

HEARINGS, MEETINGS, LICENSES
6-25-12

June 21, 2012
Honorable Board of Selectmen
Town Hall
Middleborough, Massachusetts 02346

Dear Board Members,

As you know Middleborough on the Move is sponsoring a return of the Krazy Days program on August 3rd and 4th. We are planning this event to run from 10AM to 6PM each of the two days. In addition to endorsing our "Buy Local" program, we are attempting to make this a Town Party with something interesting for all age groups. We have invited all businesses located in Middleborough, whether they have a downtown location or not, to participate. With the responses we have received, this should be a very good time for everyone.

In addition to vendors, we will have live entertainment at the four corners for the entire event, children's activities, and a beer garden. There will be food available from the local restaurants as well as some service club vendor's. And to top it off, on Saturday afternoon, we will have chicken barbecue.

As a result, we have a number of requests that I am asking you to act on tonight.

1. We request you to allow us to close off streets as follows: S. Main St. at Nickerson Ave.; Wareham St. at Clifford St.; N. Main St. at Peirce St.; and Centre St. at Union St. We are requesting these closures from 8AM to 7PM each of the two days.
2. We are requesting one day liquor licenses for each of the two days. The beer garden will be run by Muckey's Liquors and we will rope off an area for security and have tables available.
3. If necessary, we are requesting an Entertainment license for each of the two days. We will be featuring live music throughout the entire time period, including an appearance by Dale and the Duds.
4. We also request permission to place a 4'by8' sign advertising Krazy Days on the Town Hall lawn for the three or four weeks prior to the event.
5. On Friday afternoon, August 3rd, we have the Pasa Fino horses coming to conduct a show and request permission for them to perform on the Town Hall lawn.

Thank you for your consideration of these requests and for your support of this program for Middleborough!

Sincerely,

Wayne C. Perkins, Middleborough on the Move

APPLICATION FOR LICENSE
(PLEASE TYPE OR PRINT CLEARLY)

DATE June 27, 2012
NAME OF APPLICANT Mucke's Liquors
ADDRESS OF APPLICANT Rte 44 (Harding St.) Middleboro
ASSESSORS MAP & LOT _____
DAYTIME TELEPHONE 508-726-8268

NAME OF BUSINESS Mucke's Liquors - Crazy Deals
OWNER OF PROPERTY TO BE LICENSED Town of Middleboro
ADDRESS OF PROPERTY TO BE LICENSED 17. Main St @ Four Corners
ASSESSORS MAP & LOT _____

TYPE OF LICENSE REQUESTED (Check One)

2nd Hand _____ WRPD _____
Class I Automobile Dealer License _____ Earth Removal Permit _____
Class II Automobile Dealer License _____ Liquor License TWO "1 DAY"
Class III Automobile Dealer License _____ Junk Dealer _____ WINE & MALT
Entertainment _____ Other _____

Anticipated Start Date for Business: August 3rd, 2012
Days & Hours of Operation: Aug. 3rd & 4th 10AM-6PM
Days/Hours/Description for Entertainment _____

Has the applicant previously held a similar license in the Town of Middleborough or elsewhere?
If yes, explain:

No

Signature [Handwritten Signature]

DATE OF HEARING: 6.25.12

APPROVED/DENIED

Do not write below line: To be Completed by Treasurer/Collector: _____

Please inform this department as to whether or not the above listed property owner/applicant/petitioner owes the Town of Middleborough any outstanding taxes and/or municipal charges that remain unpaid for more than one year.

Does Property Owner/Applicant/Petitioner owe Taxes/Municipal Charges? _____

APPLICATION FOR LICENSE
(PLEASE TYPE OR PRINT CLEARLY)

DATE June 22, 2012
NAME OF APPLICANT Middleboro on the Move
ADDRESS OF APPLICANT Middleboro, MA
ASSESSORS MAP & LOT _____
DAYTIME TELEPHONE 508-726-8268

NAME OF BUSINESS Middleboro on the Move - Krazy Deals
OWNER OF PROPERTY TO BE LICENSED Same
ADDRESS OF PROPERTY TO BE LICENSED Down Town - Four Corners
ASSESSORS MAP & LOT _____

TYPE OF LICENSE REQUESTED (Check One)

2nd Hand _____ WRPD _____
Class I Automobile Dealer License _____ Earth Removal Permit _____
Class II Automobile Dealer License _____ Liquor License _____
Class III Automobile Dealer License _____ Junk Dealer _____
Entertainment X Other _____

Anticipated Start Date for Business: August 3rd & 4th
Days & Hours of Operation: August 3rd & 4th - 10AM - 6PM
Days/Hours/Description for Entertainment Live Music

Has the applicant previously held a similar license in the Town of Middleborough or elsewhere?
If yes, explain:

No

Signature [Handwritten Signature]

DATE OF HEARING: 6.25.12 APPROVED/DENIED _____

Do not write below line: To be Completed by Treasurer/Collector: _____

Please inform this department as to whether or not the above listed property owner/applicant/petitioner owes the Town of Middleborough any outstanding taxes and/or municipal charges that remain unpaid for more than one year.

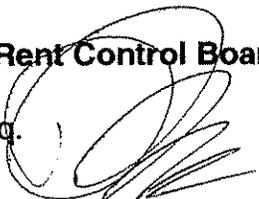
Does Property Owner/Applicant/Petitioner owe Taxes/Municipal Charges? _____

KRAUS & HUMMEL LLP

99A COURT STREET
PLYMOUTH, MASSACHUSETTS 02360
(508) 747-4200
(508) 747-0788 FAX
WWW.KRAUSHUMMEL.COM

Memorandum

TO: **Middleborough Rent Control Board**

FROM: Robert Kraus, Esq. 

DATED: June 18, 2012

RE: Rent Petition Dated February 29, 2012

Dear Sirs:

This memorandum is in response to the request of the Middleboro Rent Control Board (the "Board") at the last hearing, which serves as a summation of the information presented as part of the petition for a rent increase. Petitioner presented financial and other evidence that was submitted into the records in order to substantiate the request for a rental increase at the Hillcrest Mobile Home Park (the "Park"). Presently, the rents are \$171.00 per month, which does not include the monthly fee assessed by the Town of Middleboro, which rent has not increased since November, 1996.

Pursuant to the Town of Middleboro Rules and Regulations for Mobile Home Parks Accommodations, Rents and Evictions (the "Regulations"), a rental increase petition is based upon the "reasonable expenses of operating and maintaining a mobile home park, including but not limited to, maintenance, repair, management fee, real estate brokerage commission to someone other than the cap owner, insurance, utilities not included with the rent, but not including mortgage interest and amortization or an allowance for obsolescence or depreciation." See Section 1H. Also, pursuant to the

Regulations, Section 1M, the Owner/Operator is entitled to a "fair net operating income shall be that income, which will yield a return to the Owner of a mobile home park after all reasonable operating expenses, on the fair market value of the Mobile Home Park equal to the debt service for similar type property generally available from institutional mortgage lenders, a reasonable fair-market yield spread over the debt service rate or other rates of return of the Board on the basis of evidence presented before it considers more appropriate to the circumstances...." See Section 1M. It should be noted that Section 4D allows the Board to approve yearly adjustments based on the Consumer Price Index as set forth in said section.

All the financial information sought by the Board from the initiation of the process through questions posed by the Board and residents, have been supplied to the Board. Based upon the formula set forth above and the particular of this petition, the factors are as follows:

1. Number of units;
2. Reasonable operating expenses;
3. Interest rate/rate of return; and
4. Fair Market value of the property.

In this instance, the Fair Market Value of the Park uncontroverted by any evidence is \$1,760,400.00.

The only evidence provided in this matter on the rate of return based on the Regulations is the information provided by the Petitioner from the Bank of Castile - that evidence states that first position money is somewhere between 5.5% and 7.5 %.

Under the Regulations, the Petitioner would argue that it is at least entitled to 7% which allows to it a **fair return** on its investment. Any reasonable investor would desire as a matter of reasonable business practices to obtain a rate of return in excess of the debt on the assets and for that reason, the Petitioner is requesting a factor of 7% rate of return. It should be noted that no contrary evidence was submitted by any party that that was a reasonable rate of return.

Through the process of the hearings, it was determined that potentially some of the expenses associated to the single family house on the property were included in the expenses associated with the operation of the Park. Attached hereto and made a part hereof as **Exhibit A**, are expenses associated with the maintenance and care of the single family home, which in 2011 amounted to \$9,622.93. For the reasons articulated by the Board and which the Petitioner does not dispute, that amount has been deducted from the operating expenses associated with the Park. Thus, with those expenses deducted and based upon the blended expense factor using 2011 and the budget of 2012, the reasonable operating expense calculation would now be \$221,451.07 in place of \$231,074.00.

