



JOSEPH A. CURTATONE
MAYOR

Somerville CPA



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY16 FUNDING CYCLE
ELIGIBILITY DETERMINATION FORM**

Submit an electronic copy (fillable PDF available at www.somervillema.gov/CPA) no later than **5pm on Thursday, September 24, 2015** to: Emily Monea, emonea@somervillema.gov.

PROJECT NAME: 31-33 1/2 Union Square

PROJECT LOCATION: 31 Union Square, Somerville, MA 02143

APPLICATION NAME / ORGANIZATION: Maru Realty Trust

CONTACT PERSON: Malitta Knaut

MAILING ADDRESS: P.O. Box 187, Somerville, MA 02143

PHONE: (617) 460-1808

EMAIL: wazrane@aol.com

Please indicate (X) all categories that apply to this project (minimum of one) in the chart. For more detailed information on these categories, refer to the "Community Preservation Act Funding Allowable Uses" chart on the next page.

	Open Space	Recreational Land	Historic Resources	Community Housing (blended projects only)
Acquisition				
Creation				
Preservation			X	
Support				
Rehabilitation/Restoration			X	

PROPERTY OWNERSHIP:

Legal Property Owner of Record (if applicable):
Maru Realty Trust

Is the owner the applicant? Yes No

If No, does the applicant have site control or written consent of the property owner to submit an application?

Yes (Attach documentation)

No (Project will be deemed ineligible for this applicant)

FOR HISTORIC RESOURCES PROJECTS:

Is the resource in a Local Historic District and/or listed on the State Register of Historic Places? Yes No
(you can check designation at mhc-macris.net)

If no, has the Somerville Historic Preservation Commission made a determination that the resource is significant? Yes No

PROJECT SUMMARY:

Restore and repair historical storefront to address Safety and ADA issues.

FOR CPC USE: Date Received _____ Date Reviewed _____ Date Applicant Notified _____

Eligible Potentially Eligible Not Eligible More Information Needed

COMMENTS:



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**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY16 FUNDING CYCLE
APPLICATION COVER PAGE**

1. PROJECT INFORMATION

PROJECT NAME: 31-33 1/2 Union Square
PROJECT LOCATION: 31-33 1/2 Union Square, Somerville, MA 02143
LEGAL PROPERTY OWNER OF RECORD: Maru Realty Trust
ONE SENTENCE DESCRIPTION OF PROJECT: Restoration of existing historical
Storefront for public safety

Please indicate (X) all categories that apply to this project (minimum of one) in the chart.

	Open Space	Recreational Land	Historic Resources	Community Housing (blended projects only)
Acquisition				
Creation				
Preservation				
Support				
Rehabilitation/Restoration				

ESTIMATED START DATE: Spring 2016

ESTIMATED COMPLETION DATE: Fall 2016

CPA FUNDING REQUEST: \$478,065.00

TOTAL BUDGET FOR PROJECT: \$598,065.00

2. APPLICANT INFORMATION

APPLICATION NAME / ORGANIZATION: Maru Realty Trust
CO-APPLICATION NAME / ORGANIZATION: _____
CONTACT PERSON: Malitta Knaut
MAILING ADDRESS: P.O. Box 187, Somerville, MA 02143
PHONE: (617) 460-1808 EMAIL: wazrane@aol.com

3. SIGNATURES

I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Somerville to obtain verification from any source provided.

Name (printed) Malitta Knaut Signature malitta Knaut Date 12/2/15

Name (printed) _____ Signature _____ Date _____



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**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY16 FUNDING CYCLE
BUDGET SUMMARY**

PROJECT NAME: 31-33½ Union Square

APPLICANT: Maru Realty Trust

SUMMARY OF PROJECT COSTS					
<i>Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission.</i>					
PROPOSED SOURCE	EXPENSES				
	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1 Somerville CPA	\$ 20,000.00	\$ 51,000.00	\$	\$ 527,065.00	\$ 598,065.00
2					
3					
4					
5					
6					
TOTAL PROJECT COSTS	\$	\$	\$	\$	\$

*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.
** Construction includes new construction, preservation, rehabilitation, and/or restoration work

EXPLANATION OF FUNDING SOURCES			
<i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet</i>			
	SOURCE	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE
2	Owner's Funding	NO	
3	CPA Funding		
4			
5			
6			

31 - 33 UNION SQUARE

EBERLE BUILDING - FACADE RESTORATION PROPOSAL



EXISTING CONDITIONS - INTERIOR



WOOD DETAILS AND CLADDING
TO BE REPAIRED WHERE REQUIRED
VERTICAL AND HORIZONTAL STEEL
STIFFENERS TO BE INSTALLED AT
INTERIOR OF STOREFRONT AS
REQUIRED FOR ADDITIONAL SUPPORT

PROPOSED IMPROVEMENTS

EXISTING WOOD STOREFRONT AND CLADDING TO BE REPAIRED, WHERE REQUIRED, TO THE GREATEST EXTENT POSSIBLE. WHERE RESTORATION IS NOT POSSIBLE AND REPLACEMENT OF ITEM IS REQUIRED, REPLACEMENT WITH THE SAME MATERIALS AND DETAILS IS REQUIRED. REFINISH WITH PROPOSED PAINT COLORS

FOR IMPROVED ENERGY EFFICIENCY: ALL PLATE GLASS AT LOWER PORTION OF STOREFRONT TO BE REPLACED WITH 1" THICK INSULATING SAFETY GLASS
AT UPPER PORTION OF STOREFRONT, GLASS AND WOOD DETAIL IS TO REMAIN AND INTERIOR STORM WINDOWS ARE TO BE INSTALLED

