or additions proposed to be made to the Project from and after the date of this Agreement shall be subject to prior review and approval by DHCD, which approval shall not be unreasonably withheld or delayed.

(14) Non-Discrimination. The Corporation shall not effect or execute any covenant, agreement, lease, or other instrument whereby the Project or any part thereof is restricted on the basis of race, color, religion, national origin, sex, gender identity, sexual orientation, genetic information, ancestry, age or handicap in the lease or occupancy thereof or employment therein.

(15) Notices; Communications. Any notices, reports, statements, requests, approvals, consents, waivers or other communications required or desired to be given or furnished pursuant to this Agreement shall be in writing with copies directed, as indicated below, and shall be hand-delivered or may be made by depositing the same in the United States mail, first class postage prepaid. If such notice is to be to DHCD, the address is:

Massachusetts Department of Housing and
Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114
Attn: Office of the Chief Counsel

If addressed to the Corporation, the address is:

NewVue Liabilities to Assets, Inc.
470 Main Street
Fitchburg, MA 01420

With a copy to:

Hackett Feinberg, PC
155 Federal Street, 9th Floor
Boston, MA 02110
Attn: Kimberly L. Martin-Epstein, Esq.

Any party may change its respective address by giving written notice to the others in accordance with this Section.

(16) Agreement Binding on Successors and Assigns. The respective provisions of this Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the Corporation and the public body or bodies succeeding to the interests of DHCD.

(17) Enforcement. DHCD may enforce compliance with any of the provisions of this Agreement or any of its rules and regulations by an action in a court of appropriate jurisdiction. The Corporation shall

pay to DHCD all reasonable costs and expenses, including attorneys' fees, which may be incurred by DHCD in proceedings brought to enforce compliance, to the extent DHCD prevails.

(18) Titles to Sections. The titles of the several Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of the provisions of this Agreement.

(19) Execution of Agreement; Counterparts; Registration/Recordation. This Agreement shall be executed in such form as will enable registration and/or recordation and may be executed in several counterparts, each of which shall be an original and all of which together shall constitute one and the same agreement. The parties further agree that this Agreement may be recorded with the applicable Registry of Deeds, if requested by DHCD.

(20) Severability. If any term or provision of this Agreement, or the application thereof to any person or circumstance, shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such terms to persons or circumstances other than those to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the extent by law.

NEWVUE ASSETS TO LIABILITIES, INC.

By: _____
Name: Marc Dohan
Title: _____, Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

_____ County, ss.

On this _____ day of _____, 2018, before me, the undersigned notary public, personally appeared Marc Dohan, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as Secretary of NewVue Liabilities to Assets, Inc., for its stated purpose as the voluntary act of NewVue Liabilities to Assets, Inc.

_____

Notary Public

My commission expires:

THE COMMONWEALTH OF MASSACHUSETTS
ACTING BY AND THROUGH THE DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT

By: _____
Name:
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this _____ day of _____, 2018, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as _____ of the Department of Housing and Community Development for its stated purpose as the voluntary act of the Department of Housing and Community Development.

_____

Notary Public

My commission expires:

AFFORDABLE HOUSING COVENANT
for _____, Massachusetts
Liabilities to Assets Program

ORIGINAL OWNER – NewVue Liabilities to Assets, Inc.

COVENANT HOLDERS – THE COMMONWEALTH OF MASSACHUSETTS, acting by and through the DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT under the Affordable Housing Trust Fund Statute, M.G.L. c. 121D, by the MASSACHUSETTS HOUSING FINANCE AGENCY, as administrator for the Affordable Housing Trust Fund ("AHTF Administrator"), with a mailing address at One Beacon Street, Boston, Massachusetts ("Affordable Housing Trust Fund") and THE COMMONWEALTH OF MASSACHUSETTS, acting by and through the DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, with a mailing address at 100 Cambridge Street, Suite 300, Boston, Massachusetts 02114 ("DHCD")

MONITORING AGENT –DHCD_during the period ending with the initial sale of the Property by Original Owner, and NewVue Liabilities to Assets, Inc. thereafter.

PROPERTY - The land, building and other improvements, at _____, Massachusetts, as more completely described in Exhibit A hereto, together with all rights and easements now or hereafter appurtenant thereto and all fixtures now or hereafter thereon which are a part of the real property.

General.

DHCD, in furtherance of the public purpose of community revitalization, neighborhood stabilization and affordable homeownership, has approved the Original Owner to carry out a regional urban redevelopment project under M.G.L. c. 121A under the Liabilities to Assets pilot program more particularly described below. The Affordable Housing Trust Fund, pursuant to the public purpose of assuring owner-occupied affordable housing in _____, Massachusetts, has provided financial assistance to help finance the acquisition and rehabilitation of the Property and the subsequent sale of the property in accordance with this Covenant for the Term as defined herein, to be owned by one or more members of an Income Eligible Household, for use as the principal residence of such Household. The Owner acknowledges the receipt and sufficiency of assistance and support from each of DHCD and the Affordable Housing Trust Fund as consideration for this Covenant.

The AHTF Administrator and the Monitoring Agent are obligated by the requirements of the Affordable Housing Trust Fund to monitor compliance with and to enforce the terms of this Affordable Housing Covenant. Subsequent Owners shall be required to pay to the Monitoring Agent a fee in connection with the conveyance of the Property, as set forth herein.

For valuable consideration, the receipt and sufficiency of which is acknowledged, the Original Owner identified above, for the Original Owner, the Original Owner's heirs, successors and assigns (including all persons who subsequently own the Property or any interest therein while this Covenant is in effect) (each an "Owner"), hereby agrees that the Property shall be subject to the following covenants and restrictions for the benefit of the Covenant Holder, and their respective successors, assigns, agents and designees.

1. **Definitions**

The following words and phrases when capitalized have the following meaning:

"Affordable Housing Trust Fund" means THE COMMONWEALTH OF MASSACHUSETTS, acting by and through the DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT under the Affordable Housing Trust Fund Statute, M.G.L. c. 121D, by the MASSACHUSETTS HOUSING FINANCE AGENCY, as administrator for the Affordable Housing Trust Fund, with a mailing address at One Beacon Street, Boston, Massachusetts 02108.

"Affordable Price" means the price for which a credit-worthy Income Eligible Household earning one hundred ten percent (110%) of the Area Median Income could obtain mortgage financing (as such purchase price is determined by the Monitoring Agent using the same methodology then used by DHCD for its Local Initiative Program or similar comprehensive permit program)."Area" means the Primary Metropolitan Statistical Area or non-metropolitan area that includes the Municipality, as determined by HUD, which in this case is _____.

