

**JMB Property Development Company, Inc.**  
**866 Dorchester Avenue**  
**Dorchester, MA 02125**

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March 4, 2019

Ms. Sheila Dillon, Chief and Director  
Ms. Winnie Zhang, Project Manager  
City of Boston  
Department of Neighborhood Development  
26 Court Street, 8<sup>th</sup> Floor  
Boston MA, 02108

RE: RFP Submittal 120-122 Hancock Street  
Dorchester, MA

Dear Ms. Dillon and Ms. Zhang:

We are pleased to submit this bid to purchase the property located at 120-122 Hancock Street, Dorchester, MA as part of the RFP process conducted by the Department of Neighborhood Development ("DND"). We would like to highlight a few important aspects of our bid.

- This offer is being submitted as a joint venture with JMB Property Development Co., Inc. ("JMB") and Barker Real Estate Holdings, LLC ("Barker"). James Baker, the President of JMB, recently completed a 16-unit new construction project for DND as a member of the Senior Management Team with JPA Development Co., Inc. The units were built as part of the "Neighborhood Homes Initiative." Barker is a direct abutter to the DND parcel as owners of 128 Hancock Street. If we are designated as the Developer by DND, we then would set-up a single purpose LLC with the ownership in the LLC as follows: JMB 50%/ Barker 50%. JMB would be the Managing Partner. **Please see Developer Qualification Statement in RFP for more detail.**
- The offer price for the land is \$300,000, which is in excess of the appraised value cited in the DND RFP. The purchase and development would be completed entirely with private funds. No public funds are being sought or required as part of this bid.
- The proposed design of the development is 25 residential units and 14 parking spots with the potential to create additional offstreet parking spots for the abutting property located at 128 Hancock Street owned by the Principals. At this time, the design does not include any commercial space in the building. The RFP did not indicate the Community had a desire for commercial space; however, if the Community would prefer a mixed-use building, then we could consider changing the 2 ground floor residential units to commercial. **See attached preliminary design and site plan from RCA, LLC.**
- In an effort to maximize the **Community Benefits**, the developer proposes to build a blend of unit types with 20 units as market rate, 3 units as Affordable, and 2 units as

Workforce. This blend would provide the City of Boston with **20% of the Units as Affordable or Workforce.**

- In an effort to create additional Community Benefits, JMB will make our best efforts to hire residents of the City of Boston with particular emphasis on minorities, women, and veterans. We have just had a successful hiring experience on the Neighborhood Homes Initiative program with DND and our sub-contractors.
- Our Development Timeline has the construction beginning essentially 9 months after being designated by the City of Boston. We believe this is as aggressive as we can make the timeline. We will have to work through two approvals: 1. BPDA approval under Article 80 Small Project Review, 2. Zoning Board of Appeal for zoning relief from the building code. The two approvals inherently require more time to obtain permits.
- We have completed a civil survey of the property and there is a significant grade change from the front of the property to the back of the property. In fact, the change in grade is 40 feet. As such, our preliminary designs from RCA, LLC reflect the condition of the topography to try and minimize the required site work. We have also increased our site work costs in the budget based on the dramatic grade change; however, we have not completed any geotechnical borings or environmental site assessment. Our final budget could change once that work is completed. It should be noted, based on a visual inspection, it appears as though some ledge may exist on the site which could increase costs. **Please see attached Development Budget and Sales Schedule.**
- We have estimated sales figures for the residential units in our budgets based on initial dialogue with our realtor. If necessary, we can provide written CMUs from the realtor.

As mentioned previously, James Baker as part of the JPA management team, has recently completed our first development with DND at Thetford Avenue, Dyer and Capen Streets that transformed a whole street with a blend of housing available for Market Rate, Affordable, and Workforce families. We believe we can achieve that same success with this design on Hancock Street, and it will be accomplished with no public funds required.

We look forward to working with you on this exciting new development. If you have any questions or comments please feel free to call me at 617-504-9248 or email me at [jbaker@jpamgmt.com](mailto:jbaker@jpamgmt.com).

Regards,



James M. Baker

Senior Vice President

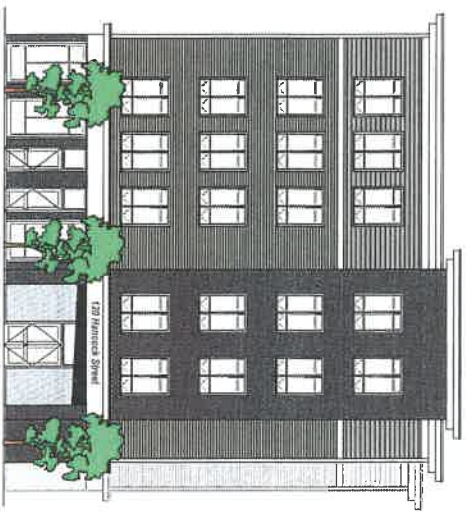
JMB Property Development Company, Inc.

REV.	DATE	DESCRIPTION
1/A	XXXX	XXX

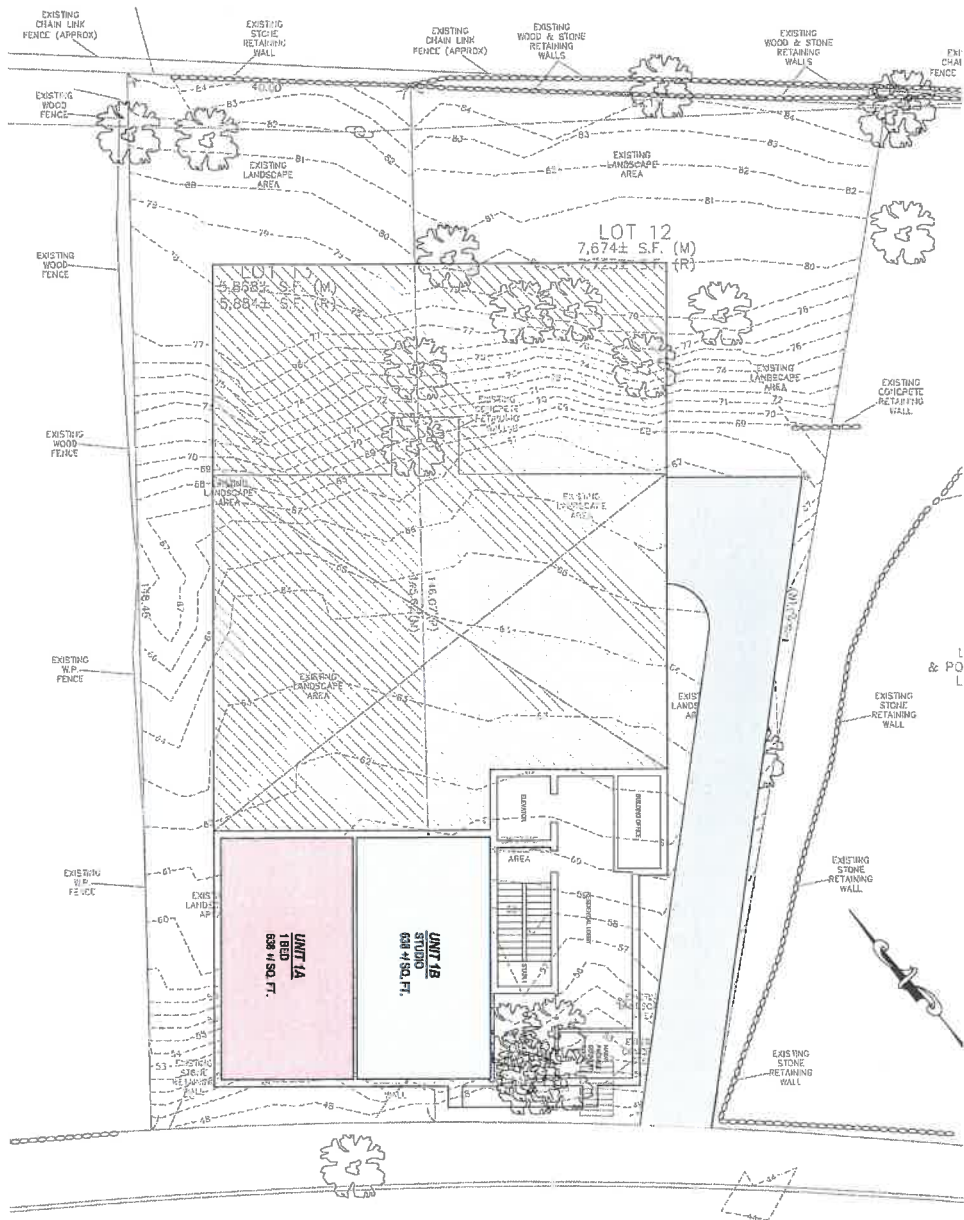
# 120 Hancock Street Dorchester, MA 02125

UNIT BEDROOM BREAKDOWN		
STUDIO	6 UNITS	(407 SQ. FT. - 660 SQ. FT.)
1 BEDROOM	8 UNITS	(572 SQ. FT. - 660 SQ. FT.)
2 BEDROOM	8 UNITS	(719 SQ. FT. - 988 SQ. FT.)
3 BEDROOM	3 UNIT	(969 SQ. FT. - 1,053 SQ. FT.)
<b>TOTAL:</b>	<b>25 UNITS</b>	

**14 PARKING SPACES**  
 23,035 G.S.F. / 13,524 S.F. = 1.70 FAR  
 59'-0"± BUILDING HEIGHT



**GENERAL NOTE:**  
 VERIFY AND CORRECT ALL CONDITIONS AND/OR DIMENSIONS SHOWN  
 BEFORE COMMENCING CONSTRUCTION OF WORK. MAINTAIN ALL  
 NECESSARY PERMITS AND APPROVALS THROUGHOUT THE PROJECT.  
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



HANCOCK STREET  
(PUBLIC WAY-VARIABLE WIDTH)

REV.	DATE	DESCRIPTION
XXX	XXXX	XXX

**GENERAL NOTE:**  
 VERIFY AND CORRECT ALL CONDITIONS AND DIMENSIONS FROM  
 FIELD SURVEY AND EXISTING RECORD DRAWINGS. THE ARCHITECT  
 IS NOT RESPONSIBLE FOR ANY INCONSISTENCIES OR OMISSIONS  
 THAT MAY OCCUR DURING THE CONSTRUCTION PROCESS. APPROVAL  
 SHALL BE OBTAINED FROM THE APPLICABLE AGENCIES.