CLEAN / REPAIR EXISTING BRICK AS REQUIRED



EXISTING STOREFRONT ELEVATION

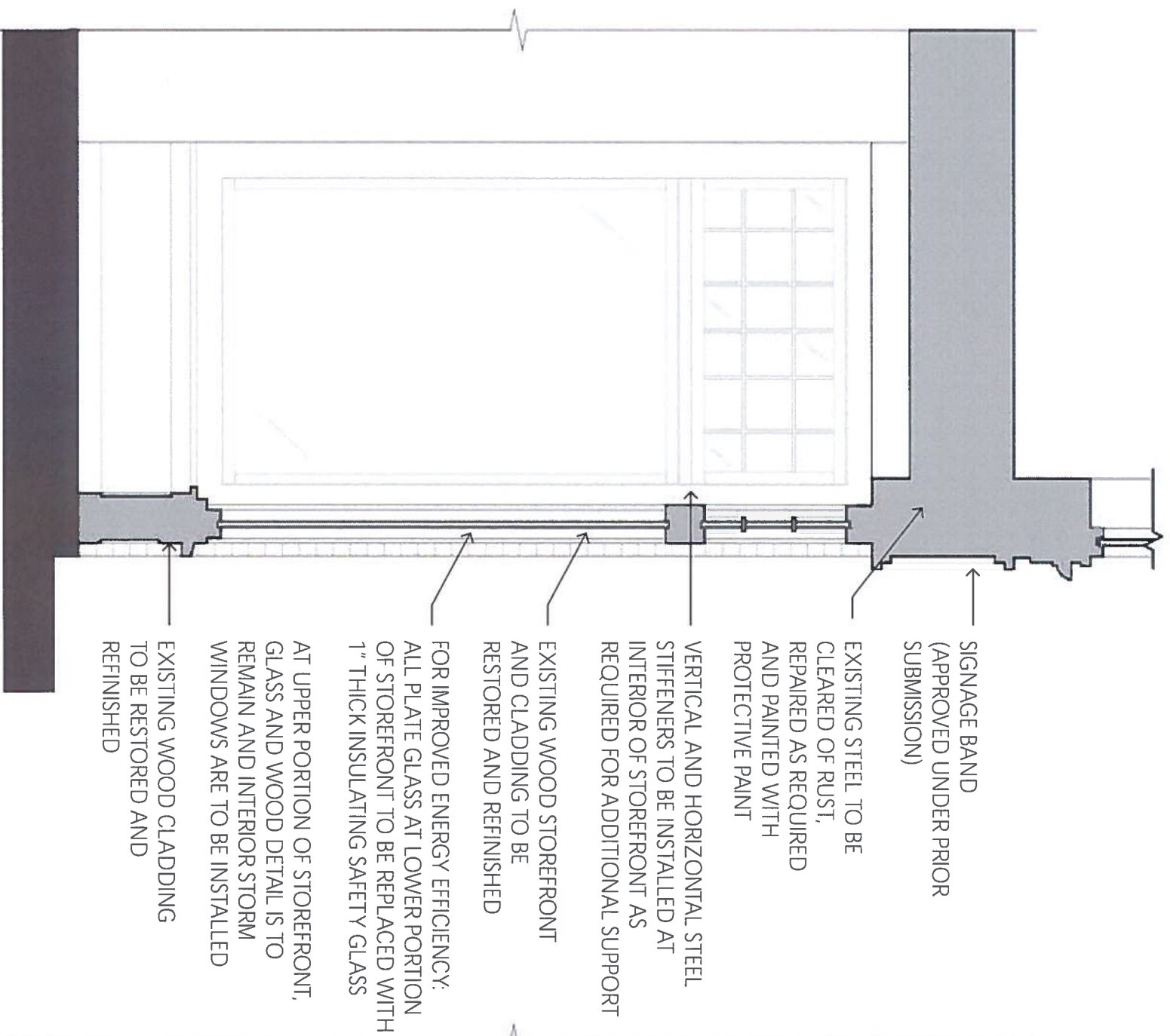
PROPOSED STOREFRONT



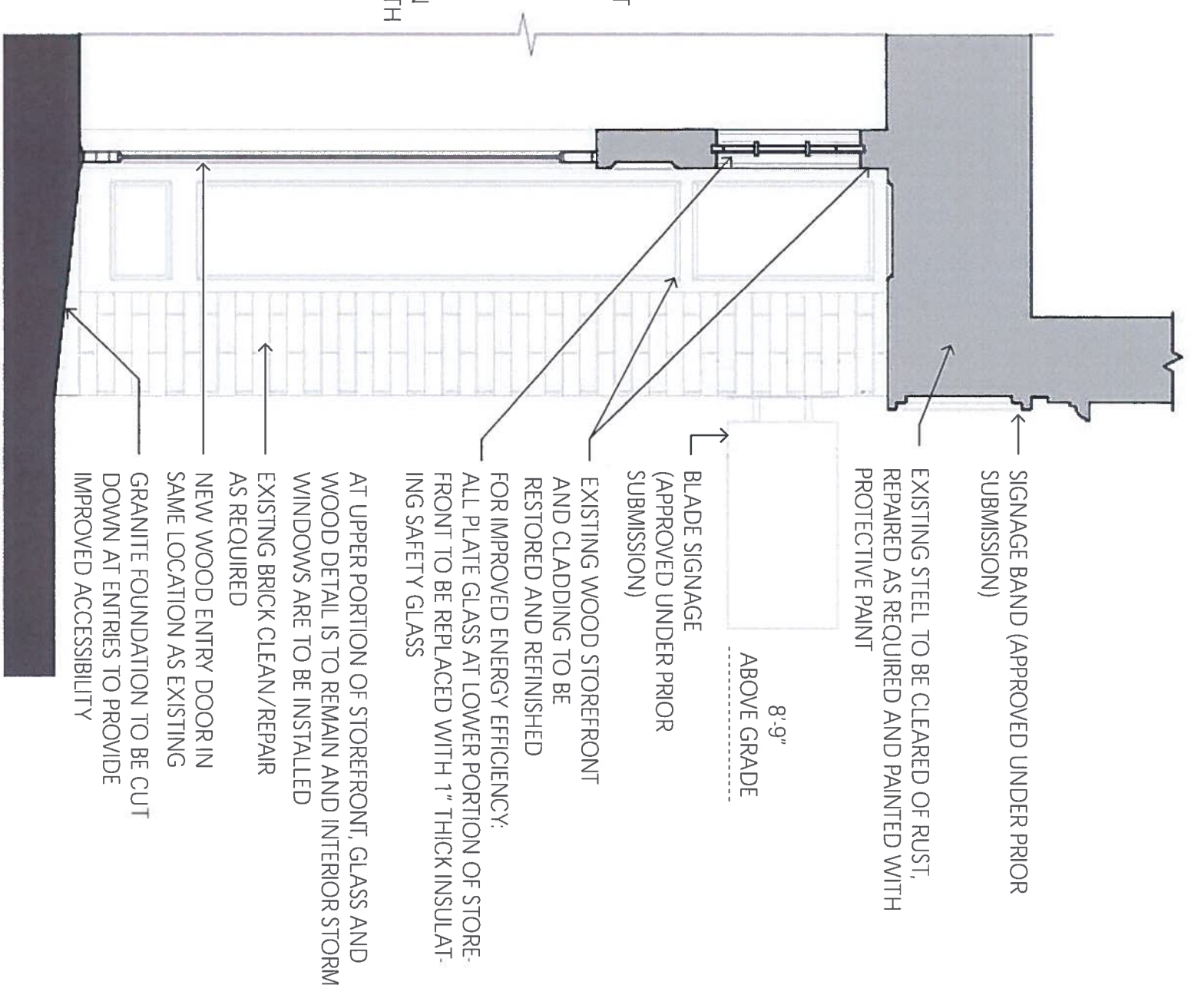
PROPOSED COLOR - 2128-10 BLACK BEAUTY (BENJAMIN MOORE)

Bergmeyer

STOREFRONT SECTIONS



SECTION AT WINDOW



SECTION AT ENTRY

31 UNION SQ

Location 31 UNION SQ **Assessment** \$1,329,900
Mblu 74/ D/ 4/ / **PID** 1176
Acct# 02028157 **Building Count** 1
Owner TRUST ARRAM REALTY

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$797,900	\$532,000	\$1,329,900

Owner of Record

Owner TRUST ARRAM REALTY **Sale Price** \$0
Co-Owner C/O TRIBECA MANANGEMENT **Certificate**
Address P O BOX 187 **Book & Page**
 SOMERVILLE, MA 02143 **Sale Date**

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TRUST ARRAM REALTY	\$0			

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 17436
Replacement Cost: \$1,787,649
Building Percent 58
Good:
Replacement Cost
Less Depreciation: \$1,036,800

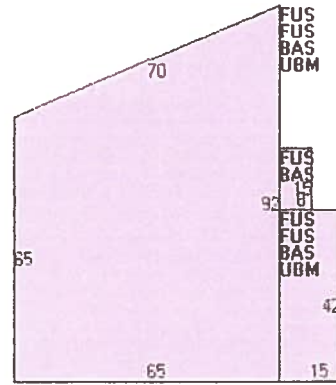
Building Attributes	
Field	Description
STYLE	Stores/Apt Com
MODEL	Commercial
Grade	Average
Stories:	3

Building Photo



Occupancy	5
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Clapboard
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
Extra Kitch'	
1st Floor Use:	0322
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10
% Corn Wall	0

Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	11584	11584
BAS	First Floor	5852	5852
UBM	Basement, Unfinished	5732	0
		23168	17436

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	0322
Description	STORE/SHOP MDL-94
Zone	CCD55
Neighborhood	2002
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.17
Frontage	0
Depth	0
Assessed Value	\$532,000

Outbuildings

31 UNION SQ

Location 31 UNION SQ

Assessment \$1,329,900

Mblu 74/ D/ 4/ /

PID 1176

Acct# 02028157

Building Count 1

Owner TRUST ARRAM REALTY

Current Value

Valuation Year	Assessment		
	Improvements	Land	Total
2015	\$797,900	\$532,000	\$1,329,900

Owner of Record

Owner TRUST ARRAM REALTY
Co-Owner C/O TRIBECA MANANGEMENT
Address P O BOX 187
 SOMERVILLE, MA 02143

Sale Price \$0
Certificate
Book & Page
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TRUST ARRAM REALTY	\$0			

Building Information

Building 1 : Section 1

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Building Percent 58
Good:
Replacement Cost
Less Depreciation: \$1,036,800

Building Attributes	
Field	Description
STYLE	Stores/Apt Com
MODEL	Commercial
Grade	Average
Stories:	3

Building Photo



beta Boston

(http://bostonglobe.com/?p1=BB_Header_Logo)

(<http://www.betaboston.com?p1=Logo>)

Today's top tech event (http://www.betaboston.com/event/integral-resourceinc-recruitment-session-at-jvs-careersolution/?p1=Calendar_Details)

[Click to view](#) ▼

[CO-WORKING SPACES \(HTTP://WWW.BETABOSTON.COM/NEWS/TAG/CO-WORKING-SPACES/\)](http://www.betaboston.com/news/tag/co-working-spaces/)

Workbar to open up a new location in Union Square



Jonathan Wiggs/Globe Staff

The former Elegant Furniture in Union Square, which will soon become a Workbar location.