Throughout the hearing, an issue that was of some significant dispute was the amount of the management fee, which is based on 4% of the gross income. The Petitioner believes that this is an extremely reasonable and conservative figure given the services provided by the management company, which are in this instance \$1,085.00 per month. Those services include all accounting functions and reporting, the Regional Manager and support staff associated with the operation of the Park

including its controller, IT, HR and a variety of other services provided by the company. In addition, it should be noted that the Management Company manages the Park inclusive of all financial, accounting, administration and operational services, collects rent and other payments due for the property and negotiates for new and cancels leases as necessary and maintains all security deposits received and reconciles all these matters. The management company pays all expenses related to the property and maintains records for AP invoices at the central office. Additionally, it terminates, hires, and supervises staff at the property and coordinates payments of all compensation direct or indirect due to them. The Management Company provides extensive reporting as necessary, as well as formulating an annual budget and negotiating contracts for insurance, operations and other services necessary for an efficient operation. The residents suggest that this fee may be excessive but there was no credible evidence presented into the record by way of comparison or otherwise to substantiate that claim and for that reason, the management fee should stand.

Other issues that were discussed during the process included the amount of the water/sewer charges and conditions in the Park, particularly the roads. As a member of the Board who had driven through the Park indicated, the roads in the Park are at least as well maintained as those in the Town. The Park has not, according to the definitions set forth in the Regulations made capital improvements in the Park, but has maintained the roadways. Any reasonable person would understand that given that the rent structure has been in place for so many years, that there are limitations on the

those are done by the Town, and not by the Operator. The Petitioner should not be penalized by the Board in any manner on account of the estimated bills.

The Board spent some considerable time discussing the rationale as to why the Petitioner had not sought to adjust the rents prior to this Petition. This delay has been a boon to the residents, and that is the only way to interpret that. For 16 (sixteen) years, they have not had a rental increase and thus they have lived with and now somehow come to believe that \$171 per month is reasonable. Hopefully, the Board knows that almost two years ago a petition was filed but rejected evidently because information was missing. Thereafter discussions ensued on water meters and other rent control matters subsumed the Petitioner. As Diane Volkmar, the controller of the Petitioner, discussed when she presented evidence to the Board, some significant inter-company loans have been made to support this Park given that it loses money. The matter of how much it losses may be a point of contention but the fact is that it does not support itself and a fair rate of return implies and mandates that the rent permitted should allow this Park to maintain itself independent of any financial support outside of the rental income. As provided early on in the process, the cpi, which is part of the Regulations, increased 47% and would permit the rent today to be approximately \$251 per month.

Notwithstanding the fact that a significant amount of financial information was provided to the Board by way of balance sheets, income statements and otherwise, the focus of the attention must be on the expenses due directly related to the Park. The formula, as enunciated and set forth in the Regulations would therefore provide for rent (with the adjusted expenses of \$226,263.01) of \$303.38/month exclusive of the fee for the town. That calculation is set forth on **Exhibit B** attached hereto.

Attached hereto as **Exhibit C** is a revised financial statement showing the revised expenses and calculations associated with the rent calculation contained herein. And given that this presentation and argument for increase is in part based on budgetary numbers, **Exhibit D** attached hereto, shows that actual expenses are on a projectory to reach \$258,000 although the rent calculation is only based on a budgetary figure of \$246,524.

The Regulations also provide that no capital improvement may be recompense to the Owner/Operator unless it exceeds \$5,000.00. In this instance, the quote that we have received, attached hereto as **Exhibit E**, is \$13,540 with equipment, materials and labor to install the new water meter. Conservatively, we believe that there will be a five (5) years life to the product and therefore additional monthly rent per resident of \$2.79 should added to the rental increase set forth above.

Petitioner respectfully requests the following:

1. Rents should be increased to \$303.38 per month per resident;
2. Capital improvement charge for replacement of the water meter should be permitted in the amount of \$13,540 (with an amortization of 5 years and an interest factor of 7%), thus providing for a \$2.79 charge per 96 homes per month for five years;
3. Thus, the total rent being sought, base and a factor for capital improvements equals \$306.17 per month per resident (based on the 96 countable units);
and
4. Grant any other relief as the Board may deem reasonable under the circumstances.

2. Capital improvement charge for replacement of the water meter should be permitted in the amount of \$13,540 (with an amortization of 5 years and an interest factor of 7%), thus providing for a \$2.79 charge per 96 homes per month for five years;
3. Thus, the total rent being sought, base and a factor for capital improvements equals \$306.17 per month per resident (based on the 96 countable units);
and
4. Grant any other relief as the Board may deem reasonable under the circumstances.

RK/kl

cc: Residents Association
Daniel Murray, Esq.

2011 Expenses Related to House on Hillcrest MHC Property

9/7/2011	969.26
9/28/2011	\$ 680.92
9/28/2011	137.68
10/3/2011	908.55
10/5/2011	289.06
10/12/2011	766.04
10/14/2011	31.17
10/15/2011	38.40
10/15/2011	11.35
10/17/2011	50.00
10/25/2011	2415.50
11/30/2011	<u>3325.00</u>
	\$ 9,622.93

W. I. Abair, Inc.
 7 Everett Street
 Middleboro, MA. 02346
 1-508-947-1621

Invoice

DATE	Invoice #
9/7/2011	6541

100-250-063

Morgan Management
 PO Box 1660
 1170 Pittsford- Victor Road
 Pittsford, NY.
 14534

TERMS
30 Days

QUANTITY	DESCRIPTION	AMOUNT
	Main house out front / replace hwh + repair leak on sink. JD 08/24/11	
1	6 year 40 gallon natural gas hot water heater	463.00
2	3/4" x 1/2" cop female adapter	13.20
1	1/2" cop 90	1.83
1	1/2" cop couplin	1.39
3	1/2" cop pipe	10.95
1	cop tank tee	6.40
1	vacuum valve	14.11
1	3/4" x 4" blk nipple	1.59
1	3" smoke pipe	5.86
1	basket strainer	15.33
1	tailpiece washer	0.60
	Sub Total	534.26
	permit	40.00
1	air gun	20.00
5	Labor	375.00

RECEIVED
 SEP 21 2011

1650.52
 60700-17

	Total	\$969.26
service charge 1 1/2% monthly or .50 min. on unpaid balance over 30 days		
	Payments/Credits	\$0.00
	Balance Due	\$969.26

Steven S. Ray
Carpenter

79 Everett Street

Middleboro, MA 02346

CSL 8889A
(508) 947-3317

Bill 181537

DATE

9/28/11

INVOICE 879

Betty Woodsworth

Hillcrest in the

Rental House

Middleboro, MA 02346

\$689
6070017

DESCRIPTION	AMOUNT
We attach Spinners with Screws, tighten posts, adjust storm door, (Side door), tighten posts, install railings up the winding stairs to 2nd floor and down the winding stairs to cellar. Tighten and add bracket to rail up to 2nd floor, Add 3/4" plywood to windows to beef up and add cleats to strengthen on stairs to 2nd floor. Add railing to front door + adjust storm door. Fix Screens on Cellar windows. Replace 6 windows with replacements to 5 1st floor belt and floor	

PAYMENT IS DUE UPON RECEIPT. LATE CHARGE OF 1% PER MONTH WILL BE ADDED TO ALL OVERDUE INVOICES.

1 R.

Steven S. Ray
Carpenter

79 Everett Street
Middleboro, MA 02346

(508) 947-3817

INVOICE 6890

DATE 10/18/11

Whitcomb Bank House
79 E. Grove St.