"Area Median Income" means the median household income for the Area as published by the United States Department of Housing and Urban Development ("HUD") or any successor thereto, or in the absence thereof such other comparable standard established by the Commonwealth of Massachusetts or the Federal government, as the case may be, (and, if more than one such standard exists, the one selected by and/or approved by DHCD and the AHTF Administrator) during the Term of this Covenant. When used for establishing whether a Household is an Income Eligible Household, the referent household income is as adjusted based on an imputed household size of the Household in question and assuming 1.5 persons per bedroom.

"Burn-Off Amount" means, for each full year elapsed during the portion of the Term following the initial sale of the Property by Original Owner to the Initial Purchaser, the Initial Repayment Amount divided by seven. The aggregate Burn-Off Amount at the time of any resale of the Property by an Income Eligible Household equals the annual Burn-Off Amount multiplied by the number of each full year elapsed since the initial sale of the Property by the Original Owner to an Income-Eligible Household. As an example, if the Repayment Amount is $98,000, the Burn-Off would be $14,000 per year ($98,000 divided by seven).

"Compliance Certificate" shall mean a certificate issued by the Covenant Holder and Monitoring Agent upon resale evidencing compliance with the terms of this Affordable Housing Covenant and the payment of the approved Resale Price.

"Conveyance Notice" - see Section 3A.

"Covenant" means this Affordable Housing Covenant.

"Covenant Holder" means collectively, the Covenant Holders named at the beginning of this Covenant or any legal person or entity to whom the Covenant Holder's rights under this Covenant have been transferred or delegated, including the Monitoring Agent. A transfer or delegation of authority by any Covenant Holder to another person or entity as Covenant Holder shall transfer only those rights, powers and obligations specifically assigned to the Covenant Holder in this Covenant with the prior written authorization from DHCD. DHCD hereby delegates to the AHTF Administrator the right, power and obligation to exercise, acting singly, all rights of the Covenant Holder relating to the sale of the Property, as set forth in this Section 3, and the issuance of certificates pursuant to Sections 6 and 8, except to the extent expressly set forth to the contrary below. Transfer of any rights, powers and obligations assigned to the Covenant Holder in this Covenant shall be effective only to the extent such rights, powers and obligations are specifically enumerated in the transfer or delegation of authority and only if such transfer or delegation shall have the written approval of DHCD and shall have been recorded with the Registry of Deeds.

"Development Cost" - means, the aggregate of necessary costs to acquire, rehabilitate and/or redevelop the property. A preliminary estimate of Development Cost must be submitted to and approved by both DHCD and AHTF prior to acquisition of the Property by Original Owner. Upon completion of construction, Original Owner must certify Development Cost to DHCD and AHTF in a form prescribed by and in accordance with program guidance. Upon approval of such certification, DHCD shall issue a statement of the initial Repayment Amount applicable to a sale of the Property by the Initial Purchaser, subject to deduction of the Burn-Off Amount, if any.

"DHCD" means the Massachusetts Department of Housing and Community Development or any successor agency with a mailing address of 100 Cambridge Street, Boston, MA 02114.

"Household" means, as to the Property, all persons (including the Owner) who reside or will reside regularly together at the Property as their principal residence.

"Income Eligible Household" means a Household, other than the Original Owner, whose household income is at or below 110% of Area Median Income adjusted for family size, according to information published by HUD at the time that household income is determined.

"Initial Purchaser" means the Income Eligible Household that initially acquires the Property from the Original Owner in accordance with the requirements of this Covenant.

"Initial Repayment Amount" means the Repayment Amount calculated at the time of the initial sale of the Property by the Original Owner to the Initial Purchaser, and shall equal the lesser of the Subsidy Amount or $100,000.

"Liabilities to Assets Program" means the pilot program, administered by DHCD, pursuant to

which a single, regional, urban redevelopment corporation is authorized (subject to municipal and DHCD approval) to undertake an urban redevelopment project to acquire and rehabilitate long vacant and abandoned properties that have a blighting influence on the neighborhoods in which they are located. The primary goal of the Liabilities to Assets Program is community revitalization and stabilization through elimination of the blighting and decadent effects of vacant and abandoned properties. A secondary benefit is the creation of affordable homeownership opportunities in rehabilitated properties.

"Monitoring Agent Fee" means a fee of up to $3,000 to be paid to the Monitoring Agent as compensation for monitoring and enforcing compliance with the terms herein, including fair housing marketing and supervision of the resale process.

"Municipality" means _____.

"Owner" means each legal and equitable owner of all or any portion of the Property during the Term of this Covenant, including the Original Owner identified above, and any subsequent owner by sale, conveyance or other transfer of any legal or beneficial interest in the Property. Unless the context otherwise requires, "Owner" shall mean the Owner at the time in question. "Owner" and "owners" are used interchangeably.

"Property" - As stated on page 1.

"Registry of Deeds" means the _____ Registry of Deeds/Registry District of the Land Court.

"Repayment Amount" means an amount to be repaid to the Affordable Housing Trust Fund upon the sale of the Property to an Owner who is not Income Eligible during the Term of this Covenant. In the event of a sale by the Original Owner to an Owner who is not Income Eligible, the Repayment Amount shall equal the Subsidy Amount. At the time of a sale by the Initial Purchaser or a subsequent Owner during the Term, the Repayment Amount shall be calculated by subtracting the Burn-off Amount from the Initial Repayment Amount. As an example, if the Initial Repayment Amount is $98,000, the annual Burn-off Amount would be $14,000 ($98,000 divided by seven). If three years have elapsed since the initial sale of the Property by the Original Owner to the Initial Purchaser, the cumulative Burn-Off Amount would be $42,000 ($14,000 x 3), and the Repayment Amount would be $56,000, calculated as follows:

$98,000 - $42,000 = $56,000.

"Resale Price" means the maximum price at which the Property may be sold, either at the time of initial sale by the Original Owner or subsequent resale. In the case of the initial sale by the Original Owner, which must be to an Income Eligible Household, the maximum Resale Price shall equal the lesser of (i) the Affordable Price, or (ii) the market value of the Property as determined by an appraisal dated not more than six (6) months prior to the date of sale, plus the Monitoring Agent Fee. With the consent of DHCD and AHTF, the Original Owner may sell the Property at a price less than the maximum Resale Price, so long as the aggregate Subsidy Amount does not exceed the amount approved by DHCD and AHTF for the applicable Property. In the case of a resale by

the Initial Purchaser or a subsequent Owner during the Term, the maximum Resale Price shall be calculated as follows:

(a) If the Property is being sold to an Income Eligible Household, the maximum Resale Price shall equal lesser of (i) the Affordable Price, or (ii) the market value of the Property as determined by an appraisal dated not more than six (6) months prior to the date of sale, plus the Monitoring Agent fee, minus the Repayment Amount; provided, that in no event shall the maximum Resale Price be less than the sum of (i) the price paid for the Property by the selling Owner plus (ii) the Monitoring Agent Fee;

(b) If the Property is being sold to a Household that is not an Income Eligible Household, consistent with the terms of this Covenant, the maximum Resale Price shall equal the lesser of (i) the Affordable Price, or (ii) the market value of the Property as determined by an appraisal dated not more than six (6) months prior to the date of sale, plus the Monitoring Agent fee; provided, that in no event shall the maximum Resale Price be less than the sum of (i) the price paid for the Property by the selling Owner plus (ii) the Monitoring Agent Fee.