**A1**

**PROPOSED FLOOR PLAN  
SCHEME A**

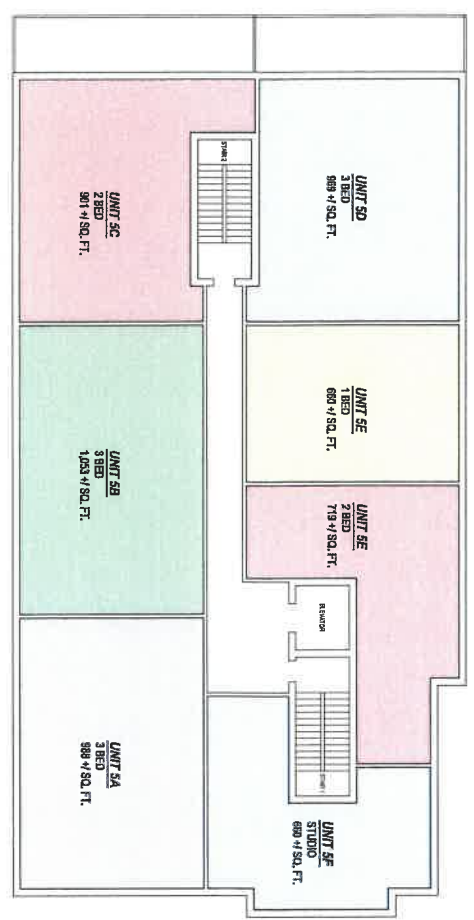
PROJECT # 18-  
 DATE: 1-9-18  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: CD  
 CHECKED BY: R.P.B.

120-122 Hancock Street  
 Dorchester, MA 02125

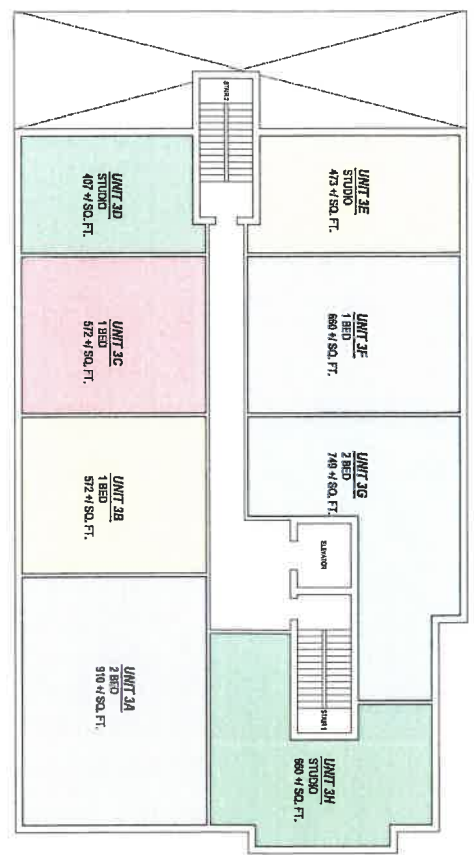
**RCA, LLC**  
 441 Morgan St. www.rca-llc.com Telephone: 617-321-0000  
 Dorchester, Massachusetts 02122 Fax: 617-321-0900

XXX

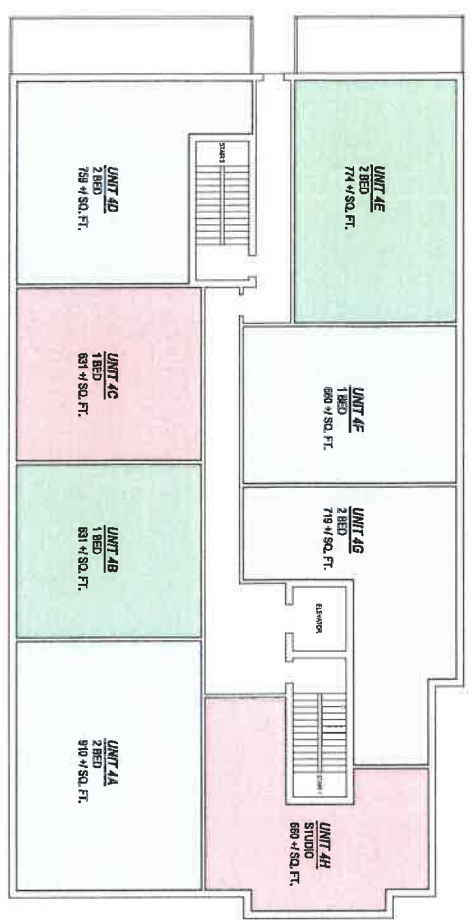
REV	DATE	DESCRIPTION
1	XXX-XX	XXX



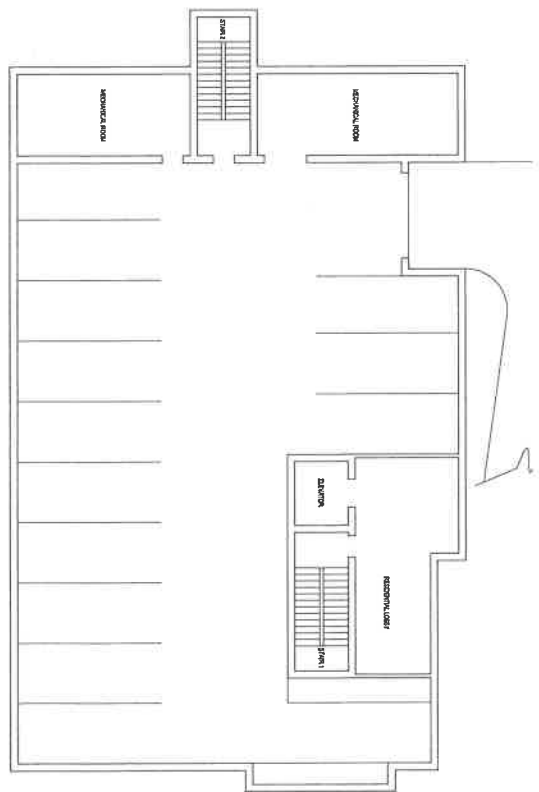
FIFTH FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



SECOND FLOOR PLAN

GENERAL NOTE:  
 THESE AND OTHER ALL CONDITIONS ABOVE DIMENSIONS SHOWN  
 SHALL BE CONSIDERED AS APPROXIMATE AND NOT TO BE USED FOR  
 ANY PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.  
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