Middleboro, MA 02346

(BONUS OF HEALTH ISSUES)

DESCRIPTION	AMOUNT
3/20/11 6 hrs. 1/2 front stairs railing / repair screens / stain / floor doors	24 hrs @ 600.00
5/21/11 6 hrs. 2 windows weatherstripping + Pasop on 2 doors / repair windows S&L / handle	24 hrs @ 11.35
10/11/11 3 hrs Emeryball in windows	3 hrs @ 138.63
5/4/10/11 1 1/2 hrs woodwork around counter top, railings	1 1/2 hrs @ 88.67
5/10/11 4 1/2 hrs Saw 10/16 4 1/2 hrs. Remove tub surround panels apply adhesive and reattach. Add 2 supports under window and install aluminum to either side of window.	4 1/2 hrs @ 88.67
Total	680.92

W. I. Abair, Inc.
 7 Everett Street
 Middleboro, MA. 02346
 1-508-947-1621

Invoice

DATE	Invoice #
9/28/2011	6560

Morgan Management
 PO Box 1660
 1170 Pittsford-Victor Road
 Pittsford, NY.
 14534

TERMS
30 Days

QUANTITY	DESCRIPTION	AMOUNT
	repair water closet	
	JD 09/16/11	
1	fillvalve	12.54
2	water closet tank bolts	6.30
1	tank to bowl gasket	6.34
	Sub Total	25.18
1.5	Labor	112.50

Total		\$137.68
Payments/Credits		\$0.00
Balance Due		\$137.68

service charge 1 1/2% monthly or .50 min. on unpaid balance over 30 days

60700.17

HILLCREST MHC LLC
Purchase Order Form

Vendor: LOWES BUSINESS ACCOUNT - LOWE'S	
Purchase Order Number: 37,653 Order Number:	
Description: WINDOWS/RAILS	
Purchase Order Date: 10/3/2011	

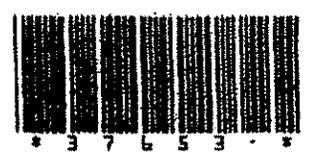
Property	Account	Account Title	Description	Amount	Quantity
100-250-063	16070.66	WINDOW AND DOOR REPAIR	WINDOWS	\$786.60	6
100-250-063	15650.00	BUILDING IMPROVEMENTS	PLYWOOD	\$23.16	1
100-250-063	60700.00	REPAIRS AND MAINTENANCE	WINDOWS/RAILS	\$10.20	12
100-250-063	60700.00	REPAIRS AND MAINTENANCE	WINDOWS/RAILS	\$6.62	1
100-250-063	60700.00	REPAIRS AND MAINTENANCE	WINDOWS/RAILS	\$23.81	1
100-250-063	60700.00	REPAIRS AND MAINTENANCE	POLYURETHANE	\$6.64	1
100-250-063	60700.00	REPAIRS AND MAINTENANCE	DOOR DRAFT	\$10.17	1
100-250-063	60700.00	REPAIRS AND MAINTENANCE	DOOR DRAFT	\$5.68	1
100-250-063	60700.00	REPAIRS AND MAINTENANCE	WEDGE	\$10.92	4
100-250-063	60700.00	REPAIRS AND MAINTENANCE	HAND RAIL HOLDER	\$14.15	5
100-250-063	10010.10	OPERATING ACCOUNT	WINDOWS/RAILS	\$10.60	4
Purchase Order Total:				\$908.55	

11/22

LOWES BUSINESS ACCOUNT - LOWE'S

(800)950-4134

Routing	Approval	Date



W. I. Abair, Inc.
 7 Everett Street
 Middleboro, MA. 02346
 1-508-947-1621

Invoice

DATE	Invoice #
10/5/2011	6577

Morgan Management
 PO Box 1660
 1170 Pittsford- Victor Road
 Pittsford, NY.
 14534

TERMS
30 Days

QUANTITY	DESCRIPTION	AMOUNT
	House out front replace water closet	
	JD 09/26/11	
1	water closet	114.00
1	seat	15.00
2	closet bolts	3.58
1	bowl wax	1.62
1	water closet supply	4.86
	Sub Total	139.06
2	Labor	150.00

Total	\$289.06
Payments/Credits	\$0.00
Balance Due	\$289.06

service charge: 1 1/2% monthly or .50 min. on unpaid balance over 30 days

6070017

W. I. Abair, Inc.
 7 Everett Street
 Middleboro, MA. 02346
 1-508-947-1621

Invoice

DATE	Invoice #
10/12/2011	6590

Morgan Management
 PO Box 1660
 1170 Pittsford-Victor Road
 Pittsford, NY.
 14534

TERMS
30 Days

QUANTITY	DESCRIPTION	AMOUNT
	Park's main house / repairs JD 10/04/11	
2	lav faucet stems	15.08
1	tub drain grid strainer	3.32
1	tub + shower valve spindle	44.31
2	tub shower valve seats	26.98
1	brass lav pop up	17.32
1	1/4" full s trap	17.00
1	rubber stopper for tub drain	4.53
	Sub Total	128.54
8.5	Labor	637.50
Total		\$766.04
service charge 1 1/2% monthly or .50 min. on unpaid balance over 30 days		Payments/Credits \$0.00
		Balance Due \$766.04

60709.17

- Orleans - 15 Main Street - 508-255-0200
- Wellfleet - 30 Commercial Street - 508-349-3734
- So. Dennis - 465 Rte. 134 - 508-398-6071
- Design Showroom - Hyannis
1520 Rte. 132 - 508-362-6308
- Installed Sales Dept. - So. Yarmouth
225 White's Path - 503-394-6600



midcape.net

- Martha's Vineyard
Vineyard Haven - 508-693-3374
- Design Showroom - Plymouth
28 Shops at 5 Way - 508-746-3085
- Middleboro - 123 East Grove Street
508-947-2353 - 781-585-5400

SOLD TO
STEVEN S. RAY
79 EVERETT ST.

SHIP TO

MIDDLEBORO, MA 02346
508-947-3317

Shipment #: 1

ACCOUNT #	CUSTOMER P.O. #		TERMS	ORDER #	ORDER DATE	SLIP #	INVOICE #	INVOICE DATE
145046			5 CASH	6145511	10/14/11	999	6138633	10/14/11
ORDERED	QUANTITY	SHIPPED	U/M	DESCRIPTION		PRICE	AMOUNT	
16	0	16	LF	WM75 1-1/2X1-3/4 HAND RAIL 134HAN 1/16		1.930	30.88	
-1	0	-1	EA	CASH DISCOUNT DISC		1.544	-1.54	
THE INVOICE TOTAL OF 31.17 HAS BEEN REDUCED BY THE FOLLOWING PAYMENTS								
DESCRIPTION	REFERENCE	AUTH CODE	DATE	AMOUNT				
cash		00	10/14/11	40.00				
INVOICE						\$ 31.17		
October 14, 2011 16:11:47 OT:963					0 / 1		MERCHANDISE	29.34
***** * INVOICE * *****			SHIP VIA	FILLED BY	CHK'D BY	DRIVER	OTHER	0.00
PAGE 1 OF 1							TAX 6.250%	1.83
Signature: _____ Middleboro **PER PRICE BREAK**							FREIGHT	0.00
							TOTAL Change	-8.83

ALL RETURNS AND CLAIMS MUST BE MADE WITHIN 30 DAYS WITH THIS INVOICE. RETURNS ARE SUBJECT TO A SERVICE CHARGE. SPECIAL ORDERS ARE NON-RETURNABLE AND SUBJECT TO STORAGE CHARGES.

- Orleans - 15 Main Street - 508-255-0200
- Welfleet - 30 Commercial Street - 508-349-3734
- So. Dennis - 465 Rte. 134 - 508-398-6071
- Design Showroom - Hyannis
1520 Rte. 132 - 508-362-6808
- Installed Sales Dept. - So. Yarmouth
225 White's Path - 508-394-6600



midcape.net

- Martha's Vineyard
Vineyard Haven - 508-693-3374
- Design Showroom - Plymouth
28 Shops at 5 Way - 508-746-3085
- Middleboro - 123 East Grove Street
508-947-2353 - 781-585-5400

SOLD TO
STEVEN S. RAY
79 EVERETT ST.

SHIP TO

MIDDLEBORO, MA 02346
508-947-3317

Shipment #: 1

ACCOUNT #	CUSTOMER P.O.#	TERMS	ORDER #	ORDER DATE	SLSMAN	INVOICE #	INVOICE DATE	
145046		5 CASH	6145545	10/15/11	999	6138667	10/15/11	
ORDERED	BACKORDERED	SHIPPED	U/M	DESCRIPTION	PRICE	AMOUNT		
3	0	3	EA	LN-715 100Z TUB SURROUND CAULK MACCO LIQUID NAILS ADHESIVE 635145	3.490	10.47*		
1	0	1	EA	GE5010 9.8OZ WHITE WINDOW DOOR GE SILICONE II CAULKING 636006	8.250	8.25*		
2	0	2	EA	1X4X8' P5 PRIMED PINE TRIM TREATED/RADIATA 1 VERT LINE P5148	9.660	19.32*		
-1	0	-1	EA	CASH DISCOUNT DISC	1.902	-1.90*		
THE INVOICE TOTAL OF 38.4 HAS BEEN REDUCED BY THE FOLLOWING PAYMENTS:								
DESCRIPTION	REFERENCE	AUTH CODE	DATE	AMOUNT				
cash		00	10/15/11	100.00				
INVOICE				38.40				
October 15, 2011 11:39:54 OT:847					0 / 1		MERCHANDISE	36.14
***** * INVOICE * *****					SHIP VIA	FILED BY	CHK'D BY	DRIVER
					OTHER		0.00	
					TAX 6.250%		2.25	
					FREIGHT		0.00	
Signature: _____ Middleboro **PER PRICE BREAK**					TOTAL Change		-61.60	

ALL RETURNS AND CLAIMS MUST BE MADE WITHIN 30 DAYS WITH THIS INVOICE. RETURNS ARE SUBJECT TO A SERVICE CHARGE. SPECIAL ORDERS ARE NON-RETURNABLE AND SUBJECT TO STORAGE CHARGES.