"Subsidy Amount" shall mean the difference between the final Development Cost as certified to and approved by DHCD and AHTF and the initial Resale Price set forth in the initial Conveyance Notice by Original Owner; provided, that the Subsidy Amount shall not exceed $100,000 without prior written approval from each of DHCD and AHTF in accordance with guidance issued by DHCD. As an example, if the Development Cost was $300,000 and the proposed sale price was $202,000, the Subsidy Amount would be $98,000.

"Term" shall mean the period commencing on the date hereof and ending seven (7) years from the date that the Property is first conveyed to an Owner by the Original Owner. This Affordable Housing Covenant shall be recorded when the Original Owner acquires the Property.

2. **Housing Covenants**

A. Principal Residence. Each Owner agrees that, during the term of this Covenant, except as otherwise expressly permitted in this Covenant, from and after the redevelopment of the Property by the Original Owner, the Property shall be used only as the principal residence for members of the Owner's Household (that is, as the domicile and primary place where each Household member resides) for so long as the Owner owns the property regardless of whether such Owner is Income-Eligible or has acquired the Property through payment of the then-applicable Repayment Amount in lieu of a sale or transfer to an Income Eligible Owner.

B. Restrictions Against Leasing, Refinancing and Junior Encumbrances. The Property shall not be leased, rented, refinanced, encumbered (voluntarily or otherwise) or mortgaged without the prior written consent of the Monitoring Agent, except that if the Property is a two or three family dwelling, so long as one unit is occupied by the Owner, the remaining unit(s) may be leased to other Households. Any rents, profits, or proceeds from any transaction described in the preceding sentence which transaction requires but has not received the requisite written consent of the Monitoring Agent shall be paid upon demand by Owner to the Affordable Housing Trust Fund. The Monitoring Agent or Covenant Holder may institute proceedings to recover such rents, profits or proceeds, and costs of collection, including attorneys' fees. Upon

recovery, after payment of costs, the balance shall be paid to the Affordable Housing Trust Fund. In the event that the Monitoring Agent consents for good cause to any such lease, refinancing, encumbrance or mortgage, it shall be a condition to such consent that all rents, profits or proceeds from such transaction, which exceed the actual carrying costs of the Property as determined by the Monitoring Agent, shall be paid to the Affordable Housing Trust Fund.

C. Changes in Household. It is not a violation of this Covenant if an Owner's Household ceases during such Owner's ownership of the Property to be an Income Eligible Household , provided the Owner's Household continues to occupy the Property as its principal residence. It also is not a violation of this Covenant for the Owner's spouse to continue to occupy the Property as the spouse's household's principal residence after the Owner's death. Following the Owner's death, or when the deceased Owner's spouse no longer occupies the Property as the spouse's principal residence, if later, the Owner or the Owner's spouse may devise the Property to an Income Eligible Household for occupancy as that Household's principal residence. If more than one person is the Owner, this provision shall apply to the last survivor of the Owners. No new Owners may be added within the first twelve months of Owner's ownership of the Property, if the resulting household is not an Income Eligible Household.

D. Accessory Legal Uses. It is not a violation of this Covenant if members of the Household, while occupying the Property as their principal residence, make accessory use of the Property (for instance, as their place of business) so long as such accessory use is in compliance with the Municipality's Zoning Ordinance or By-law, and all other requirements of law and state regulation, and is clearly incidental to the use of the Property as the Household's principal residence.

3. **Rights and Obligations on Sale of Property**

A. Conveyance Notice. Any time an Owner intends to sell or otherwise voluntarily transfer the Property or any interest in the Property, the Owner shall give written notice to the Covenant Holder and the Monitoring Agent in the manner required in Section 9 which shall state the Owner's intention to sell or otherwise voluntarily transfer the Property or any interest in the Property (the "Conveyance Notice"). Upon receipt of the Conveyance Notice, the Monitoring Agent shall (i) calculate the maximum permitted Resale Price to an Income Eligible Household based on the Area Median Income and other factors described above at the time of such Conveyance Notice and (ii) promptly begin marketing efforts based upon its affirmative fair housing marketing plans approved by DHCD. The Owner shall fully cooperate with the Monitoring Agent's efforts to locate an Income Eligible Household to purchase the Property and if so requested of the Monitoring Agent, shall hire a broker selected by the Monitoring Agent to assist in locating an Income Eligible Household.

Upon the Covenant Holder's and Monitoring Agent's consent in writing to the sale to an Income Eligible Household, the Owner may sell the Property to such proposed purchaser(s) or otherwise transfer the Property to such proposed purchaser in an amount not to exceed the

permitted Resale Price, in which event, the Property shall remain subject to this Covenant for the remainder of the Term.

The initial sale of the Property by Original Owner must be to an Income-Eligible Household. Thereafter, because the Property has been developed and financed through programs designed to stabilize neighborhoods and promote stable homeownership, if the Monitoring Agent cannot locate a Household who would qualify as an Income Eligible Household within sixty (60) days of the date of the Conveyance Notice (the "Marketing Period"), Monitoring Agent shall prepare a calculation of the Repayment Amount and such subsequent Owner may sell the Property to a non-Income Eligible Household.

Upon payment of the Repayment Amount to the Affordable Housing Trust Fund in lieu of a Resale to an Income Eligible Household , the Covenant Holder shall issue a discharge of this Covenant which shall be recorded with the Registry of Deeds.

B. Certificate of Price and Purchaser's Qualification. Upon a Resale, the Owner shall request, and the Covenant Holder after due verification shall issue (when such is the case) a certificate in a form sufficient for recording at the Registry of Deeds stating that the proposed purchaser(s)' Household is an Income Eligible Household.

C. Reliance on Evidence of Compliance with this Covenant. Any mortgagee or other bona fide purchaser for value of the Property may conclusively rely upon a certificate issued by the Covenant Holder pursuant to this Section as to compliance with or waiver/discharge if rights under this Covenant, as the case may be.

D. Compliance Information. The Owner shall promptly furnish such information about the Property as the Covenant Holder may reasonably request from time to time (for example, on the identity of each member of the Household, including without limitation each Owner, living in the Property, the identity of any mortgagee or other person having an interest in the Property, the full consideration paid for the Property the amount of outstanding mortgage debt on the Property, the amount of other liens on the Property, the condition of the Property, and any other information which the Covenant Holder in good faith deems relevant) all for the purpose of assuring compliance with this Covenant.