SHARE





August 6, 2015

Mr. Kevin Prior
Chairman
Somerville Planning Board
City Hall
93 Highland Avenue
Somerville, MA 02143

Dear Mr. Prior:

I write today relative to the preservation of the historic aesthetic of the storefront at 31-33 Union Square.

As you know US2 is renting a portion of the first floor of this property as part of an interim arrangement until we relocate our headquarters to new construction in Union Square in a couple of years.

We chose to locate our temporary headquarters in this building because it had been vacant for an extended period. We aimed to contribute to the building's revival by becoming a tenant. We have subsequently partnered with Workbar to turn part of the first floor into coworking space to make the building productive once again and help prime the employment market and add daytime activity to Union Square.

We have heard from many members of the community who share our concern for the future of the storefront. While we have no ownership stake in the building, and as such, no authority over external building repairs or enhancements, we have pointedly asked the building owner to be as sensitive as possible to the existing condition and to address community concerns about preservation of the windows.

We encourage the Planning Board to take the actions it deems necessary (including continuing this matter to your next scheduled meeting) in order to ensure that the property owner, the City and community members might work out an acceptable solution.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Karczewski'.

Greg Karczewski
President

Date	Description	Check #	Additional Description	Amount	Debits/ Credits/ All	Balance
12/01/2015	Deposit			\$6,000.00	C	\$14,731.13
11/30/2015	Service Charge		STATEMENT DELIVERY WITH CHECK IMAGES	\$3.00	D	\$8,731.13
11/30/2015	Check	2234		\$461.07	D	\$8,734.13
11/17/2015	Check	2231		\$1,000.00	D	\$9,195.20
11/16/2015	Check	2230		\$773.41	D	\$10,195.20
11/16/2015	Check	2232		\$1,000.00	D	\$10,968.61
11/13/2015	Deposit			\$900.00	C	\$11,968.61
11/10/2015	Deposit			\$1,800.00	C	\$11,068.61
11/06/2015	Deposit			\$4,800.00	C	\$9,268.61
11/02/2015	Check	2227		\$173.47	D	\$4,468.61
11/02/2015	Check	2229		\$760.00	D	\$4,642.08



ROP-450
PO Box 7000
Providence RI 02940



1-800-862-6200

Call Citizens' PhoneBank anytime for account information, current rates and answers to your questions.

Commercial Account Statement

1 OF 4

Beginning October 01, 2015
through October 31, 2015

AV 01 011448 78584B 44 B**5DGT
MARU REALTY TRUST
C-O TRIBECA MANAGEMENT P O BOX 187
SOMERVILLE MA 02143-0004

Commercial Checking

US 259 13 1

SUMMARY

Balance Calculation

Previous Balance	7,132.27
Checks	16,927.19 -
Debits	3.00 -
Deposits & Credits	15,200.00 +
Current Balance	5,402.08 =

MARU REALTY TRUST
Business Green Checking
XXXXXXXX738-5

You can waive the monthly maintenance fee of \$9.99 by maintaining an average daily balance in your account of \$2,000 or by making 5 qualifying transactions that post to your account during the statement period.

Your average daily balance used to qualify this statement period is: \$10,163

Your number of qualifying transactions this statement period is: 13

Your next statement period will end on November 30, 2015.

Previous Balance

7,132.27

TRANSACTION DETAILS

Checks* There is a break in check sequence

Check #	Amount	Date	Check #	Amount	Date
2215	540.00	10/02	2222	1,465.81	10/28
2216	1,000.00	10/21	2223	131.67	10/27
2217	1,000.00	10/09	2224	7,741.67	10/27
2218	1,000.00	10/26	2225	150.00	10/26
2219	773.41	10/09	2226	593.01	10/29
2220	270.00	10/15	2228*	1.58	10/26
2221	2,260.04	10/15			



Total Checks

16,927.19

Debits

Other Debits

Date	Amount	Description
10/30	3.00	Service Charge Statement Delivery With Check Images



Total Debits

3.00



Beginning October 01, 2015
through October 31, 2015

Commercial Checking continued from previous page
Deposits & Credits

Date	Amount	Description
10/05	1,700.00	Deposit
10/08	1,800.00	Deposit
10/13	4,200.00	Deposit
10/20	7,500.00	Deposit

MARU REALTY TRUST
Business Green Checking

XXXXXX738-5

+	Total Deposits & Credits
	15,200.00
=	Current Balance
	5,402.08

Daily Balance

Date	Balance	Date	Balance	Date	Balance
10/02	6,592.27	10/15	9,988.82	10/27	7,463.90
10/05	8,292.27	10/20	17,488.82	10/28	5,998.09
10/08	10,092.27	10/21	16,488.82	10/29	5,405.08
10/09	8,318.86	10/26	15,337.24	10/30	5,402.08
10/13	12,518.86				



Checking Account Balance Worksheet

Before completing this worksheet, please be sure to adjust your checkbook register balance by

- Adding any interest earned
- Subtracting any fees or other charges

1 Your current balance on this statement \$ _____ Current Balance

2 List deposits which do not appear on this statement

Date	Amount	Date	Amount
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
			+ \$ _____ Total of 2

3 Subtotal by adding 1 and 2 \$ _____ Subtotal of 1 and 2

4 List outstanding checks, transfers, debits, POS purchases or withdrawals that do not appear on this statement

Date/ Check No.	Amount	Date/ Check No.	Amount
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
			- \$ _____ Total of 4

5 Subtract 4 from 3. This should match your checkbook register balance \$ _____ Total

CUSTOMER SERVICE

If you have any questions regarding your account or discover an error, call the number shown on the front of your statement or write to us at the following address:

*Citizens Bank
Customer Service Center
P.O. Box 42001
Providence, RI 02940-2001*

Deposit Accounts Are Non-Transferable

Personal deposits accounts, such as CD's and savings accounts, cannot be transferred to another person or to a corporate entity.

Loan Statements

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 to us at the address shown above as soon as possible. We must hear from you no later than 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.

Special Rule for Credit Card Purchases

If you have a problem with the quality of goods or services that you purchased with a credit card and you have tried in good faith to correct the problem with the merchant, you may not have to pay the remaining amount due on the goods and services. You have this protection only when the purchase price was more than \$50 and the purchase was made in your home state or within 100 miles of your mailing address. (If we own or operate the merchant, or if we mailed you the advertisement for the property or services, all purchases are covered regardless of amount or location of purchase.)

ELECTRONIC TRANSFERS

In Case of Errors or Questions About Your Electronic Transfers

(For Consumer Accounts Used Primarily For Personal, Family or Household Purposes)

Telephone us at the customer service number provided on Page 1 of this statement or write to us at the customer service address provided above as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number, if any.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error and, if possible, the date it appeared on your statement or receipt.
- It will be helpful to us if you also give us a telephone number at which you can be reached in case we need any further information.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

[For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.]

FINANCE CHARGE CALCULATIONS FOR OVERDRAFT LINE OF CREDIT ACCOUNTS BASED ON AVERAGE DAILY BALANCE COMPUTATION METHOD

Calculating your Finance Charge

We compute your finance charge by multiplying the Average Daily Balance of your account by the Daily Periodic Rate and then multiplying the result by the number of days in the billing cycle.

Calculating your Average Daily Balance

To get the average daily balance, we take the beginning balance of your account each day (which does not include any unpaid finance charges or fees), add any new Overdraft Line of Credit transactions as of the date of those transactions, and subtract any payments or credits. This gives us the daily balance. Then we add all the daily balances for the billing cycle together and divide the total by the number of days in the billing cycle. This gives us the average daily balance of your account.