LOWE'S HOME CENTERS, INC.
 850 ROUTE 44
 RAYMOND, MA 02767 (774) 226-2036

- SALE -

SALES #: S1857021 1577453 10-15-11

46905 2X4X8 ACQ TOP CHOICE TREA 5.58
 2 @ 2.79
 6005 2X4X86 KD WW SELECT STUD 5.10
 2 @ 2.55

SUBTOTAL: 10.88
 TAX: 0.67
 INVOICE 02717 TOTAL: 11.95
 CASH: 20.00
 CHANGE: 8.85

STORE: 1857 TERMINAL: 02 10/15/11 17:40:54
 * OF ITEMS PURCHASED: 4
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 SEE REVERSE SIDE FOR RETURN POLICY.
 STORE MANAGER: PETER MCCARTHY

WE HAVE THE LOWEST PRICES, GUARANTEED!
 IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.
 SEE STORE FOR DETAILS.

 * YOUR OPINIONS COUNT! *
 * REGISTER TO WIN A \$5,000 LOWE'S GIFT CARD! *
 * REGISTRESE PARA GANAR UNA TARJETA DE REGALO LOWE'S! *
 * *
 * REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY *
 * WITHIN ONE WEEK AT: www.lowes.com/survey *
 * YOUR ID # 02717 1857 288 *
 * *
 * NO PURCHASE NECESSARY TO ENTER OR WIN. *
 * VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
 * OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

 STORE: 1857 TERMINAL: 02 10/15/11 17:40:54

2909



Commonwealth of Massachusetts
Department of Fire Services

BOARD OF FIRE PREVENTION REGULATIONS

Official Use Only	
Permit No.	<u>E12-199</u>
Occupancy and Fee Checked	_____
(Rev. 1/07)	(leave blank)

APPLICATION FOR PERMIT TO PERFORM ELECTRICAL WORK

All work to be performed in accordance with the Massachusetts Electrical Code (MEC), 527 CMR 12.00

(PLEASE PRINT IN INK OR TYPE ALL INFORMATION)

Date: OCTOBER 17 2011

City or Town of: MIDDLEBORO

To the Inspector of Wires:

By this application the undersigned gives notice of his or her intention to perform the electrical work described below.

Location (Street & Number) 79 EAST GROVE ST. (HILLCRESS M.H.P.)

Owner or Tenant _____

Telephone No. _____

Owner's Address _____

Is this permit in conjunction with a building permit? Yes No (Check Appropriate Box)

Purpose of Building DWELLING Utility Authorization No. 7114

Existing Service 200 Amps 120/240 Volts Overhead Undgrd No. of Meters 2

New Service 200 Amps 120/240 Volts Overhead Undgrd No. of Meters 2

Number of Feeders and Ampacity _____

Location and Nature of Proposed Electrical Work: INSTALL 1-BATHROOM LT/EXHAUST FAN.

ALSO 3-BASEBOARD HEATERS IN 2ND FLOOR

Completion of the following table may be waived by the Inspector of Wires.

No. of Recessed Luminaires	No. of Ceil-Susp. (Paddle) Fans	No. of Transformers	Total KVA
No. of Luminaire Outlets	No. of Hot Tubs	Generators	KVA
No. of Luminaires	Swimming Pool Above <input type="checkbox"/> In-grd. <input type="checkbox"/>	No. of Emergency Lighting Battery Units	
No. of Receptacle Outlets	No. of Oil Burners	FIRE ALARMS	No. of Zones
No. of Switches	No. of Gas Burners	No. of Detection and Initiating Devices	
No. of Ranges	No. of Air Cond. Total Tons	No. of Alerting Devices	
No. of Waste Disposers	Heat Pump Number Tons KW Totals: _____	No. of Self-Contained Detection/Alerting Devices	
No. of Dishwashers	Space/Area Heating KW	Local <input type="checkbox"/> Municipal Connection <input type="checkbox"/> Other	
No. of Dryers	Heating Appliances 3 KW	Security Systems:*	No. of Devices or Equivalent
No. of Water Heaters KW	No. of Signs	Data Wiring:	No. of Devices or Equivalent
No. Hydromassage Bathtubs	No. of Motors	Telecommunications Wiring:	No. of Devices or Equivalent
OTHER: _____			

Attach additional detail if desired, or as required by the Inspector of Wires.

Estimated Value of Electrical Work: _____ (When required by municipal policy.)

Work to Start: 10-15-2011 Inspections to be requested in accordance with MEC Rule 10, and upon completion.

INSURANCE COVERAGE: Unless waived by the owner, no permit for the performance of electrical work may issue unless the licensee provides proof of liability insurance including "completed operation" coverage or its substantial equivalent. The undersigned certifies that such coverage is in force, and has exhibited proof of same to the permit issuing office.

CHECK ONE: INSURANCE BOND OTHER (Specify: _____)

I certify, under the pains and penalties of perjury, that the information on this application is true and complete.

FIRM NAME: _____

LIC. NO.: _____

Licensee: John F Hogan

Signature John F Hogan

LIC. NO.: 29796E

(If applicable, enter "exempt" in the license number line.)

Address: 433 WARREN ST. MIDDLEBORO, MA 02946

Bus. Tel. No.: 508-789-1603

A/E Tel. No.: 508-947-3963

*Per M.G.L. c. 147, s. 57-61, security work requires Department of Public Safety "S" License: Lic. No. _____

OWNER'S INSURANCE WAIVER: I am aware that the Licensee does not have the liability insurance coverage normally required by law. By my signature below, I hereby waive this requirement. I am the (check one) owner owner's agent.

Owner/Agent Signature _____

Telephone No. _____

PERMIT FEE: \$ 50.-

TOUCH OF CLASS GENERAL CONTRACTORS INC

93 WYMAN ST
BROCKTON, MA 02301
617-818-2417

License #900623550

Contract Agreement

THIS AGREEMENT made the November day of 25, 2011, by and between TOUCH OF CLASS GEN. CONTACTORS INC. hereafter called the Contractor and Mr. Chavin Lance hereinafter called owner lawyer

WITNESSETH that the Contractor and the owner lawyer for the considerations named agree as follows:

Scope of Work:

The Contractor shall perform all of the work on the property at 79 E. GROVE ST MA 02346
Phone: (413) 301-2780 OWNER MR. LEANCE CHAVIN

Work Performed

- 1) Remove existing wall cabinets, base cabinets, two windows, sink, counter top, entry door at kitchen.
Install new wall cabinets, counter top, two windows. Install weather tight door at side entry. Reinstall existing sink, faucet and base cabinets. Rearrange plumbing waste and water pipes, move 3 electrical outlets at kitchen. Repair storm door at the back entry.
- 2) Bathroom 2nd floor: Remove existing shower wall, shower base, faucet and shower drain. Replace old shower wall set, shower base 36 inches, new faucet and new shower drain.
- 3) Install Weather proofing basement door. Repair window torn screens.
- 4) Reinforce support for front porch flooring. Contractor will provide all materials and perform labor to a complete finish. Labor and materials \$6650.00.