A2

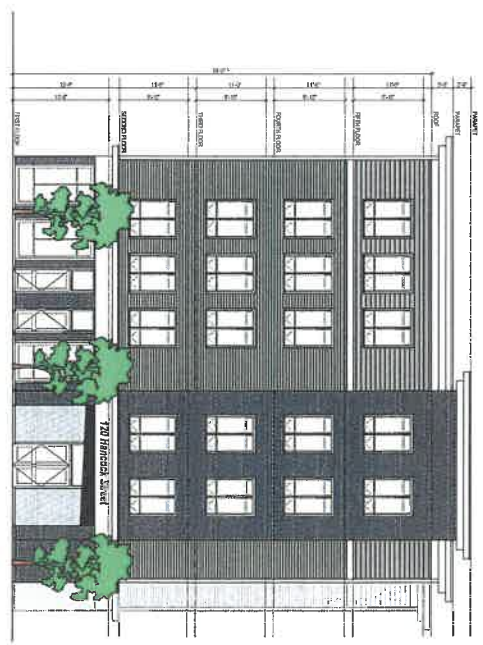
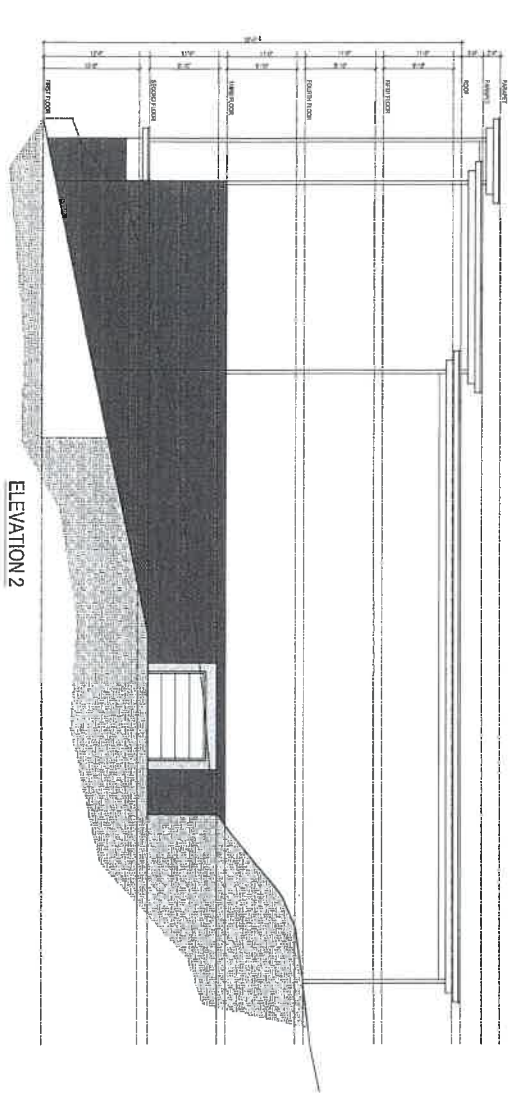
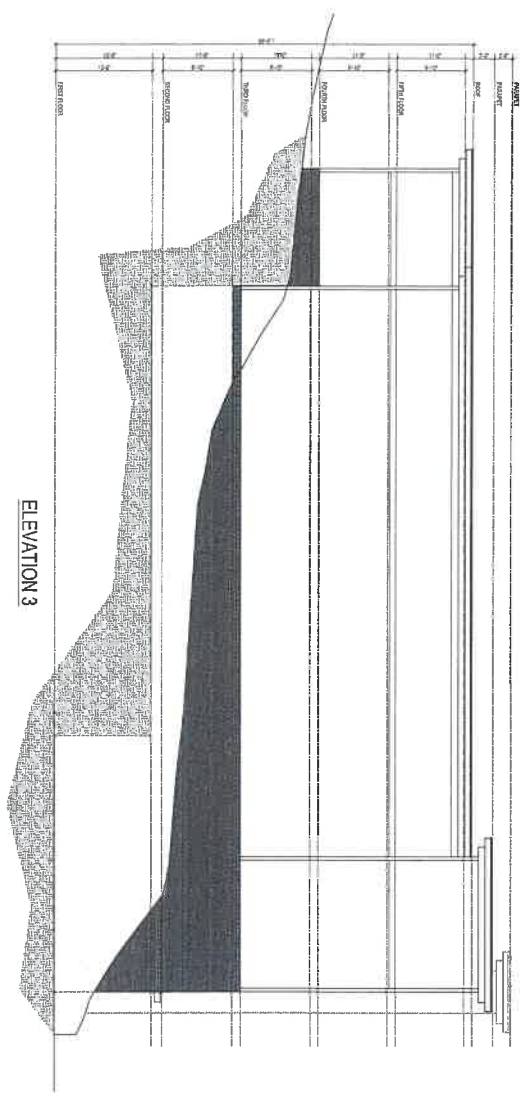
PROPOSED FLOOR PLANS  
 SCHEME A

PROJECT # 18-  
 DATE: 3-9-18  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: CD  
 CHECKED BY: R.P.B.

120-122 Hancock Street  
 Dorchester, MA 02125

**RCA, LLC**  
 415 Newport Ave., Dorchester, MA 02125  
 Tel: 617-252-8200 Fax: 617-252-8100

REV.	DATE	DESCRIPTION
1	XXXXXX	XXX



GENERAL NOTE:  
 VERIFY AND CORRECT ALL CONFLICTS AND/OR DIMENSIONS SHOWN  
 PRIOR TO COMMENCING CONSTRUCTION OR OTHERWISE. ALL  
 APPROVALS MUST BE OBTAINED PRIOR TO COMMENCING  
 CONSTRUCTION. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

A3

PROPOSED ELEVATIONS  
 SCHEME A

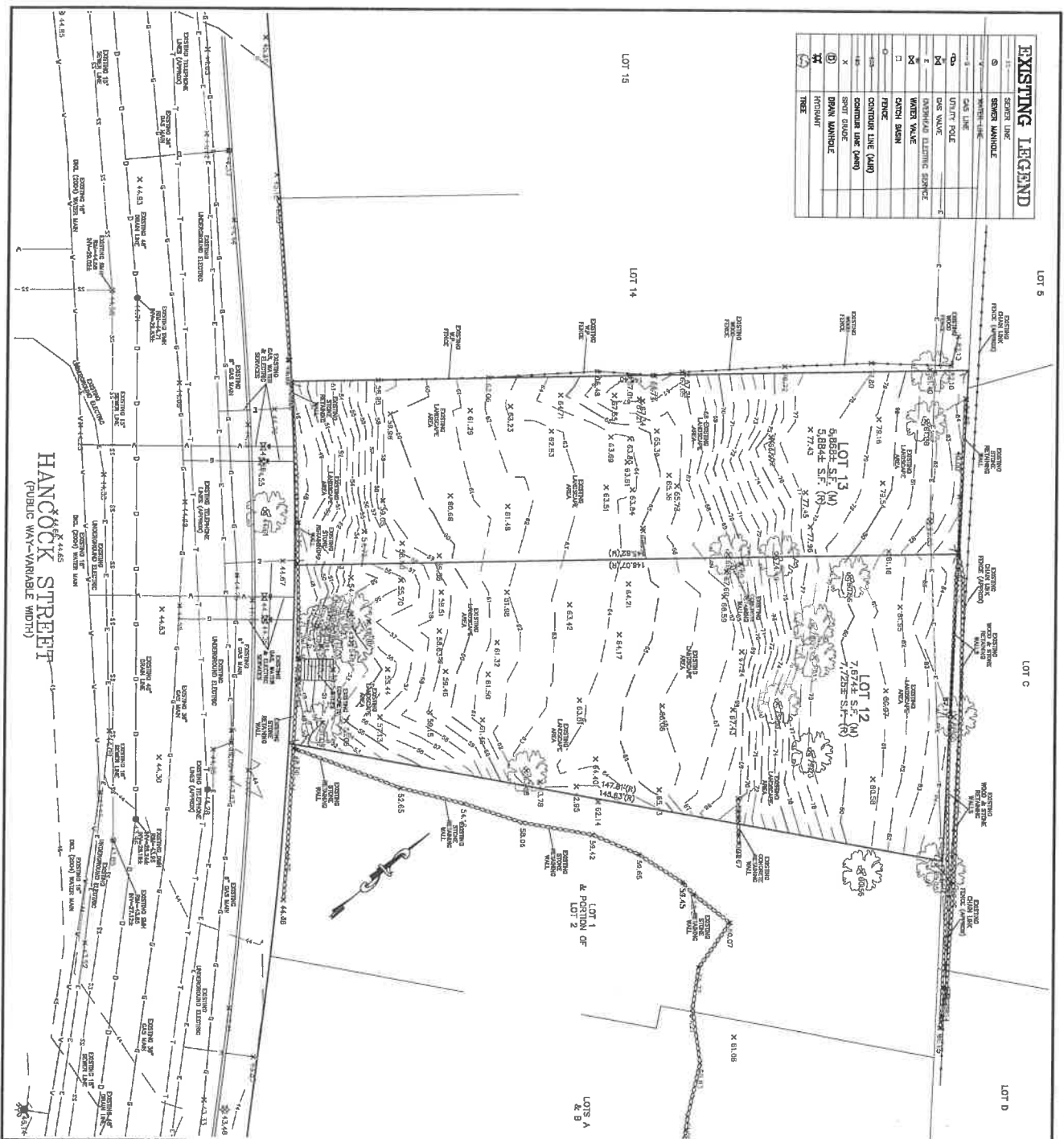
PROJECT #  
 18-  
 DATE: 3-9-18  
 REV:  
 SCALE:  
 1/8" = 1'-0"  
 DRAWN BY:  
 CD  
 CHECKED BY:  
 R.P.B.

120-122 Hancock Street  
 Dorchester, MA 02125

 **RCA, LLC**  
 415 Depot Ave. www.rcaarchitect.com Telephone: 617-351-0010  
 Dorchester, Massachusetts 02122 Fax: 617-351-0000

**EXISTING LEGEND**

○	SECTION LINE
○	SPRING MANHOLE
○	WATER LINE
○	CAN LINE
○	UTILITY POLE
○	DAS WALK
○	OVERHEAD ELECTRIC SERVICE
○	WALKER WALK
○	CATCH BASIN
○	FENCE
○	CONTIGUOUS LINE (AMB)
○	SPOT ELEVATION
○	BURN MANHOLE
○	HOUSING
○	TREE



NOTES:

1. THE CENTER SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER HOLLAN & ASSOCIATES LLC AS OF 5/25/2010.
2. NEED REFERENCE BOOK 86005 PAGE 120 (RELEASE #120) SUFFOLK COUNTY REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I DECLARE THAT THE DEADLINE SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAPS (FIRM) NUMBER 25020Z0200010G, PANEL NUMBER 0005E, COMMUNAL NUMBER 050000, AND IS NOT SUBJECT TO 26A, 2003G.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNREGISTERED EASEMENTS WHICH MAY APPEAR UPON TITLE RECORDS. HOWEVER, THIS PLAN CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THESE DATUMS.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER HOLLAN & ASSOCIATES LLC HAS NOT BEEN ADVISED THERE IS TAKEN FROM TABLE ENFORCED BY LOCAL ZONING ORDINANCE. CHECK WITH YOUR ARCHITECT TO VERIFY THE APPLICABILITY OF ZONING ANALYSIS.