Negative Information

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

Change of Address

Please call the number shown on the front of your statement to notify us of a change of address.

Thank you for banking with Citizens Bank.

011448 2/3



Beginning October 01, 2015
 through October 31, 2015

Images for account XXXXXX738-5

<p>MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143</p> <p>DATE: 10/1/15</p> <p>PAY TO THE ORDER OF: <u>Tabacca management</u> \$540.00 <u>five hundred forty</u> DOLLARS</p> <p>Memo: <u>malinda W</u></p> <p>2215</p>	<p>MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143</p> <p>DATE: 10/1/15</p> <p>PAY TO THE ORDER OF: <u>Margare S. Baber</u> \$1000.00 <u>one thousand</u> DOLLARS</p> <p>Memo: <u>malinda W</u></p> <p>2216</p>
<p>2215 10/02/2015 \$540.00</p>	<p>2216 10/21/2015 \$1000.00</p>
<p>MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143</p> <p>DATE: 10/1/15</p> <p>PAY TO THE ORDER OF: <u>Russell F. Baber</u> \$1000.00 <u>one thousand</u> DOLLARS</p> <p>Memo: <u>malinda W</u></p> <p>2217</p>	<p>MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143</p> <p>DATE: 10/1/15</p> <p>PAY TO THE ORDER OF: <u>Russell A. Baber</u> \$1000.00 <u>one thousand</u> DOLLARS</p> <p>Memo: <u>malinda W</u></p> <p>2218</p>
<p>2217 10/09/2015 \$1000.00</p>	<p>2218 10/26/2015 \$1000.00</p>
<p>MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143</p> <p>DATE: 10/1/15</p> <p>PAY TO THE ORDER OF: <u>Margare S. Baber</u> \$773.41 <u>seven hundred seventy three and 41/100</u> DOLLARS</p> <p>Memo: <u>malinda W</u></p> <p>2219</p>	<p>MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143</p> <p>DATE: 10/1/15</p> <p>PAY TO THE ORDER OF: <u>PAULO Oliveira</u> \$270.00 <u>two hundred seventy</u> DOLLARS</p> <p>Memo: <u>malinda W</u></p> <p>2220</p>
<p>2219 10/09/2015 \$773.41</p>	<p>2220 10/15/2015 \$270.00</p>
<p>MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143</p> <p>DATE: 10/1/15</p> <p>PAY TO THE ORDER OF: <u>Malinda Wellington Servo</u> \$2260.04 <u>twenty two hundred twenty six and 4/100</u> DOLLARS</p> <p>Memo: <u>2398 malinda W</u></p> <p>2221</p>	<p>MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143</p> <p>DATE: 10/20/15</p> <p>PAY TO THE ORDER OF: <u>Travelers Insurance</u> \$1465.81 <u>fourteen hundred forty five and 81/100</u> DOLLARS</p> <p>Memo: <u>malinda W</u></p> <p>2222</p>
<p>2221 10/15/2015 \$2260.04</p>	<p>2222 10/28/2015 \$1465.81</p>
<p>MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143</p> <p>DATE: 10/27/15</p> <p>PAY TO THE ORDER OF: <u>Eversource</u> \$131.67 <u>one hundred thirty one and 67/100</u> DOLLARS</p> <p>Memo: <u>malinda W</u></p> <p>2223</p>	<p>MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143</p> <p>DATE: 10/23/15</p> <p>PAY TO THE ORDER OF: <u>City of Somerville</u> \$7741.67 <u>seven thousand seven hundred forty one and 67/100</u> DOLLARS</p> <p>Memo: <u>malinda W</u></p> <p>2224</p>
<p>2223 10/27/2015 \$131.67</p>	<p>2224 10/27/2015 \$7741.67</p>

Beginning October 01, 2015
 through October 31, 2015

Images Continued for account XXXXXX738-5

MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143		5-7017/2110	2225
PAY TO THE ORDER OF <u>AI & Associates</u>		DATE <u>10/23/15</u>	
<u>one hundred fifty</u>			\$150.00
Citizens Bank		MEMO <u>malinda h</u>	
2225		10/26/2015	

MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143		5-7017/2110	2226
PAY TO THE ORDER OF <u>Guinness</u>		DATE <u>10/23/15</u>	
<u>for hotel party check</u>			\$595.01
Citizens Bank		MEMO <u>malinda h</u>	
2226		10/29/2015	

MARU REALTY TRUST C-O TRIBECA MANAGEMENT P.O. BOX 187 SOMERVILLE, MA 02143		5-7017/2110	2228
PAY TO THE ORDER OF <u>Guinness</u>		DATE <u>10/23/15</u>	
<u>one dollar and 58/100</u>			\$ 1.58
Citizens Bank		MEMO <u>malinda h</u>	
2228		10/26/2015	

011448 3/3



THE COMMONWEALTH OF MASSACHUSETTS

CITY OF SOMERVILLE

State Tax Form 290
Certificate: 9407
Issuance Date: 09/02/2015

OFFICE OF THE COLLECTOR OF TAXES

MUNICIPAL LIEN CERTIFICATE
City of Somerville
COMMONWEALTH OF MASSACHUSETTS

Requested by MARU REALTY TRUST
31 UNION SQUARE
SOMERVILLE, MA 02143

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 09/01/2015 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 074-D.00004-000000 31 UNION SQ

TRUST ARRAM REALTY C/O TRIBECA MANANGEMENT P O BOX 187 SOMERVILLE MA 02143	Land area : 7,467 SF Land Value : 532,000 Impr Value : 1,036,800 Land Use : 0 Exemptions : 0 Taxable Value: 1,568,800
--	--

Deed date: Book/Page:
Class: 031-MIXED USE COMMERCIAL

FISCAL YEAR	2016	2015	2014
DESCRIPTION			
COMMUNITY PRESERVATION ACT	\$178.10	\$347.52	\$363.67
COMMERCIAL TAX	\$12,918.14	\$25,206.13	\$26,395.67
RESIDENTIAL TAX	\$601.62	\$1,173.90	\$1,169.34
TOTAL BILLED:	\$13,697.86	\$26,727.55	\$27,928.68
Charges/Fees	\$.00	\$.00	\$.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	-\$6,809.53	-\$26,727.55	-\$27,928.68
Interest to 09/02/2015	\$.23	\$.00	\$.00
TOTAL BALANCE			
DUE TO 09/02/15:	\$39.63	\$.00	\$.00

NOTE: Actual 2016 taxes not yet issued.

TOTAL INTEREST PER DIEM: \$.0151

4539


PETER K. FORCELLESE JR
COLLECTOR/TREASURER

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

THE COMMONWEALTH OF MASSACHUSETTS
CITY OF SOMERVILLE
OFFICE OF THE COLLECTOR OF TAXES

CERTIFICATE OF MUNICIPAL LIENS
GENERAL LAWS, CHAPTER 60,
SECTION 23 AS AMENDED

CERTIFICATE #: 164136
CERTIFICATE DATE: September 2, 2015

I hereby certify from available information that hereinafter listed are all taxes, assessments, water rates and charges, which on the above date constitute liens on the parcel of real estate specified in your application dated September 1, 2015. 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.