Progress Payment

Payments of Contract Price shall be made as follows \$3325 as start \$2700 at the middle of job and \$625 at completion. _

Signed this Nov _____ day of 25 _____ 2011 Owner _____ Contractor
PAUL A. LUBRUN _____

HILCREST MHC LLC

TOUCH TOUCH OF CLASS GENERAL

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT
11-30-11	113011-CKR	063-WORK ON RENTAL H	3325.00
		TOTAL >	3325.00

CHECK DATE 12-16-11 CHECK NUMBER 63002247

THE FACE OF THIS CHECK IS SIMILAR TO THE CHECK COMPANY'S SIMULATED WATERMARK

HILCREST MHC LLC
 PO BOX 1660
 PITTSFORD, NY 14534

HBT BANK
 330 MONROE AVENUE
 PITTSFORD, NY 14534

104
 220

DATE December 16, 2011 CHECK NO. 63002247 AMOUNT \$*****3,325.00

Pay: *****Three thousand three hundred twenty-five dollars and no cents

TOUCH OF CLASS GENERAL
 CONTRACTOR
 93 WYMAN STREET
 BROCTON, MA 02301

PAY TO THE ORDER OF




⑆063002247⑆ ⑆0220000046⑆9844092263⑆

2011 Expenses Related to House on Hillcrest MHC Property

9/7/2011	969.26
9/28/2011	\$ 680.92
9/28/2011	137.68
10/3/2011	908.55
10/5/2011	289.06
10/12/2011	766.04
10/14/2011	31.17
10/15/2011	38.40
10/15/2011	11.35
10/17/2011	50.00
10/25/2011	2415.50
11/30/2011	<u>3325.00</u>
	\$ 9,622.93

W. I. Abair, Inc.
 7 Everett Street
 Middleboro, MA. 02346
 1-508-947-1621

Invoice

DATE	Invoice #
9/7/2011	6541

100-250-063

Morgan Management
 PO Box 1660
 1170 Pittsford- Victor Road
 Pittsford, NY.
 14534

TERMS
30 Days

QUANTITY	DESCRIPTION	AMOUNT
	Main house out front / replace hwh + repair leak on sink. JD 08/24/11	
1	6 year 40 gallon natural gas hot water heater	463.00
2	3/4" x 1/2" cop female adapter	13.20
1	1/2" cop 90	1.83
1	1/2" cop couplin	1.39
3	1/2" cop pipe	10.95
1	cop tank tee	6.40
1	vacuum valve	14.11
1	3/4" x 4" blk nipple	1.59
1	3" smoke pipe	5.86
1	basket strainer	15.33
1	tailpiece washer	0.60
	Sub Total	534.26
	permit	40.00
1	air gun	20.00
5	Labor	375.00

RECEIVED
SEP 21 2011

16500.52
60700.17

	Total	\$969.26
service charge 1 1/2% monthly or .50 min. on unpaid balance over 30 days		
	Payments/Credits	\$0.00
	Balance Due	\$969.26

Steven S. Ray
Carpenter

79 Everett Street

Middleboro, MA 02346

cell 68892

(508) 947-3317

HL 181537

INVOICE 679

DATE

9/28/11

Betty Wadsworth
Phillcrest in the
Rental House
Middleboro, MA 02346

\$ 989.99
6076017

DESCRIPTION	AMOUNT
we attach Spinners with Screws, Tighten parts, adjust storm door, (Side door)	
Install nailings up the winding stairs to 2nd Floor and down the winding stairs to cellar	
Tighten and add bracket to rail up to 2nd Floor, Add 3/4" plywood to windows to beef up and add cleats to strengthen on stairs to 2nd Floor.	
Add nailing to front door + adjust storm door	
Fix Screws on Cellar windows	
Replace 6 windows with replacement to 5 1st Floor bett 2nd Floor	

PAYMENT IS DUE UPON RECEIPT. SERVICE CHARGE OF 10% PER MONTH WILL BE ADDED TO ALL OVERDUE INVOICES.

HL 181537

Steven S. Ray

Carpenter

79 Everett Street
Middleboro, MA 02346

(508) 947-3317

INVOICE

880

DATE 10/16/11

Philosophy Center House
79 E. Grove St.
Middleboro, MA 02346

(Reborn as Health Issues)

DESCRIPTION

AMOUNT

320 hrs @ 6 hrs = 1920 hrs
29 hrs = 174 hrs
\$ 600.00

100 hrs @ 6 hrs = 600 hrs
100 hrs = 600 hrs
\$ 1135

100 hrs @ 6 hrs = 600 hrs
100 hrs = 600 hrs
\$ 31.17

100 hrs @ 6 hrs = 600 hrs
100 hrs = 600 hrs
\$ 38.40

100 hrs @ 6 hrs = 600 hrs
100 hrs = 600 hrs
TOTAL \$ 880.92

Remove this summary froms apply address
and resubmit. Add \$ 100.00 in our address
book. Only a minimum of 100 or 1000 hours.

W. I. Abair, Inc.
 7 Everett Street
 Middleboro, MA. 02346
 1-508-947-1621

Invoice

DATE	Invoice #
9/28/2011	6560

Morgan Management PO Box 1660 1170 Pittsford- Victor Road Pittsford, NY. 14534
--

TERMS
30 Days

QUANTITY	DESCRIPTION	AMOUNT
	repair water closet	
	JD 09/16/11	
1	fillvalve	12.54
2	water closet tank bolts	6.30
1	tank to bowl gasket	6.34
	Sub Total	25.18
1.5	Labor	112.50
Total		\$137.68
Payments/Credits		\$0.00
Balance Due		\$137.68

service charge 1 1/2% monthly or .50 min. on unpaid balance over 30 days

60700.17

HILLCREST MHC LLC
Purchase Order Form

Vendor: LOWES BUSINESS ACCOUNT - LOWE'S	
Purchase Order Number: 37,853 Order Number:	
Description: WINDOWS/RAILS	
Purchase Order Date: 10/3/2011	

Property	Account	Account Title	Description	Amount	Quantity
100-250-063	16070.66	WINDOW AND DOOR REPAIR	WINDOWS	\$786.60	6
100-250-063	15650.00	BUILDING IMPROVEMENTS	PLYWOOD	\$23.16	1
100-250-063	60700.00	REPAIRS AND MAINTENANCE	WINDOWS/RAILS	\$10.20	12
100-250-063	60700.00	REPAIRS AND MAINTENANCE	WINDOWS/RAILS	\$6.62	1
100-250-063	60700.00	REPAIRS AND MAINTENANCE	WINDOWS/RAILS	\$23.81	1
100-250-063	60700.00	REPAIRS AND MAINTENANCE	POLYURETHANE	\$6.64	1
100-250-063	60700.00	REPAIRS AND MAINTENANCE	DOOR DRAFT	\$10.17	1
100-250-063	60700.00	REPAIRS AND MAINTENANCE	DOOR DRAFT	\$5.68	1
100-250-063	60700.00	REPAIRS AND MAINTENANCE	WEDGE	\$10.92	4
100-250-063	60700.00	REPAIRS AND MAINTENANCE	HAND RAIL HOLDER	\$14.15	5
100-250-063	10010.10	OPERATING ACCOUNT	WINDOWS/RAILS	\$10.60	4

Purchase Order Total: \$908.55

11/22

LOWES BUSINESS ACCOUNT - LOWE'S

(800)950-4134

Routing	Approval	Date



W. I. Abair, Inc.
 7 Everett Street
 Middleboro, MA. 02346
 1-508-947-1621

Invoice

DATE	Invoice #
10/5/2011	6577

Morgan Management
 PO Box 1660
 1170 Pittsford- Victor Road
 Pittsford, NY.
 14534

TERMS
30 Days

QUANTITY	DESCRIPTION	AMOUNT
	House out front replace water closet	
	JD 09/26/11	
1	water closet	114.00
1	seat	15.00
2	closet bolts	3.58
1	bowl wax	1.62
1	water closet supply	4.86
	Sub Total	139.06
2	Labor	150.00
Total		\$289.06
Payments/Credits		\$0.00
Balance Due		\$289.06

service charge 1 1/2% monthly or .50 min. on unpaid balance over 30 days

6070017

W. I. Abair, Inc.
 7 Everett Street
 Middleboro, MA. 02346
 1-508-947-1621

Invoice

DATE	Invoice #
10/12/2011	6590

Morgan Management
 PO Box 1660
 1170 Pittsford-Victor Road
 Pittsford, NY.
 14534

TERMS
30 Days

QUANTITY	DESCRIPTION	AMOUNT
	Park's main house / repairs JD 10/04/11	
2	lav faucet stems	15.08
1	tub drain grid strainer	3.32
1	tub + shower valve spindle	44.31
2	tub shower valve seats	26.98
1	brass lav pop up	17.32
1	1 1/4" full s trap	17.00
1	rubber stopper for tub drain	4.53
	Sub Total	128.54
8.5	Labor	637.50
Total		\$766.04
service charge 1 1/2% monthly or 50 min. on unpaid balance over 30 days		Payments/Credits \$0.00
		Balance Due \$766.04

60709.17

- Orleans - 15 Main Street - 508-255-0200
- Wellfleet - 30 Commercial Street - 508-349-3734
- So. Dennis - 465 Rte. 134 - 508-398-6071
- Design Showroom - Hyannis
1520 Rte. 132 - 508-362-6308
- Installed Sales Dept. - So. Yarmouth
225 White's Path - 508-394-6600



midcape.net

- Martha's Vineyard
Vineyard Haven - 508-693-3374
- Design Showroom - Plymouth
28 Shops at 5 Way - 508-746-3085
- Middleboro - 123 East Grove Street
508-947-2353 - 781-585-5400

SOLD TO
STEVEN S. RAY
79 EVERETT ST.