4. **Covenant Holder Right to Designate Agent and New Covenant Holder**

The Covenant Holder may from time to time designate an agent who shall have the authority to issue certificates as provided herein and to exercise such Covenant Holder's other rights under this Covenant to the extent stated in such Certificate. Such appointments shall be made (or revoked) only by an instrument duly executed by said Covenant Holder and recorded in the Registry of Deeds, and each such designation or revocation of designation shall be effective only upon recording.

The Covenant Holder also may assign all its rights and obligations to another entity approved in writing by DHCD and the AHTF Administrator. Such assignment shall be effective

only when an instrument duly executed by such Covenant Holder (including evidence of approval by each of DHCD and the AHTF Administrator, if such entity (ies) is not then signing as Covenant Holder) is recorded in the Registry of Deeds.

5. **Covenant Holder's Enforcement Rights**

A. Remedies Without limiting other remedies of the Covenant Holder, in the event that any Owner has sold, conveyed or otherwise transferred the Property, or rented or leased the Property, or any Owner or any member of the Household has used the Property in material violation of the provisions of this Covenant, then the Covenant Holder shall be entitled to the following remedies (which shall be cumulative and not mutually exclusive) against each Owner (whether a current Owner or a former Owner) and any other person whose conduct has contributed to the violation, jointly and severally:

(a) specific performance of the provisions of this Covenant including demand for the applicable Repayment Amount;

(b) voiding of any rental arrangement that violates this Covenant;

(c) damages equivalent to the cost of creating or obtaining comparable dwelling unit(s) to replace the Property in the event it can no longer be occupied as the principal residence of an Income Eligible Household; and/or

(d) voiding any contract for sale, or any sale, transfer or conveyance, of the Property in violation of the provisions of this Covenant including without limitation any sale, transfer or conveyance made in the absence of a Certificate from the Covenant Holder approving such sale, transfer or conveyance as provided in Section 3 Certificate of Compliance.

B. Covenant Holder's Right to Enter. Each Owner shall afford the Covenant Holder reasonable access to the Property upon reasonable notice for the purpose of monitoring compliance with the Owner's obligations under this Covenant.

C. Survival of Enforcement Rights. The Covenant Holder's enforcement rights against any current or former Owner for violations of this Covenant shall survive any subsequent sale or transfer of the Property except as released in a Certificate of Compliance.

D. Remedies under Separate Instruments Not Limited. Nothing in this Covenant shall limit exercise of rights or remedies arising under an instrument other than this Covenant or for legal obligations otherwise arising and not inconsistent herewith.

6. **Mortgages, including Mortgagee's Rights**

Notwithstanding other provisions of this Covenant to the contrary, if a financial institution (which shall include without limitation a public or nonprofit agency acting on behalf of one or

more financial institutions, for example, as administrator of pooled loan resources) (the "Lender") holding

a) a first mortgage on the Property which secures repayment of funds loaned to purchase the Property (or to refinance any such mortgage) or for other purposes which the Covenant Holder certifies in writing are consistent with the purposes of this Covenant and which when granted, or at any amendment or refinancing increasing the amount secured, when aggregated with any junior mortgage(s) on the Property, did not secure principal exceeding one hundred percent (100%) of the then current Affordable Price (or such greater amount as the Covenant Holder approves in writing), or

b) a junior mortgage which, when aggregated with any senior mortgage(s) on the Property (i) at the time the junior mortgage was granted and (ii) at any amendment or refinancing increasing the amount secured, together did not secure total principal exceeding one hundred percent (100%) of the then current Affordable Price (or such greater amount as the Covenant Holder approved in writing) less the Repayment Amount that would have applied to a sale to a non-Income Eligible Owner at the time the junior mortgage was granted.

who shall acquire title by deed in lieu of foreclosure or shall acquire title or convey title to any successful bidder(s) at a foreclosure sale thereunder, that Lender or successful bidder shall acquire title superior to this Affordable Housing Covenant and the Mortgage which secures it, and all restrictions, including all Purchase Rights, contained in this Covenant, together with the Mortgage that secures this Covenant, shall terminate and have no further effect.

The holders of all other mortgage(s) (or any other successful bidder(s) at a foreclosure sale of such other mortgage(s)) shall acquire title, whether by foreclosure or deed in lieu thereof, subject to this Covenant, and to the Mortgage which secures it, each of which shall remain in full force and effect.

All notices from a mortgagee shall be sent to the Covenant Holder as set forth in Section 9 of this Covenant.

Within a reasonable time of receipt of written request, the Covenant Holder will issue a certificate in a form sufficient for recording at the Registry of Deeds stating whether a mortgage secures repayment of funds loaned to purchase the Property (or to refinance any such mortgage) or for other purposes which are consistent with this Covenant, and when requested shall state the then current permitted Resale Price, and any such certificate, when recorded with the Registry of Deeds, shall be binding and conclusive on the Covenant Holder and all other persons relying thereon.

The rights and restrictions contained herein shall not lapse if the Property is acquired through foreclosure or deed in lieu of foreclosure by (i) Owner, (ii) any person with a direct or indirect financial interest in Owner, (iii) any person related to a person described in clause (ii) by blood, adoption, or marriage, (iv) any person who is or at any time was a business associate of a person described in clause (ii), and (v) any entity in which any of the foregoing have a direct or

indirect financial interest (each a "Related Party"). Furthermore, if the Property is subsequently acquired by a Related Party during the period during which this Affordable Housing Covenant would have remained in effect but for the provisions of this Section 6, this Affordable Housing Covenant shall be revived and shall apply to the Property as though it had never lapsed.

7. **Owner's Promise to Maintain the Property**

The Owner covenants and agrees to maintain the Property in good order and repair and in safe and sanitary condition at all times, including without limitation all fixtures, utility services, driveway and parking areas, and landscaping in existence from time to time. Without limiting the foregoing, the Owner shall maintain the Property in full compliance with all laws, regulations, ordinances, codes, orders or other law, now existing or hereafter enacted, regarding the habitability of the Property as housing.

8. **Binding Affordability Restriction; Certificate of Termination**

A. Binding Effect; Applicability of G.L. c. 184. This Covenant shall be binding upon each Owner, jointly and severally and all heirs, successors and assigns of the Owner, for the benefit of, and enforceable by the Covenant Holder and its successors and assigns for the Term set forth herein, and with the approval of the Commonwealth of Massachusetts, pursuant to General Laws, Chapter 184, Sections 31-33.

B. Certificate of Termination Within a reasonable time of receipt of written request following foreclosure or deed in lieu of foreclosure under a mortgage which is qualified to be senior to this Covenant as stated in Section 6, the Covenant Holder will issue a certificate in recordable form stating (if such be the case) that this Covenant and the Mortgage securing it have been terminated, and any such certificate, when recorded with the Registry of Deeds, shall be binding and conclusive on the Covenant Holder and all persons relying thereon.