**GRAPHIC SCALE**  
1" = 20' 0" (1" = 20')

**SCALE**  
1" = 20' 0" (1" = 20')

DATE	REV / DATE	BY / DATE
05/25/2010		

120 & 122 HANCOCK STREET  
BOSTON (DORCHESTER)  
MASSACHUSETTS

**EXISTING CONDITIONS**  
SITE PLAN

PETER HOLLAN & ASSOCIATES LLC  
LAND SURVEYORS/CONSULTING ENGINEERS  
387 CUMMERS STREET, SUITE 100 BOSTON, MA 02118  
PHONE: 617 552-1234 FAX: 617 252-2591  
EMAIL: PHOENIX@PETERHOLLAN.COM

CHECKED BY: [Signature]  
DRAWN BY: [Signature]  
APP'D BY: [Signature]

SHEET NO. 1

**PROPOSAL FORM**

**SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
BID COUNTER  
26 COURT STREET, 10<sup>TH</sup> FLOOR  
BOSTON, MASSACHUSETTS 02108**

**DATE RECEIVED BY DND:** March 4, 2019

**SUBMITTED BY: NAME:** JMB Property Dev. Co., Inc. & Barker RE

**ADDRESS:** 866 Dorchester Ave, Dorchester MA 02125

**TELEPHONE:** 617-504-9248

**EMAIL:** jbaker@jpamgmt.com

Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

**Property Address:** 120-122 Hancock Street, Dorchester, MA

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

- i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

James M. Baker: 230 Savin Hill Avenue Dorchester, MA 02125

John C. McDonough: 6 Fletcher Steele Way, Milton, MA 02186

Brian Kerrins: 49 Sunrise Road, Quincy, MA 02171

Chris Barbour: 13 Collier Ave, Scituate, MA 02066

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an:  
Joint Venture

(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

- A. If applicant is a Partnership, state name and residential address of both general and limited partners: N/A



B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: N/A  
President is: \_\_\_\_\_  
Treasurer is: \_\_\_\_\_  
Place of Business: \_\_\_\_\_

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

The joint venture will be formed as a Mass LLC with the 4 Principals listed above as the only Members. The 4 Principals are all active Members at JMB Property Development Co., Inc. and Barker Real Estate Holdings, LLC

A copy of the joint venture agreement is on file at: Pulgini & Norton and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

N/A

Trust documents are on file at \_\_\_\_\_  
And will be delivered to the Official on request.

- iii. Bank reference(s): Vadim Kuksim Eastern Bank
- iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:  
N/A
- v. Number of years organization has been in business under current name:  
1 year
- vi. Has organization ever failed to perform any contract? No Yes/No

If answer is "Yes", state circumstances): \_\_\_\_\_

We propose the following purchase price:

*WE PROPOSE A \$ 300,000 PURCHASE PRICE FOR THE LAND FROM THE CITY OF BOSTON. WE ALSO WILL COMMIT TO SETTING ASIDE 20% OF THE PROPOSED RESIDENTIAL UNITS AS AFFORDABLE AND WORKFORCE HOUSING. THIS SET ASIDE ASSUMES WE RECEIVE RELIEF FROM CITY OF BOSTON ZONING CODE AND APPROVAL THROUGH THE BPDA ARTICLE 90 SMALL PROJECT REVIEW FOR 25 NEW RESIDENTIAL UNITS.*

If the applicant is an individual doing business under a name other than his own name the application must state so, giving the address of the individual.

If the applicant is a partnership a partner designated as such must sign the application.

If the applicant is a corporation, trust or joint venture the application must be signed by a duly-authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

(Please include the name of the agency or department and position held in that agency or department.)

vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

*James R. Baker*  
Signature of individual submitting proposal

PRESIDENT  
Title

JMB Property Development Co., Inc.  
Legal Name of Organization

Dated at: \_\_\_\_\_

This 1st day of March, 2019

NAME OF ORGANIZATION:  
\_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

i. ATTESTATION:

James Baker being duly sworn deposes and says that (he/she) is the President of JMB Property Development Co., Inc. and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 1st day of March, 2019

Notary Public: *Jake Toomey*

My Commission Expires: November 14, 2025  
(Month) (Year)

NOTE: This proposal form must bear the written signature of the applicant.



## Project Summary Form

Project Name: 120-122 Hancock Street

Project Street Address(es): 120-122 Hancock Street, Dorchester, MA

Developer: JMB Property Development Co., Inc./Barker Real Estate Holdings, LLC

Types of Units: Family  Individuals  Elderly  Special Needs

Other? (Describe) 25 unit residential building Commercial  Yes  No

Number of Units 25 Number of Affordable Units 5\* Homeless Units     

*\* 3 UNITS AFFORDABLE 2 UNITS WORKFORCE*

Number of Units	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr	Total
<30% AMI							0
<60% AMI							0
<80% AMI		1	2	2			5
Market		2	9	6	3		20

Rents	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr
<30% AMI						
<60% AMI						
<80% AMI						
Market						

**Housing Budget**

TDC: \$ 395 PSF  
 Hard Cost/sf \$ 328 PSF  
 Operating Exp/unit \$           

TDC Per Unit: \$ 363,200  
 Hard Cost/unit \$ 302,250  
 Reserves/unit \$             
 Developer Fee and Overhead \$ 730,250

*\* OVERHEAD 4.00% OF HARD COST  
 FEE 5.00% OF TOTAL DEVELOPMENT COST*

**Funding Sources:** (Check all that apply)

- |   |                                      |  |   |
|---|--------------------------------------|--|---|
| DND – HOME <input type="checkbox"/>       | DHCD-HOME <input type="checkbox"/>   | DHCD-CIPF <input type="checkbox"/>       | Others: <input checked="" type="checkbox"/>         |
| HSNG BOSTON 2030 <input type="checkbox"/> | DHCD-HSF <input type="checkbox"/>    | 9% LIHTC <input type="checkbox"/>        | Private Capital <input checked="" type="checkbox"/> |
| NHT <input type="checkbox"/>              | DHCD-HIF <input type="checkbox"/>    | 4% LIHTC <input type="checkbox"/>        | Bank Debt <input checked="" type="checkbox"/>       |
| IDP <input type="checkbox"/>              | DHCD-TOD <input type="checkbox"/>    | New Market TC <input type="checkbox"/>   | <input type="checkbox"/>                            |
| FHLB <input type="checkbox"/>             | DHCD-CATNHP <input type="checkbox"/> | Historic TC <input type="checkbox"/>     | <input type="checkbox"/>                            |
| AHTF <input type="checkbox"/>             | DHCD-CBH <input type="checkbox"/>    | MA State TC <input type="checkbox"/>     | <input type="checkbox"/>                            |
| MTC Grants <input type="checkbox"/>       | DHCD-FCF <input type="checkbox"/>    | HUD-Section 202 <input type="checkbox"/> | <input type="checkbox"/>                            |

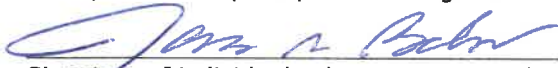
# STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

1. Name of proposer: JMB Property Development Co., Inc. and Barker Real Estate Holdings, LLC
  
2. Names and titles of principals: JMB: James M. Baker, President, John C. McDonough, Treasurer  
Barker Real Estate Holdings, LLC: Brian Kerins, Member, Chris Barbour, Member
  
3. Names of authorized signatories: All of the Above
  
4. Permanent main office address: \_\_\_\_\_  
866 Dorchester Ave, Dorchester, MA 02125  
Phone: 617-504-9248 Fax: N/A Email: jbaker@jpamgmt.com
  
5. Date organized: \_\_\_\_\_
  
6. Location of incorporation: JMB Property Development Co., Inc: Mass Sub S Corporation Feb 2018  
Barker Real Estate Holdings, LLC Mass Limited Liability Corp 5+ years
  
7. Number of years engaged in business under your present name: JMB Property Dev Co: 1+ years Barker RE Holdings, LLC: + 5 years
  
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
  - a. City of Boston Department of Neighborhood Development
  
  - b. \_\_\_\_\_
  
  - c. \_\_\_\_\_

Has organization ever failed to perform any contract?  YES  NO  
If YES, attach a written declaration explaining the circumstances.

AUTHORIZATION: The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

  
Signature of individual submitting proposal

PRESIDENT  
Title

JMB PROPERTY DEVELOPMENT CO. INC.  
Legal Name of Organization

MARCH 1, 2019  
Date

**JMB Property Development Co., Inc./Barker Real Estate Holdings, LLC  
(Joint Venture)  
RFP for 120-122 Hancock Street  
Dorchester, MA 02125  
Developer Qualification Statement  
March 4, 2019**



**12 Spring Garden Street  
Dorchester, MA**

**CITY OF BOSTON  
Department of Neighborhood Development  
Martin J. Walsh, Mayor  
Sheila A Dillon, Director**

## **Developer Experience and References:**

The development team submitting the RFP for the purchase of 120-122 Hancock Street will be a single purpose LLC to be formed by the Principals of JMB Property Development Co., Inc. and Barker Real Estate Holdings, LLC ("JMB/Barker"). The new LLC will be established upon the JMB/Barker joint venture being designated by the City of Boston as the preferred developer to purchase the site. It should be noted the Principals of Barker Real Estate Holdings, LLC are direct abutters to the property being offered for sale by the Department of Neighborhood Development. The Principals own the three-family located at 128 Hancock Street via a single purpose LLC. James Baker, the President of JMB, recently completed a 16-unit development with the Department of Neighborhood Development in his role as a Senior Vice-President with JPA Development Co., Inc. The new 16-unit development was part of DND's Neighborhood Homes Initiative program. The ownership of the JMB/Barker JV will be divided amongst the Principals as follows: JMB 50%/Barker 50%.

### **JMB Property Development Company, Inc. ("JMB")**

The principals of JMB have worked together since 1994, and have maintained a professional and personal relationship since that time across multiple business ventures.