SHIP TO

MIDDLEBORO, MA 02346
508-947-3317

Shipment #: 1

ACCOUNT #	CUSTOMER P.O. #	TERMS	ORDER #	ORDER DATE	GLS#	INVOICE #	INVOICE DATE
145046		5 CASH	6145511	10/14/11	999	6138633	10/14/11
ORDERED	BACKORDERED	SHIPPED	U/M	DESCRIPTION		PRICE	AMOUNT
16	0	16	LP	WM75 1-1/2XL-3/4 HAND RAIL 134HAN 1/16		1.930	30.88
-1	0	-1	EA	CASH DISCOUNT DISC		1.544	-1.54
THE INVOICE TOTAL OF 31.17 HAS BEEN REDUCED BY THE FOLLOWING PAYMENTS							
DESCRIPTION	REFERENCE	AUTH CODE	DATE	AMOUNT			
cash		00	10/14/11	40.00			
INVOICE						\$ 31.17	
October 14, 2011 16:11:47 OT:963				0 / 1		MERCHANDISE	29.34
***** * INVOICE * *****				SHIP VIA	FILLED BY	CHK'D BY	DRIVER
PAGE 1 OF 1				OTHER		0.00	
				TAX 6.250%		1.83	
Signature: _____ Middleboro **PER PRICE BREAK**				FREIGHT		0.00	
				TOTAL Change		-8.83	

ALL RETURNS AND CLAIMS MUST BE MADE WITHIN 30 DAYS WITH THIS INVOICE. RETURNS ARE SUBJECT TO A SERVICE CHARGE. SPECIAL ORDERS ARE NON-RETURNABLE AND SUBJECT TO STORAGE CHARGES.

- Orleans - 15 Main Street - 508-255-0200
- Wellfleet - 30 Commercial Street - 508-349-3734
- So. Dennis - 465 Rte. 134 - 508-398-6071
- Design Showroom - Hyannis
1520 Rte. 132 - 508-362-6308
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midcape.net

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Vineyard Haven - 508-893-3374
- Design Showroom - Plymouth
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- Middleboro - 123 East Grove Street
508-947-2353 - 781-585-5400

SOLO TO
STEVEN S. RAY
79 EVERETT ST.

SHIP TO

MIDDLEBORO, MA 02346
508-947-3317

Shipment #: 1

ACCOUNT #	CUSTOMER P.O.#	TERMS	ORDER #	ORDER DATE	SL/SMA	INVOICE #	INVOICE DATE		
145046		5 CASH	6145545	10/15/11	999	6138667	10/15/11		
ORDERED	BACKORDERED	SHIPPED	U/W	DESCRIPTION	PRICE	AMOUNT			
3	0	3	EA	LN-715 100Z TUB SURROUND CAULK MACCO LIQUID NAILS ADHESIVE 635145	3.490	10.47*			
1	0	1	EA	GE5010 9.8OZ WHITE WINDOW DOOR GE SILICONE II CAULKING 636006	8.250	8.25*			
2	0	2	EA	1X4X8' P5 PRIMED PINE TRIM TREATED/RADIATA 1 VERT LINE P5148	9.660	19.32*			
-1	0	-1	EA	CASH DISCOUNT DISC	1.902	-1.90*			
THE INVOICE TOTAL OF 38.4 HAS BEEN REDUCED BY THE FOLLOWING PAYMENTS:									
DESCRIPTION	REFERENCE	AUTH CODE	DATE	AMOUNT					
cash		00	10/15/11	100.00					
INVOICE					A 38.40				
October 15, 2011 11:39:54 OT:847					0 / 1		MERCHANDISE 36.14		
***** * INVOICE * *****					SHIP VIA	PAID BY	CHK'D BY	DRIVER	OTHER 0.00
Signature: _____ Middleboro **PER PRICE BREAK**					PAGE 1 OF 1			TAX 6.250% 2.26	
					FREIGHT 0.00			TOTAL Change -61.60	

ALL RETURNS AND CLAIMS MUST BE MADE WITHIN 30 DAYS WITH THIS INVOICE. RETURNS ARE SUBJECT TO A SERVICE CHARGE. SPECIAL ORDERS ARE NON-RETURNABLE AND SUBJECT TO STORAGE CHARGES.



LOWE'S HOME CENTERS, INC.
 850 ROUTE 44
 RAYNHAM, MA 02767 (774) 226-2036

- SALE -

SALES #: S1857021 1577453 10-15-11

46905 2X4X8 ACO TOP CHOICE TREA 5.58
 2 @ 2.79
 6005 2X4X96 KD WW SELECT STUD 5.10
 2 @ 2.55

SUBTOTAL: 10.86
 TAX: 0.67
 INVOICE 02717 TOTAL: 11.35
 CASH: 20.00
 CHANGE: 8.65

STORE: 1857 TERMINAL: 02 10/15/11 17:40:54

* OF ITEMS PURCHASED: 4
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 SEE REVERSE SIDE FOR RETURN POLICY.
 STORE MANAGER: PETER MCCARTHY

WE HAVE THE LOWEST PRICES, GUARANTEED!
 IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.
 SEE STORE FOR DETAILS.

 * YOUR OPINIONS COUNT! *
 * REGISTER TO WIN A \$5,000 LOWE'S GIFT CARD! *
 * REGISTRESE PARA GANAR UNA TARJETA DE REGALO LOWE'S! *
 * *
 * REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY *
 * WITHIN ONE WEEK AT: www.lowes.com/survey *
 * YOUR ID # 02717 1857 286 *
 * *
 * NO PURCHASE NECESSARY TO ENTER OR WIN. *
 * VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
 * OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 1857 TERMINAL: 02 10/15/11 17:40:54

2909



Commonwealth of Massachusetts
Department of Fire Services

BOARD OF FIRE PREVENTION REGULATIONS

Official Use Only	
Permit No.	<u>E12-199</u>
Occupancy and Fee Checked	_____
(Rev. 1/07)	(leave blank)

APPLICATION FOR PERMIT TO PERFORM ELECTRICAL WORK

All work to be performed in accordance with the Massachusetts Electrical Code (MEC), 527 CMR 12.00

(PLEASE PRINT IN INK OR TYPE ALL INFORMATION)

Date: OCTOBER 17 2011

City or Town of: MIDDLEBORO

To the Inspector of Wires:

By this application the undersigned gives notice of his or her intention to perform the electrical work described below.

Location (Street & Number) 79 EAST GROVE ST. (HILLCRESS M.H.P.)

Owner or Tenant _____

Telephone No. _____

Owner's Address _____

Is this permit in conjunction with a building permit? Yes No (Check Appropriate Box)

Purpose of Building DWELLING Utility Authorization No. 7114

Existing Service 200 Amps 120/240 Volts Overhead Undgrd No. of Meters 2

New Service 200 Amps 120/240 Volts Overhead Undgrd No. of Meters 2

Number of Feeders and Ampacity _____

Location and Nature of Proposed Electrical Work: INSTALL 1-BATHROOM LT/EXHAUST FAN.

ALSO 3- BASEBOARD HEATERS IN 2ND FLOOR

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No. of Luminaire Outlets	No. of Hot Tubs	Generators	KVA
No. of Luminaires	Swimming Pool Above <input type="checkbox"/> In- <input type="checkbox"/>	No. of Emergency Lighting Battery Units	
No. of Receptacle Outlets	No. of Oil Burners	FIRE ALARMS	No. of Zones
No. of Switches	No. of Gas Burners	No. of Detection and Initiating Devices	
No. of Ranges	No. of Air Cond. Total Tons	No. of Alerting Devices	
No. of Waste Disposers	Heat Pump Number Tons KW	No. of Self-Contained Detection/Alerting Devices	
No. of Dishwashers	Space/Area Heating KW	Local <input type="checkbox"/> Municipal Connection <input type="checkbox"/> Other	
No. of Dryers	Heating Appliances 3 KW	Security Systems: No. of Devices or Equivalent	
No. of Water Heaters KW	No. of Signs	Data Wiring: No. of Devices or Equivalent	
No. of Hydromassage Bathtubs	No. of Motors	Telecommunications Wiring: No. of Devices or Equivalent	
OTHER:			

Attach additional detail if desired, or as required by the Inspector of Wires.