9. **Notice; Other Matters**

A. Notice Among Parties. Any demand, notice or request by either party to the other shall be sufficiently given if in writing delivered to the party intended to receive the same, if mailed by certified mail, return receipt requested, if delivered to a recognized national courier, or if given in a manner sufficient for legal process. The address(es) of the Covenant Holder is/are set forth below. Each notice to any Owner shall be addressed to the Owner at the Property, or to such other address as may be stated in a notice given as herein provided. Each notice to a subsequent Owner shall be sufficiently given if addressed to or given at the Property unless notice of a different address has been given.

Addresses:

Covenant Holder:

Affordable Housing Trust Fund
c/o Massachusetts Housing Finance Agency

Attn: General Counsel
One Beacon Street
Boston, MA 02108

Massachusetts Department of Housing and Community Development
Attn: General Counsel
100 Cambridge Street, Suite 300
Boston, MA 02114

Monitoring Agent:

For so long as the Property is owned by the Original Owner:

Massachusetts Department of Housing and Community Development
Attn: General Counsel
100 Cambridge Street, Suite 300
Boston, MA 02114

Following the initial sale of the Property by the Original Owner to an Income-Eligible Household:

NewVue Liabilities to Assets, Inc.
470 Main Street
Fitchburg, MA 01420
Attn: Executive Director

B. Covenants Run with the Land. All covenants, rights and restrictions set forth in this Covenant shall run with the real property constituting the Property for the purpose of developing, maintaining, conveying and utilizing the Property in accordance with this Covenant throughout the Term of this Covenant.

C. Public Purpose. The Covenant Holder declares, and the Owner and each other person, including mortgagees, hereafter holding any interest in the Property acknowledges, by acceptance of a deed to the Property, that the reservation and grant of the covenants, and restrictions contained in this Covenant are for public purposes and constitute affordable housing restrictions on the Property under General Laws, Chapter 184, sections 31-33 on the terms stated in this Covenant.

D. Notice of Covenant. This Covenant shall be recorded by the Original Owner at the Original Owner's purchase of the Property. The Covenant Holder may, from time to time while this Covenant remains in existence, record notice of it in the Registry of Deeds.

E. Releases. No release of or other change in the rights of the Covenant Holder contained in this Covenant shall be effective unless it is in writing (for example, release of Purchase Rights

through a Certificate of Compliance) and duly executed by the Covenant Holder or an authorized agent as stated in Section 4 and no such release or other change shall be effective other than with respect to the individual to whom the writing is addressed unless it is recorded with the Registry of Deeds.

F. Severability. If any provision of this Covenant or the application thereof to any person or circumstances is held to be invalid or unenforceable by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this Covenant, or the application of such provision to persons or circumstances other than those as to which or to whom it is held invalid or unenforceable.

G. Interpretation This Covenant shall be enforceable according to its terms, is subject to the general principles of equity, fairness and reasonableness irrespective of whether such enforcement or interpretation is considered in a proceeding at equity or in law and in event of any ambiguity shall be construed according to its purpose of fostering and preserving affordable housing.

H. Successors Bound. This Covenant shall be legally binding on, as the obligations of, the parties and their respective successors and assigns, including without limitation successors in title or interest to the Property, who by their acceptance of a deed or any other ownership interest in the Property shall be deemed to have agreed to perform and observe all the Owner's obligations under, and to be bound by all the terms and conditions of, this Covenant.

[SIGNATURES ON NEXT PAGE]

DRAFT

This Covenant shall take effect as a sealed instrument under Massachusetts law this _____ day of _____, 20___.

OWNER:

_____

Print Name: _____

_____

Print Name: _____

COMMONWEALTH OF MASSACHUSETTS

Notary blocks

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

DRAFT

NEWVUE LIABILITIES to ASSETS 121A PROGRAM
Fitchburg, Leominster, Athol, Gardner, and Clinton

(19) Procedure for Obtaining Approval of the Use of Eminent Domain by a M.G.L. c. 121A Entity

(1) Policy in Regard to Acquisition of Property. In carrying out its real estate acquisition program, the 121A entity shall use reasonable efforts to acquire property by negotiated sale. It shall only take property by eminent domain when all other reasonable methods of obtaining the property have failed.

(2) Procedure for Securing Approval of a Taking.

(A) Prior to DHCD's approval of the use of eminent domain, the 121A entity must provide written verification of the following:

1. The 121A entity shall demonstrate that it has made diligent efforts to locate the owner of the property, particularly if the address for the owner shown in the assessors' records is the property and the property appears to be abandoned. Such efforts shall include, at a minimum:
    i. Checking probate records;
    ii. If homeowner shown in Town records as elderly:
        a. Checking area nursing homes; and
        b. Checking with local Area Service Access Points and Agencies on Aging, to determine whether they can assist in communicating with the homeowner – here is a link to a list (may need to be updated) - http://masshomecare.info/wp/wp-content/uploads/downloads/2015/03/ASAP-AAAs-by-City-Town-2014-10-14.pdf;
    iii. Checking with local houses of worship, to see whether the homeowner is a congregant and could be reached that way; and
    iv. Internet-based people search.

2. The 121A entity has submitted to both the owner of the property to be acquired and, if foreclosure has been initiated but not completed, the foreclosing lender, a written offer to acquire the interest. Such offer must be sent by certified mail, postage prepaid, return receipt requested, to (1) the address listed in the records of the Town assessors, (2) the property, and (3) if different, any other address that the 121A entity has identified for the owner and the foreclosing lender after using diligent efforts as outlined above.

3. If the owner has been located, the 121A entity has made diligent and demonstrable efforts to contact the owner, to negotiate a consensual sale rather than a purchase by eminent domain.
4. Notwithstanding such efforts by the 121A entity, the owner has not accepted the initial offer or made a counteroffer that the 121A entity determines to be reasonable within30 days after the date that the 121A entity's initial notice was deposited with the U.S. postal service as described above.

5. The 121A entity has sent a final written offer to the owner following the expiration of such initial 30-day period, and, if foreclosure has been initiated but

not completed, with a copy to the foreclosing lender, by certified mail, postage prepaid, return receipt requested, as specified above, and the owner has not accepted the final written offer within 30 days after the date such notice was deposited with the U.S. postal service.

(B) Upon the owner's written rejection of the final written offer or failure to accept the final written offer within the time specified for acceptance, the 121A entity shall notify in writing the Department, the mayor or selectmen of the municipality within which the proposed Project is located, and the owner of such real property, of the 121A entity's determination that acquisition by use of eminent domain under M.G.L. c. 79 is necessary.