Maru Realty Trust
31 Union Square
Somerville, MA 02143

Property Description:
Location: 31 UNION SQ
Parcel: Map:074-D Lot:004 Unit:
Area: 7,467
Value: 1,026,000
Class Code: 31-MULTI-USE, PRIMARILY COME
Additional Lots:

Assessed to:
TRUST ARRAM REALTY
C/O TRIBECA MANANGEMENT
P O BOX 187
SOMERVILLE MA 02143

Account Numbers:
RE Account: 02028157
W/S Account 1: 123079041
W/S Account 2: 123079051
W/S Account 3: 123080001
W/S Account 4: N/A
W/S Account 5: N/A
W/S Account 6: N/A
Prior Account: N/A

FY 2011

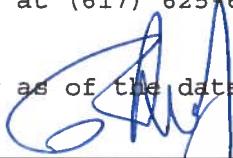
See 3rd page for any outstanding Tickets

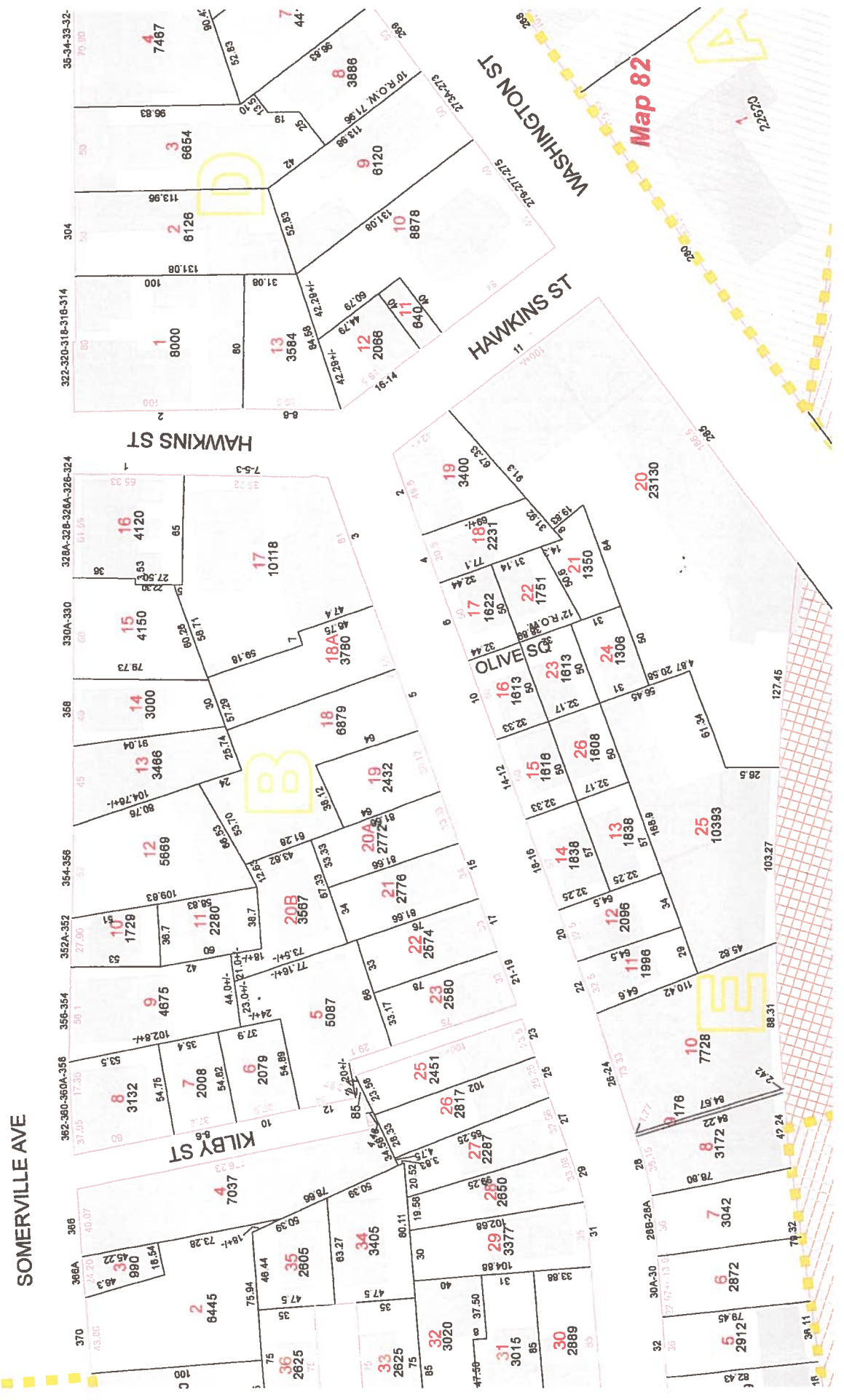
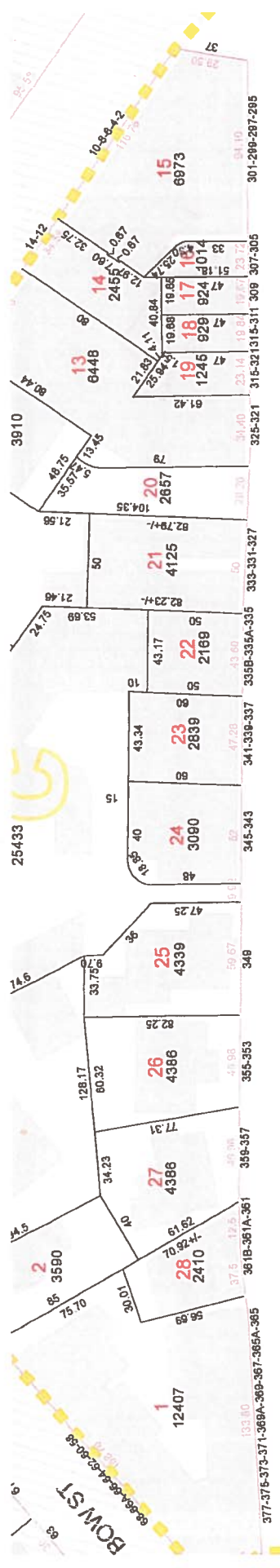
Outstanding water & sewer balance: \$	0.00 (MULTIPLE W/S ACCT)
Total Amount Due: \$	0.00

Massachusetts General Laws (Chapter 59, section 57 and 69; Chapter 60, sections 62 and 63 and 68) fix the interest rates for delinquent water and sewer accounts. Real Estate interest charges on this certificate are computed through the date of this certificate. Real Estate and Water and Sewer balances are current as of certificate date. Please call the Water Department at (617) 625-6600 x5850 for a final reading.

I have no knowledge of any other liens outstanding as of the date of this certificate.

Collector of Taxes, City of Somerville


PETER K. FORCELESE JR., Treasurer and Collector



Map 82



11 Dec 74 2015

of No. Miami Beach, Dade County, Florida

County, Massachusetts

being ~~Married~~, for consideration paid, and in full consideration of xxxOne Hundred Thousand (\$100,000 Dollarsxxx grant to Marjorie S. Backer and Russell A. Backer, Trustees

of the MARU Realty Trust of 33 Union Square, Somerville, Middlesex County, Massachusetts under a Declaration of Trust dated August 1, 1982 ~~XXXXXXXXXX~~ to be recorded herewith in the Middlesex County South District Registry of Deeds with Quitclaim Covenants.

A certain parcel of land shown as Lot A on a plan entitled "Subdivision Plan of Land in Somerville, Mass." dated November 28, 1981 by Fred W. Gould, Surveyor to be recorded at the Middlesex South District Registry of Deeds herewith.

Beginning at a point on the Southwest side of Union Square, 180.00 feet easterly from Hawkins Street, thence:

SOUTHWESTERLY by Lot 13 as shown on a plan recorded in Plan Book 14, Plan 53, ninety-six and eighty-three hundredths (96.83) feet;

EASTERLY by Lots 2 and 3 as shown on plan referred to above, one hundred-five and sixty-seven hundredths (105.67) feet;

SOUTHERLY by Lot 2 referred to above and to Washington Street sixty-two and fifty-eight hundredths (62.58) feet;

EASTERLY by Washington Street four and eight tenths (4.8) feet;

NORTHERLY by Lot B seventy-four and seventy hundredths (74.70) feet;

NORTHWESTERLY by Lot B to the center line of a twenty (20) inch brick wall thirteen (13) feet;

NORTHEASTERLY by Lot B through the center of a twenty (20) inch brick wall ten (10) feet;

SOUTHEASTERLY by the face of the chimney four and five tenths (4.5) feet;

NORTHEASTERLY by the face of the chimney four and six tenths (4.6) feet;

NORTHWESTERLY by the face of the chimney four and five tenths (4.5) feet to the center of a twenty (20) inch brick wall;

NORTHEASTERLY by Lot B through the center of a twenty (20) inch brick wall thirtu-

SEE PLAN IN RECORD BOOK 14697 PAGE 212

COMMON FOR DEEDS A AND B. ALSO SEE ...
to maintain the existing iron fire escape in the reserved
area as shown on the plan to be recorded herewith (this
area is cross-hatched on the plan).