Estimated Value of Electrical Work: _____ (When required by municipal policy.)

Work to Start: 10-15-2011 Inspections to be requested in accordance with MEC Rule 10, and upon completion.

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CHECK ONE: INSURANCE BOND OTHER (Specify:)

I certify, under the pains and penalties of perjury, that the information on this application is true and complete.

FIRM NAME: _____

LIC. NO.: _____

Licensee: JOHN F HOGAN

Signature John F Hogan

LIC. NO.: 29796E

(If applicable, enter "exempt" in the license number line.)

Bus. Tel. No.: 508-789-1603

Address: 433 WARREN ST. MIDDLEBORO, MA 02946

AJT. Tel. No.: 508-947-3863

*Per M.G.L. c. 147, s. 57-61, security work requires Department of Public Safety "S" License: Lic. No. _____

OWNER'S INSURANCE WAIVER: I am aware that the Licensee does not have the liability insurance coverage normally required by law. By my signature below, I hereby waive this requirement. I am the (check one) owner owner's agent.

Owner/Agent Signature _____

Telephone No. _____

PERMIT FEE: \$ 50.-

RECEIPT

TOWN OF MIDDLEBOROUGH

WIRING INSPECTOR'S OFFICE

RECEIVED FROM: John Hogan
 DATE: October 17 2011
 ADDRESS: Middleborough

DOLLARS		CENTS	
50			
DRAFT	M.O.	CHECK	CASH
		2909	
FOR Hillcrest Mobile Home Park, LLC 79 East West Street E12-124			
THANK YOU!			

NO 7114 REC'D BY [Signature]
 STANDISH ENTERPRISE, LUMFORD, MA

33356

STATEMENT		DATE	TERMS
		OCT. 25, 2011	
TO			
ADDRESS			
IN ACCOUNT WITH			
JOHN HOGAN			
433 WAREHAM STREET			
MIDDLEBORO, MA 02346			
	FOR ELECTRICAL WORK 79 EAST GRUYE ST		
	HILLCREST MOBILE		
	WIRE PERMIT	\$ 50.00	
1	INSTALL BATHROOM EXHAUST FAN/LT		
2	INSTALL B.B. HEAT 2ND FLOOR BATH		
	AND 2 BEDROOMS		
3	INSTALL LT. IN FRONT ENTRY		
	MATERIAL	\$ 500.00	
	LABOR	\$ 1907.50	
	TOTAL	\$ 2415.50	

TOUCH OF CLASS GENERAL CONTRACTORS INC
93 WYMAN ST
BROCKTON, MA 02301
617-818-2417
License #900623550
Contract Agreement

THIS AGREEMENT made the November day of 25, 2011, by and between TOUCH OF CLASS GEN. CONTRACTORS INC. hereafter called the Contractor and Mr. Chavin Lance hereinafter called owner lawyer.

WITNESSETH that the Contractor and the owner lawyer for the considerations named agree as follows:

Scope of Work

The Contractor shall perform all of the work on the property at 79 E. GROVE ST MA 02346
Phone: (413) 301-2780 OWNER MR. LEANCE CHAVIN

Work Performed

- 1) Remove existing wall cabinets, base cabinets, two windows, sink, counter top, entry door at kitchen.
Install new wall cabinets, counter top, two windows. Install weather tight door at side entry. Reinstall existing sink, faucet and base cabinets. Rearrange plumbing waste and water pipes, move 3 electrical outlets at kitchen. Repair storm door at the back entry.
- 2) Bathroom 2nd floor: Remove existing shower wall, shower base, faucet and shower drain. Replace old shower wall set, shower base 36 inches, new faucet and new shower drain.
- 3) Install Weather proofing basement floor. Repair window torn screens.
- 4) Reinforce support for front porch flooring. Contractor will provide all materials and perform labor to a complete finish. Labor and materials \$6650.00.

Progress Payment

Payments of Contract Price shall be made as follows \$3325 as start \$2700 at the middle of job and \$625 at completion.

Signed this Nov _____ day of 25 _____, 2011 Owner _____ Contractor
PAUL A. LUBRUN _____

HILCREST MHC LLC

TOUCH

TOUCH OF CLASS GENERAL

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT
11-30-11	113011-CKR	063-WORK ON RENTAL H	3325.00
CHECK DATE	CHECK NUMBER	TOTAL >	3325.00
12-16-11	63002247		

THE FACE OF THIS CHECK IS A SIMULATED WATERMARK

HILCREST MHC LLC
PO BOX 1660
PITTSFORD, NY 14534

MAT BANK
330 MONROE AVENUE
PITTSFORD, NY 14534

DATE December 16, 2011 CHECK NO. 63002247 AMOUNT \$3,325.00

Pay: Three thousand three hundred twenty-five dollars and no cents
TOUCH OF CLASS GENERAL

PAY TO THE ORDER OF
CONTRACTOR
93 WYMAN STREET
BROGTON, MA 02301

⑆063002247⑆ ⑆022000046⑆9844092283⑆



Revised Rent Calculation

Assessed Value of Mobile Home Park	\$ 1,760,400.00
12/31/2011 Operating Expenses	\$ 206,001.73
2012 Operating Budget Expenses	\$ 246,524.47
Total # of Mobile Home Units	96
Rent Calculation	\$ 303.38

HILLCREST MHC LLC
Income Statement
For the Period Ended December 31, 2011

Exhibit C

June 19, 2012
11:29 am

	CURRENT YTD ACTUAL
ACTUAL RENTAL INCOME	\$ 203,466.73
FEES, CHARGES & FORFEITURES	\$ 864.90
OTHER INCOME	<u>400.00</u>
TOTAL REVENUE	\$ 204,731.63
EXPENSES	
ELECTRICITY	\$ 1,213.35
SEWER & WATER	71,994.38
GAS & OIL	<u>1,141.85</u>
TOTAL UTILITIES	\$ 74,349.58
SUPPLIES	\$ 2,891.94
CONTRACT REPAIRS	6,596.59
GROUND	8,760.64
PAINTING	140.18
TRANSPORTATION	550.65
SNOW REMOVAL	4,139.80
TRASH REMOVAL	<u>8,114.64</u>
TOTAL MAINTENANCE	\$ 31,194.44
PAYROLL	\$ 40,819.20
PAYROLL TAXES	4,252.80
HEALTH BENEFITS	3,801.92
OTHER BENEFITS	<u>2,196.00</u>
TOTAL PERSONNEL EXPENSE	\$ 51,069.92
LEGAL & PROFESSIONAL	\$ 6,626.32
OFFICE & TELEPHONE	7,885.55
MANAGEMENT FEES	8,697.36
INSURANCE	3,151.31
REAL ESTATE/OTHER TAXES	<u>23,027.25</u>
TOTAL OTHER EXPENSES	\$ 49,387.79
TOTAL OPERATING EXPENSES	\$ 206,001.73
NOI	<u>\$ (1,270.10)</u>
INTEREST EXPENSE	\$ 103,045.57
INVESTOR/OTHER INT EXPENSE	<u>41,745.97</u>
NET INCOME BEFORE DEP & AMORT	\$ (146,061.64)
DEPRECIATION & AMORTIZATION	\$ 103,649.43
NET INCOME	<u>\$ (249,711.07)</u>

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Exhibit D

HILLCREST MHC LLC
 2012 Actual - Budget Income Statement
 For the 5 Months Ended May 31, 2012