(C) Following such notice and upon written request of the 121A entity, the Department may give the 121A entity written authorization to proceed to take such property by eminent domain in accordance with M.G.L. c. 79, provided the 121A entity has guaranteed, by placing in escrow or otherwise securing to the satisfaction of the Department, that at least the amount of the final written offer shall be available for payment of damages which may be awarded under M.G.L. c. 79, M.G.L. c. 121A, § 11, or other applicable law.

(3) **Content of Written Offer.** Each of the initial and the final written offer shall contain:

(a) A final offering price, together with a statement that such price is based on two written independent appraisals, no older than 90 days prior to the date of the final offer, of the property each performed by an appraiser who is licensed by the Commonwealth;

(b) All terms and conditions of the offer;

(c) An explanation of the steps the 121A entity will take to acquire the property if the owner rejects or fails to accept the final written offer;

(d) An invitation to discuss the acquisition of the property, including the appraisals, with a qualified representative of the 121A entity. Such invitation shall specify a reasonable time period for the owner to accept or reject the invitation.

(e) A clear, explicit statement on the first page of the final written offer of the time period, not to be less than 30 days, within which the owner must decide to accept or reject the final written offer;

(f) An explanation of the manner by which an acceptance or rejection can be communicated to the 121A entity;

(g) A statement that, to the extent practicable, the dates for closing and delivery of possession shall be determined by the owner in the agreement of sale.

(h) An explanation of the mechanism by which full payment is guaranteed.

NEWVUE LIABILITIES to ASSETS 121A PROGRAM
Fitchburg, Leominster, Athol, Gardner, and Clinton

NEWVUE LIABILITIES to ASSETS 121A PROGRAM
Fitchburg, Leominster, Athol, Gardner, and Clinton

Sample STREET PROJECT INTAKE FORM

APPLICANT

Name: _____
First MI Last Social Security Number

Address: _____
Street City State Zip

Home: (___) ____-_____ **Work**: (___) ____-_____ Ext. _____
Mobile: (___) ____-_____ **E-Mail**: _____

Date of Birth: ___/___/____

Please note that providing the following information is voluntary and not required for eligibility:

Race: (please circle) White Hispanic American Indian/Alaskan Native
Black Asian/Pacific Islander Asian & White
Asian Native Hawaiian/Other Pacific Islander
American Indian/Alaskan Native & White Black/African American & White
Other Multi-Racial

Family Household Size _____ **how many dependents (not including applicant or co-applicant)?** _____

What ages are they? _____, _____, _____, _____, _____, _____, _____, _____

Will there be any non-dependents who will be living in the home? **Yes** **No** If **yes**, list below

_____ _____
Relationship **Relationship to Head of Household**

_____ _____
Relationship **Relationship to Head of Household**

CO-APPLICANT

Name:_____
First MI Last Social Security Number

Address:_____
Street City State Zip

Home: (____) ____-_____ **Work**: (____) ____-_____ Ext. _____

Date of Birth: ____/____/____

Please note that providing the following information is voluntary and not required for eligibility:

Race: (please circle) White American Indian/Alaska Native
all that apply) Black African American Asian/Pacific Islander
Hispanic Native Hawaiian/Other Pacific Islander
Asian Other

INCOME

	APPLICANT	CO-APPLICANT
Type of Income:	**Monthly Income**	**Monthly Income**
Salary		
Alimony/Child Support		
Rental Income		
Pension Income		
Public Assistance		
Self-employment Income		
Dependent SSI Income		
Disability Income		
Seasonal Employment		
Veteran Benefits		
Other		

ADDITIONAL INFORMATION

Do you receive child support/alimony income? **YES** **NO**
Can you document your child support/alimony income? **YES** **NO**
Regarding seasonal employment, have you worked in this field for two years or more? **YES** **NO**

Have you previously owned a home ? **YES** **NO**

If not, have you taken a First Time Homebuyers Class or participated in Homeownership Counseling? **YES** **NO**
(This is a purchase requirement but not required at the time of application)

Are you approved with a lender? YES **NO** If yes, with whom? _____

CERTIFICATION:

I/We authorize the North Central Massachusetts NeighborWorks® HOC and/or Twin Cities CDC to obtain a copy of the Property Appraisal, Purchase and Sales Agreement, HUD-1 Settlement Statement, Final Truth-in Lending Disclosure or any other closing documents necessary when I/we purchase a home from the lender who made me a loan or the title company/attorney that closed the loan to share any information in this application for reporting purposes only.

I/We certify that the information provided in this intake form is true and correct as of the date set forth opposite our signatures and acknowledge my/our understanding that there are no intentional or negligent misrepresentation(s) of the information contained in this intake form.

I/We certify that I am not an employee, agent, consultant, officer, elected or appointed official of the City of Fitchburg who exercised any functions or responsibility, or was in a position to participate in the decision making process or gain inside information with respect to the development of the home being offered for sale by the North Central Massachusetts NeighborWorks® Homeownership Center (the "Home"). I/We did not have any interest in any contract, subcontract, or agreement involving funds used to rehabilitate and/or sell the Home. None of my family members had any interest in any contract, subcontract, or agreement involving the funds used to rehabilitate and/or sell the Home. No one with whom I currently have business ties, or have had business ties during the previous year, had any interest in any contract, sub-contract, or agreement involving funds used to rehabilitate and/or sell the Home.

I am not an officer, employee, agent, elected or appointed official or consultant of the North Central Massachusetts NeighborWorks® Homeownership Center and/or Twin Cities Community Development Corporation.

I/We certify that we have read and understand the "Information and Guidelines for the Sale of Plymouth Street, Fitchburg" that was included with this application. I/We know that we may contact the North Central Massachusetts at any time if we have questions or need clarification pertaining to any of the information included with this application.

_____ _____

Applicant Signature **Date**

_____ _____

Co-Applicant Signature **Date**

All applications must be received by _____ at _____ time or postmarked by _____and addressed to _____to be considered eligible.

Project Description and marketing materials will be provided to all applicants.

- Applicants with limited English proficiency are entitled to request language assistance at no cost to them. Solicitantes con dominio limitado del inglés tienen el derecho a solicitar asistencia lingüística sin costo para ellos.
- Persons with disabilities are entitled to request reasonable accommodations with the application process and intake submission and in rules, policies, practices, or services, or to request a reasonable modification in the housing, when such accommodations or modifications may be necessary to afford persons with disabilities an equal opportunity to use and enjoy the housing.
- NewVue LTA will not discriminate in the selection of applicants on the basis of race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance recipient, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law.

For additional information and to arrange to see the property.
Please Contact: NeighborWorks® Homeownership Center **or NewVue LTA Project Manager at:**

NewVue Communities
470 Main Street
Fitchburg MA 01420
978) 400-0160
http://newvuecommunities.org

Liabilities to Assets Program
Affirmative Marketing Plan and Buyer Selection Plan (AFHMP)

This document describes the affirmative marketing and homebuyer selection process that New Vue Liabilities to Assets, Inc. will use to sell properties redeveloped under the Liabilities to Asset Program.