Said premises are conveyed subject to a first mortgage in
the remaining amount of \$10,000 to the Worcester North
Savings Institution, dated October 20, 1967, recorded
with said Deeds in Book 11414, Page 6, which mortgage and
the note secured thereby the grantee herein, by the
acceptance hereof, hereby assumes and agrees to pay; and
subject to and with the benefit of easements, restric-
tions and agreements of record, if any, and to the extent
in force and applicable; and to taxes for the current
year not yet due and payable.

Being a portion of the same premises conveyed to me by
Edward A. Rosen, et al. by deed dated May 1, 1972 and
duly recorded with said Deeds in Book 12196 at Page 502.

Said premises are now known and numbered as:

31 to 35 Union Square
Somerville, Massachusetts



Witness my hand and seal this second day of August, 1982
Samuel Backer
Samuel Backer

The Commonwealth of Massachusetts

Middlesex, ss.

August 2, 1982

Samuel Backer



1223 Mineral Spring Avenue
North Providence, Rhode Island 02904

August 6, 2015

Mr. Joseph Nevin, AIA
Bergmeyer Associates
51 Sleeper Street
Boston Massachusetts 02210

Transmitted via email (jnevin@bergmeyer.com)

**RE: Storefront Structure 31 Union Square – Somerville, MA
Structural Review**

Dear Mr. Nevin:

At the request of Anthony DiFeo of your office, a representative of this office (Colin Simson) met with you and Mr. DiFeo at the 31 Union Square Somerville, MA site today to review the condition and the structural adequacy of the storefront and its several components. The following is a summary of our preliminary thoughts regarding the existing façade based on this limited review.

Standard of Care and Use of Report

Please note that the results of this investigation are limited to visual observations of the accessible areas of the building only. While we have made our best efforts to investigate the building structure, many conditions were concealed by architectural finishes or were otherwise inaccessible, and therefore additional damage or other unforeseen conditions not included in this report may be present. The findings of this report therefore represent our best professional opinion based on the information available to us at this time.

Actions Taken

Odeh Engineers, Inc. undertook the following actions to complete this structural evaluation:

- Investigated the available exterior wood and glass components of the storefront construction facing Somerville Avenue.
- Reviewed basement conditions below the storefront at the Somerville Avenue basement wall.
- Discussed methodologies for reshaping the granite entry slabs for barrier-free access.

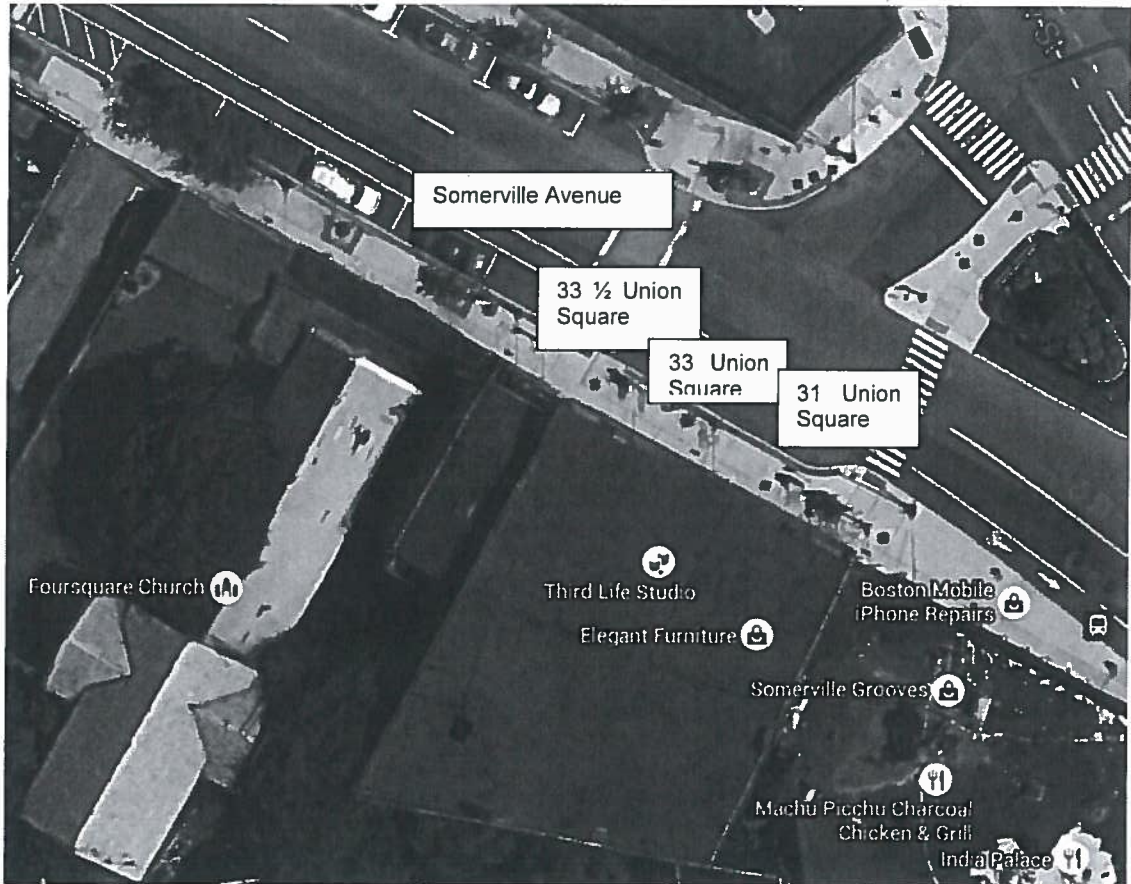
Phone: 401.724.1771

Fax: 401.724.1981

Documents Reviewed

None of the original drawings for these existing buildings were available to us at the time of our investigation.

Summary of Existing Conditions



Aerial View of 31, 33 and 33 1/2 Union Square Facing Somerville Avenue in Somerville, MA



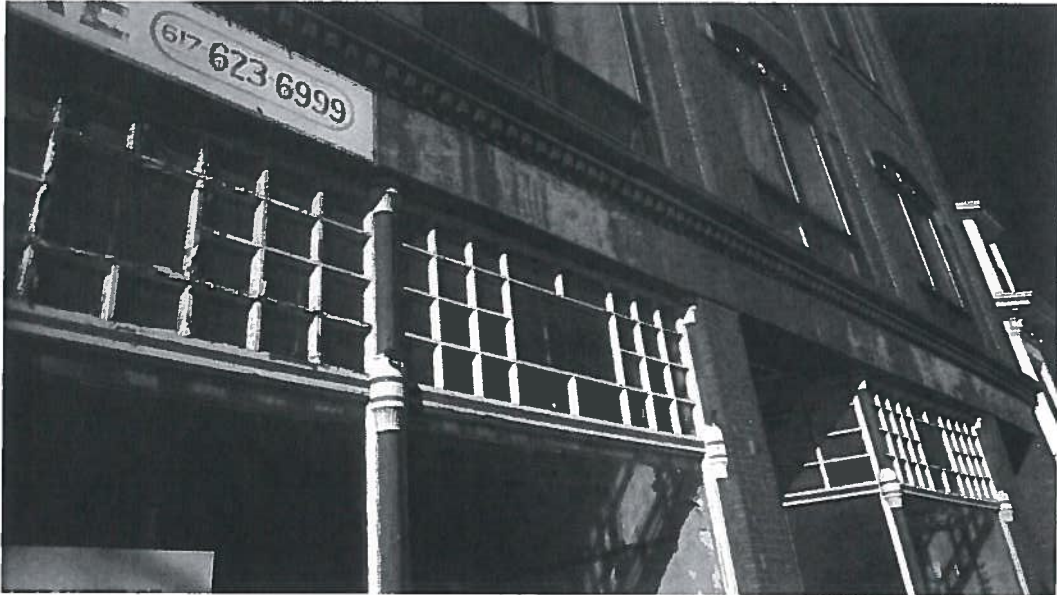
Facades of 31, 33 and 33 ½ Union Square Facing Somerville Avenue in Somerville, MA

The three-story exterior masonry and wood-framed building facing Somerville Avenue at 31, 33 and 33 ½ Union Square in Somerville has an existing storefront that appears to be composed of a wood-stud and plywood sheathed base, approximately 24 inches high, lower and upper glazing surrounded by light wood vertical posts and horizontal narrow intermediate wood girts and heavier wood sills.