June 19, 2012
 5:24 pm

	Current Balance (Actual)	2012 YTD Budget (5 Months)	2012 Annual Budget (12 Months)
ACTUAL RENTAL INCOME			
RENT MA	\$ 80,443.00	\$ 84,515.00	\$ 202,836.00
RM CONTRA ACCOUNT	(80,515.00)	(87,080.00)	(208,992.00)
GPR RM	97,140.00	87,080.00	208,992.00
LOSS TO LEASE	245.10		
VACANCIES	<u>(6,870.10)</u>		
ACTUAL RENTAL INCOME TOTAL	\$ 80,443.00	\$ 84,515.00	\$ 202,836.00
LATE - NSF FEES	\$ 262.45	\$ 250.00	\$ 600.00
NSF FEES	60.00		
CABLE TV REVENUE	<u>4,028.87</u>	<u>4,028.87</u>	<u>4,028.87</u>
TOTAL REVENUE	\$ 84,794.32	\$ 88,793.87	\$ 207,464.87
EXPENSES			
ELECTRIC	\$ 870.59	\$ 550.00	\$ 1,320.00
SEWER	17,315.98	12,085.00	29,004.00
WATER	24,948.20	18,225.00	43,740.00
NATURAL GAS	<u>236.78</u>	<u>500.00</u>	<u>1,200.00</u>
TOTAL UTILITIES	\$ 43,371.55	\$ 31,360.00	\$ 75,264.00
CLEANING AND RESTROOM SUPPLIES	\$ 45.64		
HARDWARE AND LUMBER SUPPLIES	83.10		
MAINTENANCE SUPPLIES	547.33	1,100.00	2,640.00
SUPPLIES EXPENSE	22.69		
ELECTRICAL REPAIRS		1,500.00	3,600.00
CONTRACTED REPAIRS		5,000.00	12,000.00
OUTSIDE SERVICES		75.00	180.00
PLUMBING REPAIRS		500.00	1,200.00
LANDSCAPING	1,222.83	800.00	1,920.00
MAINTENANCE - SEWER	1,100.00	3,000.00	7,200.00
LAWN MAINTENANCE - FERTILIZING	13.27	50.00	120.00
MOWER - SNOW EQUIP REPAIRS		50.00	120.00
PAINTING SUPPLIES	191.75	75.00	180.00
VEHICLE EXPENSE	111.35	500.00	1,200.00
SNOW REMOVAL	82.98	1,730.00	4,152.00
TRASH REMOVAL	<u>3,455.26</u>	<u>3,385.00</u>	<u>8,124.00</u>
TOTAL MAINTENANCE	\$ 6,876.20	\$ 17,765.00	\$ 42,636.00
PAYROLL - PROPERTY MANAGER	\$ 10,591.98	\$ 11,158.34	\$ 26,780.00
PAYROLL - MAINTENANCE	4,268.00	6,695.00	16,068.00
PR TAXES - FICA/MEDICARE	1,059.22	1,365.78	3,277.87
PR TAXES - FUTA	63.07	176.54	428.48
PR TAXES - SUI	527.30	1,071.20	2,570.88
PR INSURANCE - DISABILITY		130.00	312.00
PR INSURANCE - WRKMNS COMP		100.00	240.00
PR INSURANCE - EMPLOYEE BENEFIT	3,506.80	3,614.00	8,673.60
EMPLOYEE BENEFITS - HA	<u>915.00</u>	<u>1,600.00</u>	<u>3,840.00</u>
TOTAL PERSONNEL EXPENSE	\$ 20,929.37	\$ 25,912.86	\$ 62,190.83
ADVERTISING - PRINT	\$ 92.64	\$ 250.00	\$ 600.00
COMMISSIONS AND FEES	10.00	100.00	240.00
LEGAL AND PROFESSIONAL	324.37	891.66	2,140.00
LEGAL AND PROFESSIONAL-EVICTION	267.40	1,000.00	2,400.00
LEGAL AND PROFESSIONAL-RENT CON	11,543.75	4,500.00	10,800.00
LEGAL AND PROFESSIONAL-MISC LEG	687.50	1,000.00	2,400.00

CONFIDENTIAL: FOR LENDER USE ONLY

HILLCREST MEC LLC
 2012 Actual - Budget Income Statement
 For the 5 Months Ended May 31, 2012

June 19, 2012
 5:24 pm

	Current Balance (Actual)	2012 YTD Budget (5 Months)	2012 Annual Budget (12 Months)
LICENSE EXPENSE	\$ 275.00		
BAD DEBT EXPENSE	4,178.55	500.00	1,200.00
BANK CHARGES	700.00	1,000.00	2,400.00
DUES AND SUBSCRIPTIONS		307.91	739.00
FREIGHT EXPENSE	103.44		
OFFICE EXPENSE	876.89	250.00	600.00
OFFICE SUPPLIES	68.17	125.00	300.00
OFFICE SCREENINGS	352.66	100.00	240.00
PAYROLL PROCESSING	132.09	200.00	480.00
POSTAGE EXPENSE	65.16	150.00	360.00
TRAVEL EXPENSE	1,153.46	250.00	600.00
INTERNET	499.78	500.00	1,200.00
TELEPHONE - CELLPHONES	390.28	450.00	1,200.00
MANAGEMENT FEES	3,215.62	5,423.40	13,016.16
INSURANCE	1,018.85	1,018.85	2,445.24
REAL ESTATE TAXES	<u>10,381.76</u>	<u>9,613.85</u>	<u>23,073.24</u>
TOTAL OTHER EXPENSES	\$ 36,331.37	\$ 27,630.67	\$ 66,433.64
TOTAL OPERATING EXPENSES	<u>\$ 107,503.49</u>	<u>\$ 102,668.53</u>	<u>\$ 246,524.47</u>
NOI	<u>\$ (22,714.17)</u>	<u>\$ (13,874.66)</u>	<u>\$ (39,059.60)</u>
MORTGAGE INTEREST EXPENSE	\$ 42,318.78	\$ 42,245.66	\$ 101,389.60
OTHER INTEREST EXPENSE		9,500.00	22,800.00
NET INCOME BEFORE DEP. & AMORT	<u>\$ (65,032.95)</u>	<u>\$ (65,620.32)</u>	<u>\$ (163,249.20)</u>

STATEMENT APPROVAL
 RCM _____
 KJM
 SAZ

Estimate #1

Warren I Abair Inc
7 Everett Street
Middleboro, Mass.
02346
Lic. # 8298

06/01/2012

Morgan Management
P.O. Box 1660
1170 Pittsford-Victor Road
Pittsford, New York
14534

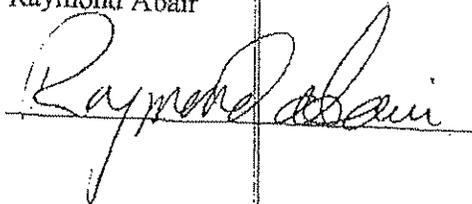
RE: Hillcrest MHC LLC
Moble Home Park
Middleboro, Mass.
02346

This is a price to replace the Hillcrest mobile home park water meter. Price includes a 4" water meter with strainer and remote reader. Install one pressure reducing valve, 2 flanged ball valves. Job will include all necessary material, labor and permits to complete job.

Price \$ 13,540.00

Respectfully

Raymond Abair



Jacqueline Shanley

From: Mark Belanger <mark.j.belanger@gmail.com>
Sent: Wednesday, May 23, 2012 4:11 PM
To: Jacqueline Shanley
Cc: Selectman Distribution; Charles Cristello; Allison Ferreira
Subject: Re: Selectmen meeting packets - web

On 05/23/2012 03:33 PM, Jacqueline Shanley wrote:

> I was watching the DVD of the 5/14 Selectmen's meeting and learned of
> the discussion re web postings of Selectmen meeting packet material. I
> thought it might be helpful to clarify where this information is
> posted each week, usually on Fridays, but occasionally on Thursdays.
> If you follow these steps, they will lead you to the material for the
> meetings:

Thank you Jackie. I figured that out later. I was confused because those docs don't show in the Meeting Calender links - just the agenda does.

Now that I know where to look I'm all set. And I appreciate you contacting me on this.

On a related topic, I would like to ask that the board discuss a change to our public records request process. Perhaps an item on a future agenda would be the best way to proceed.

Specifically - I would like the BOS to direct the town clerk to place any electronic document on the town web site that someone has requested via a public records request. This would be for future requests only.

Note - I am not asking for the record of who made the request or anything of that nature. Just the document itself. It stands to reason that if I ask the town clerk for a copy of something, other people might also have interest in that document as well. Those of us who regularly ask for town documents could check the web site and only put in a request if the document isn't there.

I ran this by the town clerk and she has several valid concerns - her response is included below for consideration. One thing she was concerned with is that some documents (tapes, etc) do not lend themselves to being put on the web site. I understand that and would only ask that we publish electronic documents that can readily be put on the web site - at the discretion of the Town Clerk.

Thank you for your consideration on this matter.

-Mark Belanger
29 Moulton Street
Middleboro MA 02346

----- snip of email from Town Clerk ----- In my opinion, I feel it may be difficult to comply with this request for the following reasons:

- 1.) Not all public records responses may be scanned and posted to the Town web site as there may be recorded tapes, maps, blueprints, exhibits, etc. which we would not have the ability

to scan;

2) All records would have to be thoroughly reviewed prior to being posted to the Town web site for any exemptions (attached for your convenience is a list of the 18 exemptions);

3) The requester of public records who paid fees for research and copies for their public records requests may not be pleased they were required to pay a fee for documents others would have the ability to view for free on the Town web site; and

4) The requester of the public records may not want to publicize their request on the Town web site. They may view their inquiry as a private transaction, even though it is a public record.

----- end snip of email from Town Clerk -----