NewVue Liabilities to Assets, Inc. will inform and attract eligible persons in the housing market area to available affordable housing without discrimination on the basis of race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance recipient, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law

Program Summary

NewVue Liabilities to Assets is a pilot program created by the Department of Housing and Community Development (DHCD) to assist participating municipalities to redevelop deteriorated properties that are considered a blight in their community. The program is expected to operate for three to four years and will support the purchase and rehabilitation of primarily one and two family properties. Eligible properties must be vacant for at least 3 years and have a negative impact on their surrounding neighborhood. The program is expected to redevelopment thirty properties, approximately five in each participating municipality.

NewVue Communities and five communities have formed a new nonprofit organization called NewVue Liabilities to Assets, Inc. (NewVue LTA) to administer the program and to acquire and redevelop the properties. The participating communities include: Fitchburg, Leominster, Athol, Gardner, and Clinton. Each participating community will have representation on the Board of Directors, appointed by their city or town and approved by the standing members of the NewVue LTA Board of Directors, appointed by NewVue Communities.

Properties selected for redevelopment under this pilot program must be approved by the NewVue LTA Board of Directors and be recommended by the board member representing the community where the property is located. The program will target one and two family properties that can be acquired, renovated, and sold to owner occupants. Purchasers will be required to live in the newly renovated property for 7 years and at the time of sale, provide evidence that their family income does not exceed 110% of the area median income (according to HUD's most recent determination at the time of the sale) in the municipality that the property is located. Purchasers who have not owned a home previously will be required to take a First Time Home Ownership Class prior to the completion of the purchase transaction.

A. Introduction

NewVue Communities through the newly formed organization NewVue LTA will administer the approved AFHMP activities. They will work with knowledgeable, regional licensed real estate agents, local nonprofit organizations, and staff from the five partner communities to affirmatively market properties for sale under the LTA program.

The North Central Massachusetts Home Ownership Center, an affiliate of NewVue Communities, will conduct eligibility certification and marketing assistance as required.

B. Qualifications

NewVue Communities has developed and sold: seven single and two-family homes in the past five years.

The North Central Massachusetts Home Ownership Center provides homeownership services throughout the region. It is funded by and works with the North Central Massachusetts Community Reinvestment Act Coalition. The CRA Coalition brings together lenders, nonprofits, and municipalities from throughout the region to address housing and other needs, with a focus on homeownership.

Madeline Mendoza heads the Homeownership Center with support from Brenda Piccard Muniz and Shannon Erb. All of the staff are certified by NeighborWorks America and are in the process of completing the new HUD counseling requirements. The Homeownership Center offers homeownership classes that are certified by Citizen's Housing and Planning Association and NeighorWorks America. Madeline, Brenda, and Shannon have worked at NewVue Communities for 17 years, 10 years, and 2 years respectively. They have income-qualified dozens of homeowners for various programs and as noted above helped sell at least seven similar homes. Last year NewVue counseled 205 homeowners and helped 142 homeowners purchase their first home.

C. Affirmative Fair Housing Marketing Plan

1. Duration: The NewVue LTA program is expected to operate for 3 to 4 years and redevelop approximately 30 properties across the five participating communities. Newly renovated homes will be sold to owner occupants and deed restricted for 7 years.

2. Sales Price and Eligibility: Each property redeveloped through the LTA program will have an individual sales price "the listing price". The listing sales price will be determined by NewVue LTA in consultation with participating real estate agents prior to the start of the marketing period. The listing sales price will be based on local market conditions and calculated to be affordable to eligible buyers. To be eligible to purchase, a potential buyer's income must be at or below 110% of the area median income (based on HUD's determination at the time of the sale) in the community where the property is located.

3. Buyer Selection Process: Once the listing price has been established, NewVue LTA will require a 60-day marketing and application period before an offer can be accepted. Buyers will be allowed to submit offers before the marketing period ends, but no offer will be accepted until the 60-day marketing and application period has concluded. Realtors will be required to have at least one advertised open house within the 60-day marketing and application period.

The 60-day marketing and application period will begin once the property is adequately advertised as outlined in the Outreach and Marketing section below. For an offer to be

considered "Valid" it will have to include a proposed purchase price and evidence of the following:

- Signed affidavit that indicates the buyer's understanding and commitment to reside in the property for at least 7 years.
- Each buyer will be required to submit evidence demonstrating that they are income eligible (as determined by NewVue Communities). A copy of the eligibility certificate is attached.
- Preliminary approval letter from a bank, Mortgage Company, or other legitimate lending facility at the submitted offer price.

All offers that meet the above standards will be considered "Valid Offers". If NewVue receives more than one Valid Offer after the 60-day marketing and application period, the offer with the highest sales price will be accepted. If NewVue receives more than one Valid Offer at the same price, preference will be given to households based on need for the number of bedrooms in the unit in accordance with the Guidelines (available at https://www.mass.gov/files/documents/2016/07/oj/afhmp.pdf). If NewVue receives more than one Valid Offer from applicants with the same need for the number of bedrooms in the unit, then a lottery will be held for all potential purchasers that submitted Valid Offers with the same (highest offer) sales price and have the same need. NewVue reserves the right to reject all offers below the listing price and to continue to market the property.

4. Lottery: No lottery will be held if there is only one highest Valid Offer from an eligible buyer. In the event a lottery is required the following will apply:

- The date, time and place of the lottery shall be posted conspicuously on NewVue's website.
- NewVue Communities will facilitate the lottery.
- The lottery will be held in an accessible space and open to the public.
- At the start of the lottery, all applications that have been collected will be assigned a control number. A corresponding control number shall be placed in a box to be pulled by an independent unbiased professional.
- As the numbers are pulled from the box, the control number will be placed on a list. This list shall be used to determine the order in which Valid Offers will be reviewed.

5. Applicants with Limited English Proficiency: NewVue Communities will be responsible for assisting potential purchasers with matters related to limited English language proficiency. NewVue has staff with Spanish proficiency and community liaisons that can assist with translation services for potential buyers who speak languages other than Spanish or English, as needed.

6. Outreach and Marketing: NewVue Communities and NewVue LTA will affirmatively market available properties through the NewVue LTA program as follows.