The upper portion of storefront glazing, approximately 3'-4" high, is divided in small rectangles with small wood muntins. These panels of glazing span from the narrow horizontal intermediate wood girts to what appear to be plywood-covered podium beams (of unknown construction since they are covered, but assumed to be steel or iron, given the spans and the reported era of construction) supporting the two stories of masonry wall above. The intermediate narrow horizontal wood girts span approximately 7'-0" between what appear to be decorative wood posts. The plywood-covered podium beams span approximately 16 ft. between what appear to be brick masonry columns/piers.

The larger lights of the lower storefront glazing measure approximately 7'-0" x 7'0". These lights of glazing appear to span vertically from the narrow horizontal intermediate wood girts to the heavier wood sill supported on the plywood-sheathed and wood-stud framed base. These lights of glazing also span horizontally between light, round decorative wood posts. The wood posts at the ends and center of each storefront panel, terminate at the heavy sill, which

appears to be vertically supported by the wood stud and plywood sheathed base, but must span horizontally approximately 15 feet, acting as long wall girts.



Plywood-Covered Podium Beam, Narrow Horizontal Wood Girt and Center and End Decorative Wood Posts, at Upper Glazing



Plywood-Sheathed and Wood-Stud Base, Sill, Center and End Decorative Wood Posts, and Brick Column at Lower Glazing of Storefront Construction



Lower Storefront at Entry to 31 Union Square

You informed us that the building was reportedly built in the 1880s, and that it has been suggested that the storefronts are original. Based on our observations at the site, we offer the following commentary regarding the condition of the storefront:

- The covering on the podium beams appears to have been replaced with plywood within the past 20 to 30 years (plywood was not used when the building was reportedly constructed).
- The sheathing and decorative trim on the base appears to have been replaced with painted plywood and ordinary wood molding trim within the past 20 to 30 years.
- The wood stud framing, or at least some of the stud framing, of the base appears to have been replaced with more modern wood studs (see photograph below).
- The 1/4" plate glass lights in the lower glazing also appear to be relatively modern, as such glazing did not exist in the 1880s.



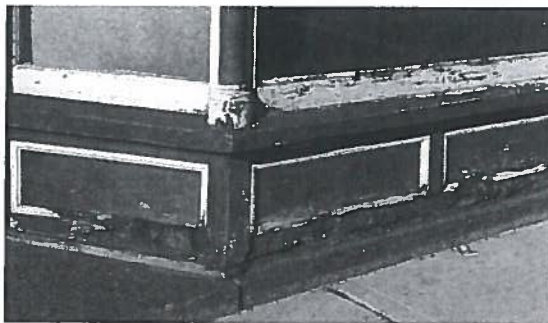
Deteriorated Plywood Base Sheathing



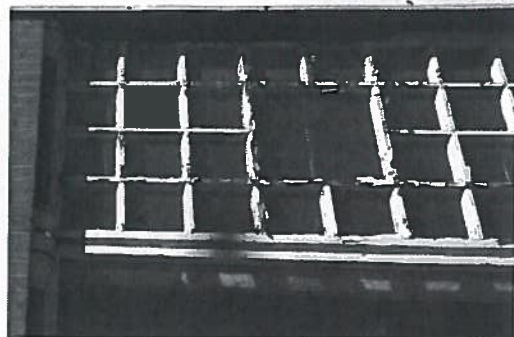
Modern Base Wood Studs

Whether the current storefront materials are original or contain more modern replacement materials, it is our professional opinion that the storefront materials are in generally poor condition, with the following examples of deterioration:

- The plywood at the base has deteriorated to the point where it can be crushed by hand.
- Some of the lower trim has disintegrated and disappeared.
- The vertical decorative wood posts have not been maintained and are cracked. One post includes two replacement “Dutchman” repairs.
- The upper glazing panel wood mullions and the narrow intermediate wood girts appear to have sagged and separated from their supports. Some mullions are desiccated and no longer appear to absorb and hold paint.



Deteriorated Plywood and Wood Trim

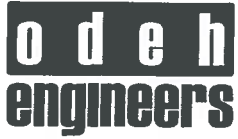


Desiccated Upper Glazing Panel Mullions

Structural Condition Assessment

While we did not perform a formal structural analysis of the framing system for the storefront, based on our visual observations we have the following commentary on the structural adequacy of the existing construction:

- The components and materials in these storefronts appear to be inadequate to support the weight of the storefront system. The intermediate wood girts, spanning only 7 ft., sag and have lost their connections to supports such that the lower panels of glazing are vertically supporting the upper panels (load bearing glass).
- The panels between brick masonry piers appear to bow outward noticeably at the center. The thin decorative posts do not appear to be structurally adequate to span 10'-4" under even moderate lateral loads. The base spans from the foundation walls to the wood sills, which must span long distances, as wall girts, between masonry piers.
- The storefront members and their connections, especially in their current deteriorated and poorly maintained conditions, do not appear to be capable of resisting wind loads in accordance with the current Massachusetts State Building Code.



Summary and Conclusions

It is our professional opinion that the existing storefront is in poor structural condition. In order to restore the storefront to a structurally adequate condition, we recommend that the framing be dismantled and reconstructed using new, structurally sound framing elements and glazing that replicate the desired historic conditions while meeting the minimum requirements for structural safety and serviceability of the Massachusetts State Building Code.

We trust that this report meets your needs at the present time. If we can answer any questions or provide you with additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'DJO'.