Mr. Baker and Mr. McDonough began working together in 1994 when both men transferred into the Fleet Bank Asset Based Lending Group, which was formerly part of the Bank of New England Boston based ABL Group, from other departments within Fleet Financial Group. Specifically, Mr. Baker and Mr. McDonough, both were managing "workout loan" portfolios at Fleet Bank in Providence and RECOLL in Boston, respectively.

The two founded an early stage technology focused venture firm, Barrington Partners, in 1998 along with two partners with senior management technology experience in Silicon Valley, CA. The firm maintained offices in Boston and San Francisco. The firm was focused on providing pre-Series A financing along with management assistance in positioning the company to succeed in the marketplace and raise the formal Series A round. A number of the investments were focused on using technology to reduce costs in various segments of the real estate industry.

Mr. Baker has been an active real estate investor since his days as a college student, and began to focus full-time on his real estate activities since 2002. In fact, the first ground up development Mr. Baker completed was an 8-unit condo project located at 190-192 Sydney Street in Dorchester. Mr. McDonough was involved in that successful investment as well. Since that time, Mr. Baker and Mr. McDonough have been investing in various projects on a one-off basis and formalized the investment activities and relationship in February 2018 with the formation of JMB Property Development Co., Inc..

Since 2008, Mr. Baker and Mr. McDonough have been actively working together in the real estate development industry both for their own account and with JPA Development Company, Inc. Mr. Baker has been a member of the senior management team at JPA and Mr. McDonough has been an active investor in a number of the JPA development projects. Mr. Baker founded the Residential Development Division of JPA. The JPA residential division is very narrowly focused on smaller residential development projects for sale. The other members of the JPA senior management team prefer to maintain that focus. As such, when an investment opportunity is presented with other characteristics, the Principals complete the investment outside of the JPA umbrella.

Mr. Baker and Mr. McDonough believe strongly in the long-term opportunity in the City of Boston especially along the MBTA Redline. In addition to the Savin/Sydney project currently under construction, which is highlighted later in the Developer Qualification Statement, the principals have identified and acquired other sites they plan to develop as residential and mixed-use projects over the next five years. Mr. Baker and Mr. McDonough have deep roots in Dorchester and the greater Boston area.

#### **The JMB Property Development Co., Inc. Management Team:**

***James M. Baker, President:*** Prior to founding JMB Property Development Co., Inc., Mr. Baker has been with JPA Development Company, Inc. since April of 2009, Mr. Baker has been a Principal in various residential and mixed-use developments throughout the Greater Boston area for the last twenty years. From 1999 through 2007, Mr. Baker was a General Partner in Barrington Partners, a private equity firm with an investment focus on early stage technology companies. Specifically, Mr. Baker's investment responsibility included companies focused on the real estate industry and applying technology to improve efficiencies within various activities related to the industry. Prior to Barrington, Mr. Baker was a Vice-President at Fleet Bank in the Commercial Loan Workout Division and Asset Based Lending Division. Mr. Baker graduated from Babson College with a B.S. in Finance and Entrepreneurial Studies.

***John C. McDonough, Treasurer:*** Since 2014 Mr. McDonough has been working with Mr. James Baker developing residential and mixed-use real estate projects in Dorchester. With the formation of JMB Property Development Company, Inc. (JMB) in 2018, Mr. McDonough assumed the formal title of Treasurer and is responsible for managing the day to day financial activities of JMB and its related projects. Prior to JMB, Mr. McDonough was a partner for ten (10) years with Endurance Asset Management (EAM) a private equity firm focused on investing in manufacturing companies within the middle-market. Prior to forming EAM, Mr. McDonough and Mr. Baker were Co-Founders of Barrington Partners, an early stage private equity firm, where he was responsible for structuring the firm's equity investments and working with portfolio companies to refine their business models, evaluate financing alternatives and exit strategies. Mr. McDonough was the Managing Partner of Barrington. Mr.



McDonough began his career in commercial banking and spent thirteen (13) years with Fleet Financial Group (predecessor to Bank of America) financing leveraged acquisitions, management buyouts and recapitalizations of privately-held middle-market companies. He has served as a director on numerous boards including most recently with the Smaller Business Association of New England (SBANE) and Precix, Inc. (formerly Acushnet Rubber Company) located in New Bedford, MA. Mr. McDonough is a graduate of Suffolk University.

### **Barker Real Estate Holdings LLC**

Barker Real Estate Holdings is a privately-owned Boston-based company dedicated to real estate acquisition, development, and re-sale of residential properties. Barker is currently focused on investment opportunities located in the Greater Boston Area. In the past 3 years Barker has acquired and developed the following seven Dorchester properties: 128 Hancock St., 45 Alban St., 18 Ashmont St., 18 Armandine St., 173 Minot St., 1144 Adams St, and 53 Bailey Street. The principals of Barker Real Estate are below.

***Brian Kerins:*** Brian Kerins is a Principal Owner of Barker Real Estate Holdings LLC. Brian's functions are to oversee all acquisitions, develop new business relationships, and implement Barker's overall investment strategies.

Prior to Barker, Brian was part owner of ElecComm Power Services (EPS). ElecComm specialized in emergency power solutions for electrical Utility companies on the East Coast. Brian spent 8 years as President of EPS and helped grow the company to a point where it attracted national attention and was purchased in 2014 by Sunbelt Rentals, the second largest equipment rental company in the United States. Brian holds an engineering degree from Mass Maritime Academy.

***Chris Barbour:*** Chris Barbour is a principal owner of Barker Real Estate Holdings, LLC. Chris manages the field operations of Barker's investment property portfolio.

Chris has worked with Renovation Specialties, Inc. as a project manager in the Greater Boston area since 2002. The experience with a smaller commercial firm has forced him to play a role in all phases of a project's life cycle. From estimating & contract negotiations, to on-site management, and ensuring projects are delivered on schedule.

Chris holds a bachelor's degree in marketing from The Dolan School of Business at Fairfield University.

**JMB/Barker JV**  
**List of Professional References for**  
**City of Boston RFP for**  
**120-122 Hancock Street Dorchester, MA**

<b>Professional</b>	<b>Organization</b>	<b>Contact Info</b>
Michael MacClary, Esq.	Burns and Levenson	617-345-3305 mmacclary@burnslev.com
John Pulgini, Esq.	Pulgini and Norton	617-851-6457 jpulgini@pulgininorton.com
James Christopher Architect	RCA Associates	617-282-0030 jchristopher@roche-christopher.com
Rafal Borkiewicz	Land Mapping Surveyor	857-544-3061 rborkiewicz@land-mapping.com
Jim Borrebach	OHI Engineering Environmental Engineer	508-339-3929 jborrebach@ohiengineering.com
Peter Gammie	Columbia Design Group Civil Engineer	617-506-1474 pgammie@columbiadesigngroup.com
Paul Tyrell	Surveyor and Civil Engineer	617-947-1319 p.j.tyrell@att.net
Bill Ayers	Performance Home Ratings: HERS	978-918-5073 bill@performancehome.net
Noel McPhillips	Drumhirk Construction	617-778-8061 noelmcphillips@aol.com
Larry Nevin	Nevin Excavation	617-283-5795 nevinexcavation@gmail.com
Steve Salisbury	Salisbury Concrete and Forms	508-509-8217 salisburyconcreteinc@gmail.com
Peter Carr	Boston Cabinets	617-268-0200 peterc@bostoncabinets.net
Dan Ngo	D&W Electrical Contractors	617-592-9370 dans1electric@icloud.com
Paul McCormack	New England Building Supply	617-3318-1210 pmccormack@nebltdgsupply.com

## JMB Development Company, Inc. Project History

JMB Property Development Co., Inc, and its principals have been involved in a steady stream of residential projects in the Boston area over the last ten years. Prior to the formation of JMB Property Development Co., Inc, the projects were completed by JPA Development Company between 2018 and 2009. Prior to 2009, these were developed by James Baker individually.

Project Number	Year	Project Address	Number of Units	Square Feet	Parking Spaces	Total Sales Revenue
1	2004-05	190-192 Sydney Street, Dorchester, MA	8	12,720	4	\$2,989,000
2	2007	12 Spring Garden Street, Dorchester, MA	2	4,044	3	\$960,000
3	2007-08	20 Spring Garden Street, Dorchester, MA	3	2,499	2	\$808,300
4	2008	13 Spring Garden Street, Dorchester, MA	2	2,078	3	\$640,000
5	2009-10	209-210 W Seventh St., South Boston, MA	3	2,475	0	\$979,000
6	2010	64 Grampian Way, Dorchester, MA	2	2,716	1	\$677,500
7	2011	15 Howell Street, Dorchester, MA	3	3,572	3	\$1,113,500
8	2011-12	860 E Second St., South Boston, MA	8	8,598	11	\$3,784,000
9	2012-13	11-13 Howell Street, Dorchester, MA	6	7,610	6	\$2,557,500
10	2014	858 E Second Street, South Boston, MA	8	8,894	8	\$5,017,000
11	2015	27 Washburn Street, Dorchester, MA	7	10,154	8	\$4,500,000
12	2015-16	328 Savin Hill Avenue, Dorchester, MA	3	4,200	6	\$2,400,000
13	2016	136-138 Neponset Avenue, Dorchester, MA	TBD	TBD	TBD	TBD
14	2016	11 Tilesboro Street, Dorchester, MA	TBD	TBD	TBD	TBD
			<b>55</b>	<b>69,560</b>	<b>55</b>	<b>\$26,425,800</b>

**JMB/Barker JV**  
**List of Customer References for**  
**120-122 Hancock Street RFP**  
**March 2018**

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JMB/Barker continues to develop a long-term reputation as a builder that delivers quality homes and stands behind the homes we build. As such, we have provided a few references of Buyers of JMB homes. We believe it is important to hear not only the references of the people we work with but also from our customers.