- All marketing and application materials will be in Spanish and English and will comply with DHCD's Affirmative Fair Housing Marketing Plan and Resident Selection Guidelines.
- Marketing and application materials will be required to contain at a minimum the

following information:

- A general description of the overall project
- The Fair Housing Logo.
- Information on how to view the property and obtain additional information
- Marketing materials MUST NOT include describing characteristics of "desirable applicants" or other unlawful preferences or limitations.
- A statement indicating that persons of limited English proficiency are entitled to request language assistance at no cost to them.
- A statement indicating that reasonable accommodations will be provided in the application process.
- Information regarding the application deadline

- Application materials will also include at a minimum the following information:
  - A statement regarding the housing provider's obligation not to discriminate in the selection of applicants on the basis of race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance recipient, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law, and such a statement must also be included in the application materials.
  - Information indicating that persons with disabilities are entitled to request a reasonable accommodation in rules, policies, practices, or services, or to request a reasonable modification in the housing, when such accommodations or modifications may be necessary to afford persons with disabilities an equal opportunity to use and enjoy the housing.

- Marketing materials will be sent to area religious institutions and other agencies serving person of low to moderate income

II. MARKETING PLAN

A. Media Resources

NAME OF NEWSPAPER, RADIO, OR TV STATION	RACIAL/ETHNIC MARKET
1. Fitchburg Sentinel and Enterprise	General Population
2. Bay State Banner	African American
3. AffordableSearch.com	General Population
4. Sampan	Chinese
5. Vocero Hispano	Hispanic/Latino
6. Leominster Champion	General Population

7. Additional community media resources will be added to this list to target the participating communities of Fitchburg, Leominster, Athol, Gardner, and Clinton.	General Population and other

B. Organizations and Agencies:

- Center for Living and Working
  484 Main Street, Suite 345
  Worcester, MA 01608
- Mass Access
  18 Tremont Street, Suite 401
  Boston, MA 02108
  Tel: 617-742-0820 Fax: 617-742-3953
  www.chapa.org
- RCAP Solutions, Inc.
  12 E. Worcester Street
  Worcester, MA 01604
  (978) 630-6600

C. Local Minority Organizations

- Leominster Spanish American Center,
- The Minority Coalition of North Central Massachusetts,
- Fitchburg Faith Based Coalition and Three Pyramids, Centro.
- Asians are the least likely to apply and special outreach will be made through United Hmong of Massachusetts, Inc., Asian Task Force, Asian American Civic Association and Viet-Aid, Boston; and Southeast Asian Coalition, Worcester.

Religious Institutions:

- Excel Church
- New Creation Community Church
- Chair City Church
- Higher Ground Ministries
- Gardner Spanish Company, Seventh-Day Adventist Church
- St. Anna's Church
- Christ Church
- Housing of Grace and Restoration
- Faith United Parish
- First Parish Church
- Highland Baptist Church
- Elm Street Congregational Church
- Holy Trinity Greek Orthodox Church
- Horizon Christian Fellowship
- Clinton Church

- Crossroads Church
- Pastor Bradley's Church
- Congregation Agudat Achim
- Hue Lam Meditation Temple
- Masjid Baitul Zikr
- Hmong Christian Fellowship Church
- Additional local religious institution may be included in consultation with partnering municipalities.

D. Properties for sale will be posted on the following local and regional websites:

- The Multiple Listing Service (MLS), as well as other local web sites.
- MassAccess and Massachusetts Affordable Housing Alliance website (http://www.mahahome.org or http://www.massaffordablehomes.org as required by DHCD.)
- Marketing materials will also be prominently posted on NewVue Communities website and the websites of the five participating municipalities: Fitchburg, Leominster, Athol, Gardner, and Clinton.

Preferences: There will be no local preferences. Preference based on household size/need for the number of bedrooms in a unit will be implemented in accordance with DHCD Guidelines.

8. Sample Material:

Income Certification Affidavit (to be attached later)

Sample Ad
NewVue LTA
7-30-18

For Sale~Renovated 3-Bedroom, 1 ½ Bath Single Family Home for $119,000~48 Plymouth St., Fitchburg, MA! Approx. 1319 sq. ft. of living space with gas heat on approx. .11 acres with 2 off-street parking spaces & fenced backyard. Fridge, range, dishwasher included. Income eligible buyer must complete a certified homebuyer education class & occupy home as principal residence. 15 yr. "silent" 2nd mortgage for difference between appraised value & selling price. Applications are available by calling Twin Cities CDC at 978-342-9561 or in person at 470 Main St., Fitchburg, MA. All applications must be received by _____ at _____ time or postmarked by _____ and addressed to _____ to be considered eligible.

Income Eligibility Limits (by family size)

1	2	3	4	5	6	7	8
$43,800	$50,050	$56,300	$62,550	$67,600	$72,600	$77,600	$82,600

Applicants with limited English proficiency are entitled to request language assistance at no cost to them. Solicitantes con dominio limitado del inglés tienen el derecho a solicitar asistencia lingüistica sin costo para ellos.

No applicant will be discriminated based on race, color, national origin, sex, religion, familial status, sexual orientation, genetic information, ancestry, children, marital status, disability, gender identity, veteran/military status, public assistance or any other basis prohibited by law.

Persons with disabilities are entitled to request reasonable accommodations by contacting _____at _____ or by email at _____.

For Sale – Renovated 3 Bedroom Home for $119,000!

Recently Updated and Renovated Home Offered by the North Central Massachusetts NeighborWorks® Homeownership Center and the City of Fitchburg

Sample only - 48 Plymouth St., Fitchburg, MA 01420

Property Description

- Single Family Property
- 3 Bedrooms
- 1 1/2 Baths
- Approx. 1319 sq. ft.
- Gas Heat
- Approx. .11 acre(s)
- Fridge, range, dishwasher
- 2 Off Street Parking Spaces
- Fenced Backyard

Eligibility Guidelines

- Income Eligible Buyer
- Certified Homebuyer Education Class (prior to closing)
- Must Occupy Home as Principal Residence
- 15 yr. "Silent" Mortgage for the Difference between the Appraised Value & Selling Price

Eligibility Applications & Full Program Guidelines can be obtained by calling North Central Massachusetts NeighborWorks® Homeownership Center at 888-978-6261. Qualified applications will receive a certificate to make an offer to purchase.

Income Eligibility Limits (by family size)

1	2	3	4	5	6	7	8
$43,800	$50,050	$56,300	$62,550	$67,600	$72,600	$77,600	$82,600

All applications must be received by _____at _____time or postmarked by _____ and addressed to _____ to be considered eligible.

Please Call Listing Agent,
Diane Haley Brooks at 978-537-6401 x51
to Arrange a Private Viewing.
More information:
http://towne-country.com/48-plymouth-st-fitchburg-ma-3-bedroom-listing/

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**Persons with disabilities are entitled to request reasonable accommodations by contacting _____ at _____ or by email at _____.

North Central Massachusetts NeighborWorks® Homeownership Center does not discriminate in the selection of applicants based on race, color, national origin, sex, religion, familial status, sexual orientation, genetic information, ancestry, children, marital status, disability, gender identity, veteran/military status, public assistance or any other basis prohibited by law.