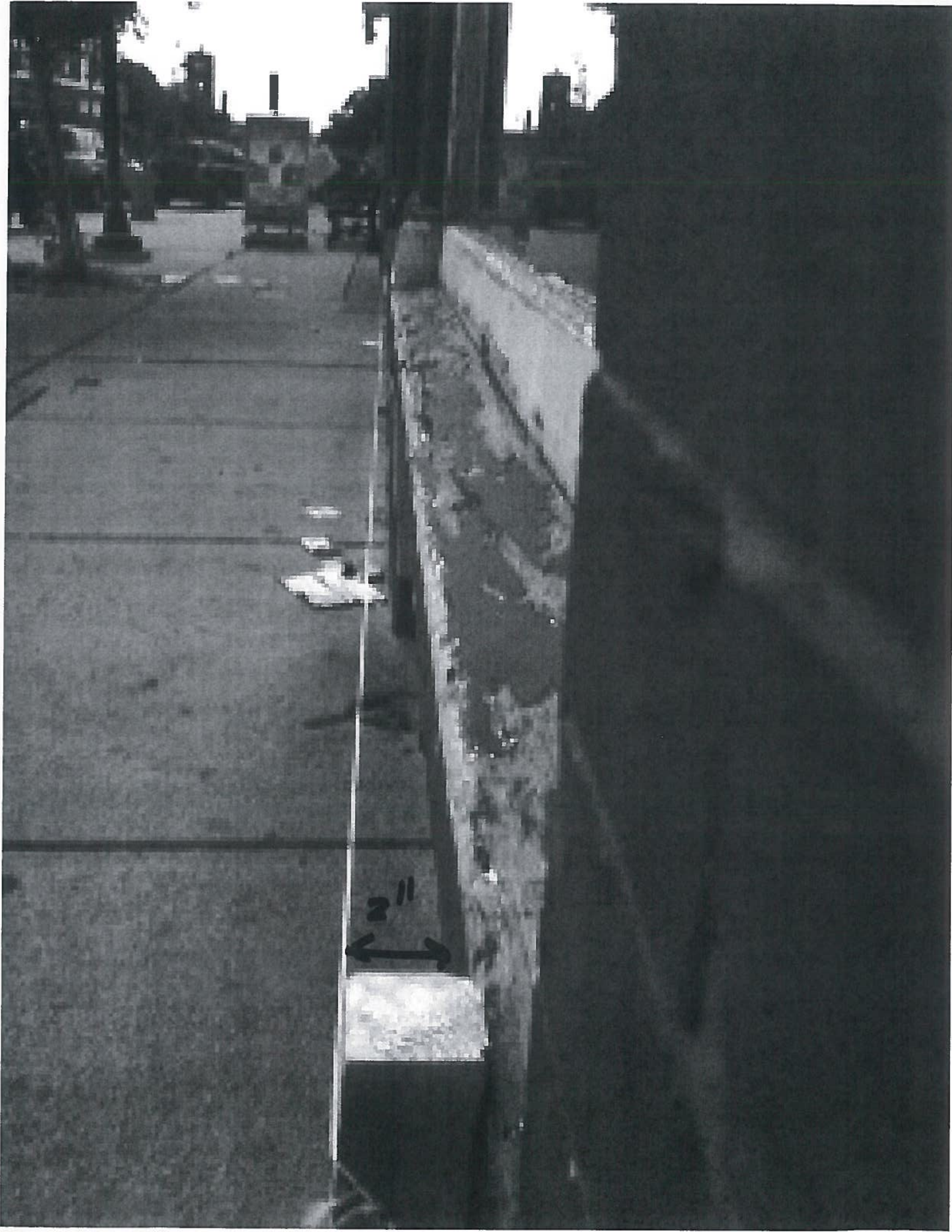
David J. Odeh, PE, SECB
Principal

A handwritten signature in black ink, appearing to read 'Colin G. Simson'.

Colin G. Simson, PE
Senior Structural Engineer







See
Blow-up

Third Life Studio



31-331/2 union sq
Storefront restorasion

JJ Vaccaro Inc
38 Union Sq
Somerville ma

TOTAL SF
TOTAL COST /SF
SITE AREA / A
SITE COST/A
DEMOLITION /SF
BLDG COST /SF
SHELL /SF
INT FIN /SF
VERT TRANS /SF
HVAC /SF
PLUMBING /SF
SRPINKLERS /SF
ELECTRIC /SF
GEN COND /SF
PERMIT/BOND
O & P /SF

	XXX 1 sq somerville ma store front	AMOUNT	ADJUSTMENT	AMOUNT CARRIED
1	SITE WORK			
2	CUT & FILL			
3	UTILITIES			
4	BLASTING			
5	PUMPING			
6	RETAINING WALLS			
7	STEEL SHEATHING			
8	BITUMINOUS PAVING			
9	SITE FENCING			
10	LANDSCAPING			
11	LOAM			
12	IRRIGATION			
13	Hcp entrance	30,000		30,000
14	SIDEWALKS			
15	OFF SITE IMPROVEMENTS			
16				
17	DEMOLITION			
18	SITE DEMOLITION	12,500		12,500
19	INTERIOR DEMO			
20	CONTAM FILL DISPOSAL			
21	SHORING			
22				
23	BUILDING EXCAVATION			
24	EXCAVATION			
25	FINE GRADE			
26	PERIMETER INSULATION			
27				
28	incl FOUNDATIONS			
29	PILES/CAISSONS			
30	CONCRETE			
31	FOUNDATION FORMS			
32	MISC FORM WORK			
33	total conc budget			
34	FLATWORK			
35	CONCRETE			
36	PLACE & FINISH			
37	EDGE FORM & STOPS			
38	MISC FORMS			
39				
40	REINFORCING STEEL			
41	REBAR MATERIAL			
42	SMOOTH DOWELS			
43	REBAR PLACING			
44	ACCESSORIES			
45	WIRE MESH			

46		WIRE MESH PLACE		
47				
48		PRECAST PANEL		
49				
50		MASONRY		
51		WALL INSULATION		
52		STONE		
53		ARCH PRECAST CONC		
54		CMU		
55		precast watertable		
56				
57		METALS		
58		STRUCTURAL STEEL	59,760	59,760
59		BAR JOISTS		
60		STEEL DECK		
61		Lt Gauge sheathing		
62		MISC IRON		
63		STL WALL/ROOF PANEL		
64	ALL	EXTERIOR SKIN @\$32/FT		
65				
66		WOOD & PLASTIC		
67		ROUGH CARPENTRY		
68		ROOF BLOCKING		
69		FINISH CARPENTRY		
70		DOOR INSTALLATION		
71		ARCH MILLWORK	140,000	140,000
72				
73				
74		MOISTURE PROTECTION		
75		barricades	27,500	27,500
76		CAULKING	2,500	2,500
77	MARS	RFG & SHT METAL		
78		METAL ROOFING		
79		CANOPIES		
80				
81	incl	DOORS & WINDOWS		
82		MTL DRS & FRMS		
83		WOOD DOORS		
84		HARDWARE		
85		GLASS & GLAZING	59,750	59,750
86		AUTOMATIC DOORS	30,000	30,000
87		WINDOWS		
88		SKYLIGHTS		
89				
90				
91		FINISHES		
92		LATH & PLASTER		
93		STL FIREPROOFING		
94		EPOXY FINISH		
95	CASEY	WALLBOARD	29,850	29,850
96		WALL INSULATION		
97		ACOUSTIC TILE		
98		FLOOR PREPARATION		
99		GRANITE		
100		MARBLE		
101		CERAMIC TILE		
102		WOOD FLOORING		
103		COMPOSITION FLRG		
104		BASE		
105		CARPETING		
106		MATERIAL ALLOW		
107		INSTALLATION		
108		PAINT & FINISH	15,550	15,550
109		TEXTURED COATINGS		
110		VINYL WALLCOVERING		
111		FABRIC PANELS		

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MISCELLANEOUS ITEMS

- TOILET PARTITIONS
- TOILET ACCESSORIES
- ENTRANCE MATS
- ACCESS PANELS
- SIGNAGE
- FIRE EXTINGUISERS
- WINDOW TREATMENT
- CORNER GUARDS
- install accessories

PROJECT SPECIFIC ITEMS

LOADING DOCK

- ROLL UP DOORS
- OVERHEAD DOORS
- DOCK LEVELERS
- DOCK BUMPERS
- DOCK SEALS

VERTICAL TRANSPORTATION

- ELEVATORS
- PASSENGER
- FREIGHT
- ESCALATORS

MECHANICAL SYSTEMS

- SPRINKLERS*
- PLUMBING
- GAS PIPING
- KITCHEN EQUIPMENT
- HVAC
- ENERGY MGT

APEX

ELECTRICAL SYSTEMS

GEMIN

- BLDG ELECTRIC
- ELECTRIC SERVICE
- FIRE ALARM
- ALARM SYSTEM
- GARAGE/SITE

12,980

12,980

		SUBTOTAL	420,390	420,390
		GENERAL CONDITIONS	58,760	58,760
		FIELD COST	479,150	479,150
%O&P>	10	OVERHEAD & PROFIT	47,915	47,915
		CONSTRUCTION COST	527,065	527,065
	10	BUILDING PERMIT	6,000	6,000
		C OF O INSPECTION		
1 IF IN		PERFORMANCE BOND		
		A/E Fees	45,000	45,000
		TOTAL COST	578,065	578,065
		JJV ADJUSTMENT		

AMOUNT OF ESTIMATE		578,065	578,065
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THE MAGGIORE COMPANIES



13 WHEELING AVENUE • WOBURN, MASSACHUSETTS 01801
PHONE 781 935-6100 • FAX 781 933-8044 • WWW.MAGGIORECOM.COM

December 1, 2015

Ms. Malitta Knaut
Tribeca Management
PO Box 187
Somerville, MA 02143

Re: Quote for the 31-33 ½ Union Square Store Front Renovation.

Dear Malitta,

We are pleased to quote you for the storefront renovations to 31-33 ½ Union Square. This price is based on a set of plans prepared by Bergmeyer Associates, Inc. and a report by Odeh Engineering Company. This work has been figured for the spring and summer of 2016.

Please Note:

- We have not included any engineering fees.
- We have not included the removal of hazardous waste of any kind.

The price for this project is not to exceed \$725,000.00

Please feel free to contact me if you have any questions regarding this quote.

Sincerely,

Matthew Maggiore, President
The Maggiore Companies