We will invest that same care and pride in the homes we build for the City of Boston and the Department of Neighborhood Services as part of the 120-122 Hancock Street development project.

<b>Buyer</b>	<b>Development Address</b>	<b>Contact Info</b>
Bob Carlson	11-13 Howell Street Dorchester, Unit 1	401-269-9002
Chris Bishop	15 Howell Street Dorchester MA Unit 1	508-479-0566 cbishop@axiomxinc.com
Thomas Fitzgerald	862 East Second Street South Boston Unit 1	781-710-6761 Tfitzgerald1@gmail.com
James Curran	12 Spring Garden Street Dorchester Unit B	617-797-7428
Dena Haibi	858 East Second Street South Boston Unit 1	860-614-9680 Dena.haibi@gmail.com
Danielle Bing	15 Spring Garden Street Dorchester Unit 1	617-680-5424
Pam Anderson	13 Spring Garden Street Dorchester, Unit 1	617-216-5369 pamkand@gmail.com

**Evidence of Financing:**

JMB Property Development Co., Inc, main banking relationship is with Eastern Bank. JMB has been with Eastern since we formed the company in 2018. Eastern Bank provided the construction and permanent financing for the initial JMB development project which consisted of a 12,000 +/- square foot commercial building and an adjacent 12,000 +/- square foot residential building located at 102-110 Savin Hill Avenue and 10-14 Sydney Street, respectively.

JMB's primary contact at Eastern Bank is:

Vadim Kuksin  
Vice President Commercial Real Estate  
Eastern Bank  
265 Franklin Street, 2<sup>nd</sup> Floor  
Boston, MA 02110  
617-897-1133

Our other banking relationship on the residential development side of the company is with The Bank of Canton. Our lender at Bank of Canton can be called for a reference.

The Bank of Canton
John McCarthy
Telephone: 888-828-1690
Email: <a href="mailto:jmccarthy@thebankofcanton.com">jmccarthy@thebankofcanton.com</a>

In the past both banks have provided mid to high seven figure acquisition and construction loans to JMB and its Principals for individual residential development projects on numerous occasions.

The following pages are some recent developments that we have structured with each of the Banks.

A bank reference letter is also included as part of the submittal package.

**Sample Development Transaction One**  
**10-14 Sydney Street: 9 Residential Units**  
**102-110 Savin Hill Avenue: 4 Unit Commercial Building**

Project Location: 102-110 Savin Hill Avenue  
10-14 Sydney Street  
Dorchester, MA 02125

Lender: Eastern Bank

Project Description: New Construction of 13,410 Sq. Ft. consisting of  
9 residential units:

- 4 3-bedroom/3-bathroom units
- 4 2-bedroom/2-bathroom units
- 1 1-bedroom/2-bathroom unit
- 13 garage parking spots

New Construction of a 14,182 Commercial Building with 4  
tenant spaces:

- The first floor and a portion of the basement will house a  
new local grocery market.
- The second floor is TBD
- The third floor will have Savin Hill Fitness, a woman owned  
and operated new local business.
- The fourth tenant space in the basement is TBD

Land Purchase (July 2016)	\$3,100,000
Development Cost	7,400,000
Total Development Cost	<u>\$10,500,000</u>
Eastern Bank Acquisition & Construction Loan	\$8,000,000
Developer Equity Contribution	<u>2,500,000</u>
Total Financing	<u>\$10,500,000</u>

The project construction phase will be completed in early Summer 2019. The 9 residential units are being list for sale on March 15, 2019. **See attached BPDA Small Project Review Filing Package**

**Rendering of Commercial Building 102-110 Savin Hill Avenue:**



**10-14 Sydney Street: 9 unit residential building**





# Article 80 Small Project Review Application

## 110 Savin Hill Avenue Mixed Use Development

110 Savin Hill Avenue  
Dorchester, MA 02125

102-110 Savin Hill Avenue, LLC  
RODE Architects, Inc.

**RODE**  
ARCHITECTS INC



June 20, 2017

Brian Golden, Director  
Boston Planning and Development Agency  
One City Hall Square (9<sup>th</sup> Floor)  
Boston, MA 02201

RE: **110 Savin Hill Avenue, Dorchester, MA**  
**Article 80E, Small Project Review Application**

Dear Director Golden:

On behalf of 102-110 Savin Hill Avenue, LLC, I am pleased to submit this letter as Notice of our Small Project Review Application submission under Article 80E of the Boston Zoning Code.

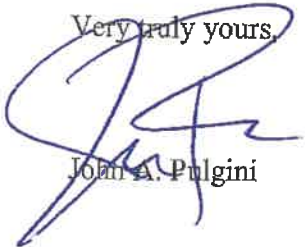
The proposed development is located at 110 Savin Hill Avenue, 10 Sydney Street and 14 Sydney Street in the Savin Hill Neighborhood of Dorchester. The three (3) parcels total approximately 12,778 square feet (the "Project Site"). The Project Site sits on the corner of historic Savin Hill Avenue and the corner of Sydney Street, just steps away from the Savin Hill MBTA Station. Currently, the three (3) parcel site contains a boarded up retail building, and four (4) units of housing in two separate structures.

The proposed development calls for the razing of three structures, and the creation of an attractive and energy efficient three (3) story commercial building, and a striking three (3) story residential building consisting of nine (9) units with 13 parking spaces. This development will enliven and visually enhance the look and feel of this prominent intersection in Savin Hill, an area to which the Savin Hill MBTA Station provides a constant flow of pedestrians, causing this node to become a point of connection for the residents of Savin Hill during their daily commute.

The development team will be led by partner and project manager James Baker. Mr. Baker will lead a team of professional architects, engineers, contractors, and consultants with years of experience in the development of residential and commercial projects. Prior to the submission of this application, the development team has conducted extensive community outreach, with abutting property owners, neighborhood groups, and area businesses. The design depicted in the attached application reflects the invaluable input received during that outreach. In addition, there have been preliminary design meetings with BPDA staff members and associated city agencies.

We intend to pursue the Article 80E Small Project Review Process for this Proposed Project and we look forward to continuing our strong working relationship with the BPDA, the community, and the elected officials in the months ahead.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'John A. Pulgini', is written over the typed name. The signature is stylized with a large initial 'J' and a long horizontal stroke.

John A. Pulgini

CC: John Campbell, Project Manager, B.P.D.A  
David Cotter, Mayor's Office of Neighborhood Services  
Frank Baker, District City Councilor  
Annissa Essaibi George, Boston City Councilor  
Linda Dorcena-Forry, State Senator  
Dan Hunt, State Representative

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# Proposed Project Overview

**Project Name:** 110 Savin Hill Avenue

**Project Address:** 110 Savin Hill Avenue , Dorchester, 02125

**Project Description:** Demolition of three (3) existing structures on three separate tax lots (i) a one-story commercial building (Parcel ID# 1302687000); (ii) a three-family residential building (Parcel ID# 1302686000); and (iii) a single family home (Parcel ID#1302685000) followed by the construction of a three story commercial building to include approximately 14,182 gross square feet of commercial retail, and a three story with mezzanine residential building including one (1) adaptable dwelling unit, below eight (8) residential units, supported by thirteen (13) onsite vehicular parking spaces and five (5) spaces dedicated for bicycles.

**Lot/Site Area:** 12,778 square feet

**No.of Dwelling Units:** 9 Units  
(1 Adaptive Unit at grade, 6 two bedroom, and 2 three bedroom)

**Floor Area:**

**COMMERCIAL**

Basement	3,608 square feet
Ground Level	4,373 square feet
Second Level	3,646 square feet
Third Level	2,255 square feet
Total Floor Area	14,182 square feet, Gross
FAR Square Feet	10,574 square feet

**RESIDENTIAL**

Ground Level	910 square feet
Second Level	5,050 square feet
Third Level & Headhouse	7,450 square feet
Total Floor Area	13,775 square feet, Gross
FAR Square Feet	13,410 square feet

**BUILDING TOTALS**

Total Building	23,957square feet
FAR Square Feet	23,984 square feet
Lot Area	12,778 square feet
FAR	1.88
Parking Spaces	15

# Proposed Project Overview

## Unit Configurations:

### RESIDENTIAL

One Bedroom	1 adaptable unit
Two Bedroom	6
Three Bedroom	2
Height	43-0'
Stories	3.5

## Zoning District:

### ARTICLE 65, DORCHESTER NEIGHBORHOOD DISTRICT

- 110 Savin Hill Ave – Local Convenience | Restricted Parking
- 10 Sydney Street – 2F-4000 | Restricted Parking
- 14 Sydney Street – 2F-4000 | Restricted Parking

### VARIANCES:

Preliminary analysis outlines the following relief (i) Height (ii) FAR (iii) Use (iv) Front, Side, Rear Setbacks (v) Off-Street Parking

# Proposed Project

The site is located at 110 Savin Hill Avenue, 10 Sydney Street and 14 Sydney Street in the Savin Hill neighborhood of Dorchester, on three (3) parcels of land, parcel ID# 1302687000, parcel ID# 1302686000, and parcel ID#1302685000, totaling approximately 12,778 square feet (the "Project Site"). The Project Site sits on the corner of historic Savin Hill Avenue and the corner of Sydney Street, just steps away from the Savin Hill MBTA Red Line Station which provides direct connections south to Braintree, Quincy and Mattapan, plus access to the urban core at Downtown Crossing, South Station and beyond to Cambridge. Currently the three parcel site contains a boarded-up retail use and four units of housing in two separate structures.

The proposed development calls for razing the three (3) structures, and creating a new, attractive and energy efficient, commercial and residential building that will enliven and visually enhance the look and feel of this prominent intersection in Savin Hill. The proposed development will consist of a three-story commercial building containing 14,182 gross square feet of space fronting on Savin Hill Avenue and a three story with mezzanine residential building with 13,775 of gross square feet fronting on Sydney Street, containing, nine (9) dwelling units and thirteen (13) parking spaces. The nine (9) dwelling units will consist of one (1) one-bedroom adaptable dwelling unit, six (6) two-bedroom units and two (2) three-bedroom units. All parking is located at grade and concealed within the footprint of the building. Access and egress to the internal vehicle and bicycle parking spaces will be from the existing centralized curb-cut located on Sydney Street (collectively, the "Proposed Project").

# The Neighborhood and Project Location

The Proposed Project is located at an important retail node of Savin Hill Avenue at the corner of Sydney Street in the Dorchester Neighborhood of Boston. The Proposed Project is located to the west of the Southeast Expressway and the Savin Hill MBTA's Red Line Station, and a four (4) blocks east of Dorchester Avenue within walking distance of everything of the following:

A.	Savin Hill MBTA (Red Line)	200 Feet
B.	McConnell Park	5 minutes
C.	Savin Hill Park	7 minutes
D.	Savin Hill Beach	7 minutes
E.	The Harborwalk	13 minutes
F.	The James Blake House	15 minutes
G.	Joe Moakley Park and Carson Beach	19 minutes

The Proposed Project is extremely well served by public transportation using the Massachusetts Bay Transportation Authority ("MBTA") system. As noted above the Savin Hill Red Line Station is 200 feet and the MBTA #18, Bus route on Dorchester Avenue connecting to the Andrews Station transportation hub (additional bus routes and Red Line).



# Development Context

The Proposed Project will contain nine (9) residential units of housing. The one bedroom adaptable dwelling unit consists of approximately 770 square feet of floor area, Gross; six (6) two bedroom units average approximately 1,416 square feet of floor area, Gross; and three-bedroom units, average 1,816 square feet of floor area, Gross.

Per Map 5A-5E Dorchester Neighborhood District, the Proposed Project is located within two zoning subdistricts (i) the Two Family Residential Subdistrict "2F-4000", Restricted Parking Overlay and (ii) Local Convenience Subdistrict "LC", Restricted Parking Overlay. Based on the attached schematic designs the Proposed Project will be seeking relief from the City of Boston's Zoning Board of Appeals.

# Urban Design Context

## CORNER STORE

The proposed project would consist of a new three story building. The below-grade floor will contain 3,608 square feet of storage and utility space, intending to accommodate the needs of both building's tenants. The first floor will contain 3,555 square feet of commercial/retail restaurant space (for tenant #1) intended to accommodate a use or uses serving the local community, additionally the first floor will contain a dedicated back of house/loading zone. There will also be a 345 square foot lobby/stair area on street level serving tenant #2. The second and third levels will contain 3,646 square feet and 2,555 square feet, respectively, of commercial/retail restaurant space for tenant #2.

The building's massing is derived from a creative reassessment of its site context and urban conditions. It is important to note that this intersection is a node of activity within a dense residential neighborhood. The Savin Hill T-station provides a constant flow of pedestrians, so this node becomes a point of connection for residents in their daily commute. The building's three story alignment reflects the neighboring school, which has had a significant presence in the village. The building's first story is setback to gesture the one story commercial buildings across Savin Hill Avenue, while the entry is carved out to provide corner relief at the corner. The remaining two story setbacks provide a clear identity along Savin Hill Avenue, relating directly to its neighboring buildings in scale, sizing, and materiality. Both the form and materials support the notion that this development bridges between past, present, and future.

The building skin will be a composition of clapboards, wood tone composite panels, glass fenestration and metal accenting. Windows will be a combination of operable and fixed.

## RESIDENTIAL BUILDING

The proposed project would consist of a new three story (plus mezzanine) building. The first floor will contain 1 residential unit, parking for 13 cars, 140 square foot lobby and 365 square feet of utility space. Floors two through four, will contain 8 residential units, bringing the total number of units to 9.

The building's massing is derived from a creative reassessment of its site context and urban conditions. The residential entry serves to subdivide the building form, while the setbacks gesture to the adjacent building heights. The use of masonry provides a strong identity, relating directly to materials on buildings within the Savin village. With the addition of metal panels, the design possesses a rich material palette that relates to its immediate context and serves as a compelling precedent for the area's future development.

# Proposed Project Benefits

## A. NEW HOUSING UNITS:

including a adaptable dwelling unit at the ground level complementing the other retail and restaurant uses in the district and feeding off the adjacent public transportation options. These units will be attractive to those seeking the diverse neighborhood within the urban context of Boston. Additional housing is a priority in the city and the Proponent seeks to modestly fill this need with a project that creates a new identity for this active district.

## B. SITE ENRICHMENT:

the Proposed Project will transform the current use into a new mixed-use development, enlivening the retail uses all along Savin Hill and Dorchester Avenue and adding to the overall fabric of the district.

## C. ENLIVENED EDGE:

the Proposed Project will enliven the corner of Savin Hill Avenue and Sydney Street with a new edge of attractive architecture

## D. JOB CREATION & TAXES:

the Proposed Project will be a job creator during construction and at occupancy. In addition to jobs, the Proposed Project will be increasing the city's tax base with the inclusion of nine (9) units of housing and 9,300 square feet of commercial ground floor retail uses.

## E. TOTAL DEVELOPMENT COST:

3 million (\$3,000,000)

# Zoning Analysis

## NEW CONSTRUCTION:

- 9 Residential Units
- 9,300sf Commercial Use
- 15 Parking Spaces

## ZONING DISTRICT:

- Local Convenience Subdistrict "LC"
- Two Family 2F-4000

## LOT AREA:

- 12,778

## 110 SAVIN HILL AVENUE (PARCEL ID# 1302687000)

- Local Convenience "LC" Restricted Parking Overlay
- FAR = 1.0
- Height = 40'-0"
- Set Backs = 20'-0" Rear Yard (None for Front and Side)

## 10 SYDNEY STREET (PARCEL ID# 1302686000)

- Two Family Residential District "2F-4000" Restricted Parking Overlay
- FAR = 0.5
- Height = 2 ½ stories (35'-0")

## 14 SYDNEY STREET (PARCEL ID#1302685000)

- Two Family Residential District "2F-4000" Restricted Parking Overlay
- FAR = 0.5
- Height = 2 ½ stories (35'-0")

Preliminary analysis outlines the following relief (i) Height (ii) FAR (iii) Use (iv) Front, Side, Rear Setbacks (v) Off-Street Parking

- Floor Area Calculation  $23,984/12,778 = 1.88$
- Off Street Parking Calculations  $9,300 / 2,000 = 4.65$  (5) required commercial  
 $1.25$  per dwelling unit x 9 units = 11.25 parking spaces (12)

# Inclusionary Development Policy (IDP)

The Proposed Project consists of nine (9) dwelling units and as a result does not trigger the requirement to include IDP units of housing.

# Project Team

## PROPONENT/OWNER:

102-110 Savin Hill Avenue, LLC  
James M. Baker  
866 Dorchester Avenue  
Dorchester, MA 02125

## ARCHITECT:

RODE Architects Inc.  
Kevin Deabler, AIA  
535 Albany Street #405  
Boston, MA 02118  
(617) 422-0090  
kevin@rodearchitects.com

## ZONING/PERMITTING

Pulcini and Norton LLP  
John A. Pulcini, Esq  
10 Forbes Road  
Braintree, MA 02184  
(781) 843-2200  
JPulcini@pulginiandnorton.com

# Development Proposal

## Exhibit A:

- Assessor's Zoning Map - Parcel 1
- Assessor's Zoning Map - Parcel 2
- Assessor's Zoning Map - Parcel 3

## Exhibit B:

- Site Aerial Perspective
- Site Plan

## Exhibit C:

- Surrounding Urban Context

## Exhibit D:

- Basement Plan
- Ground Level Plan
- Second Level Plan
- Third Level Plan
- Fourth Level Plan
- Savin Hill Elevation
- Sydney Street Elevation
- Residential Parking Lot Side Elevation
- Cristo Rey Elevation
- Savin Hill Avenue Perspective
- Cristo Rey Perspective
- Corner of Savin Hill Ave and Sydney St Perspective
- Sydney Street Perspective

# Exhibit A

## Assessor's Map – Parcel 1

110 Savin Hill Avenue

June 15, 2017



Parcel ID: 1302687000  
Address: 102 110 SAVIN HILL AV  
Zipcode: 02125  
Owner: DESMOND ANTHONY TS  
Land Use: Commercial  
Lot Size: 3,858.00 sq ft  
Living Area: 3,458.00 sq ft  
Total Value: \$397,600.00  
Land Value: \$187,800.00  
Building Value: \$209,800.00  
Gross Tax: \$10,087.11



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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# Exhibit A

## Assessor's Map – Parcel 2

10 Sydney Street

June 15, 2017



Parcel ID: 1302686000  
 Address: 10 SYDNEY ST  
 Zipcode: 02125  
 Owner: HOBIN GAIL M  
 Land Use: Residential 3-family  
 Lot Size: 3,200.00 sq ft  
 Living Area: 3,510.00 sq ft  
 Total Value: \$688,200.00  
 Land Value: \$177,200.00  
 Building Value: \$509,000.00  
 Gross Tax: \$7,266.86



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 NOT A LEGAL DOCUMENT

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# Exhibit A

## Assessor's Map – Parcel 3

14 Sydney Street

June 15, 2017



Parcel ID: 1302685000  
Address: 14 SYDNEY ST  
Zipcode: 02125  
Owner: MCKITTRICK ROBERT M  
Land Use: Residential 1-family  
Lot Size: 5,600.00 sq ft  
Living Area: 2,131.00 sq ft  
Total Value: \$557,800.00  
Land Value: \$186,600.00  
Building Value: \$371,200.00  
Gross Tax: \$5,907.10



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NOT A LEGAL DOCUMENT

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# Exhibit B

## Site Aerial Perspective Site Plan



# Exhibit C

## Surrounding Urban Context



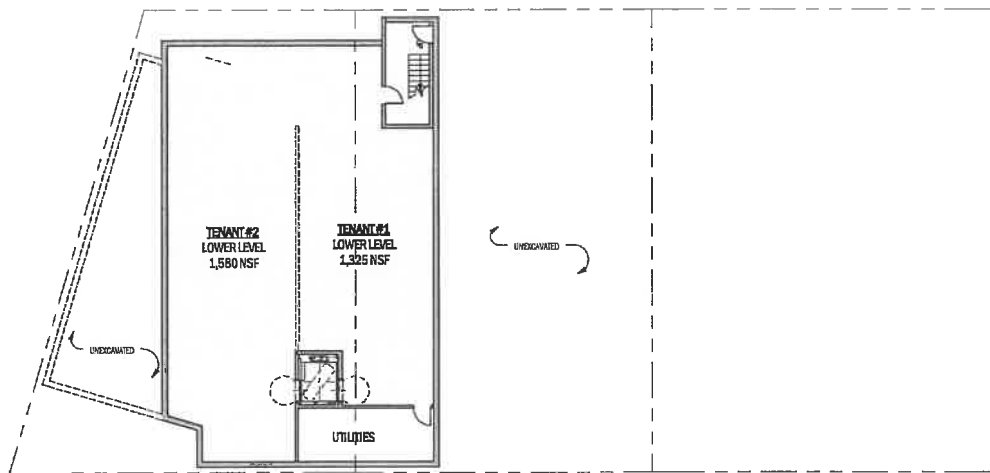
# Exhibit C

## Surrounding Urban Context



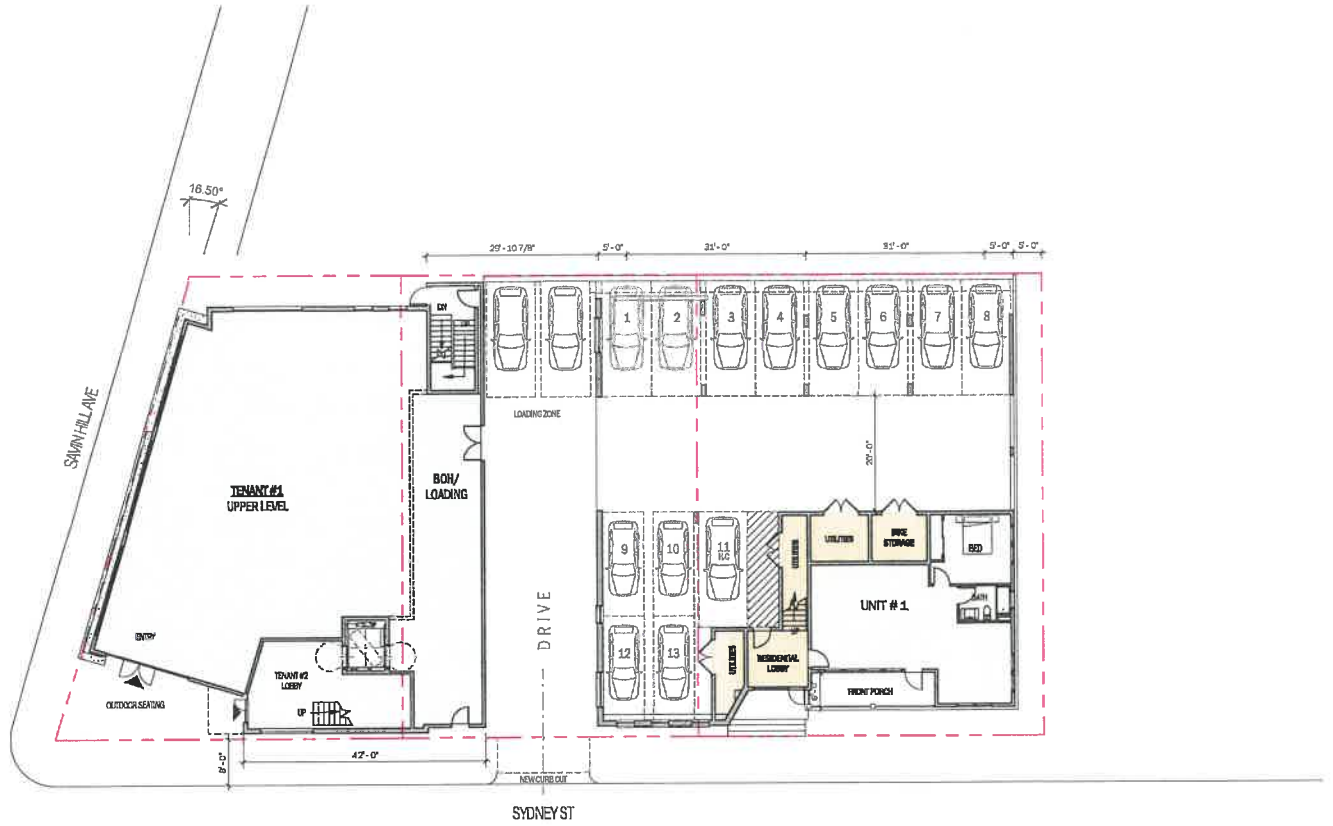
# Exhibit D

## Basement Plan



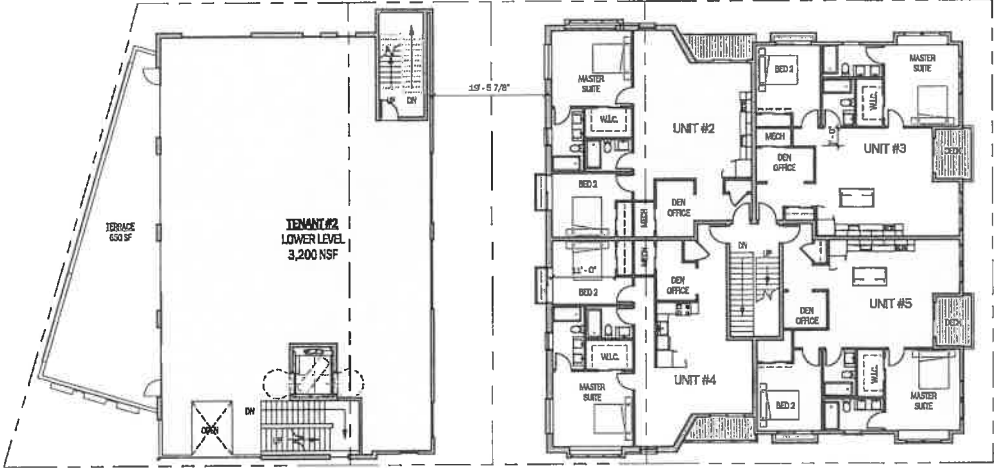
# Exhibit D

## Ground Level Plan



# Exhibit D

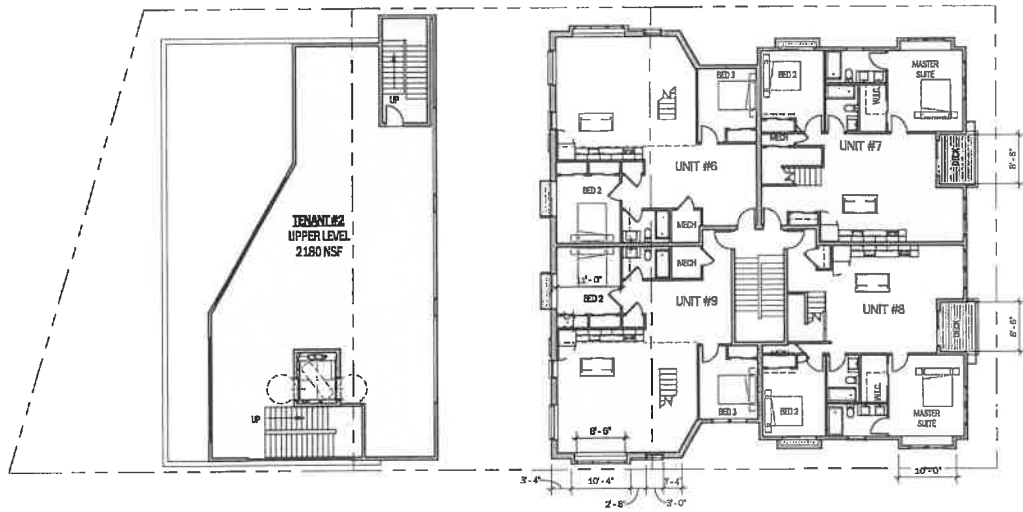
## Second Level Plan





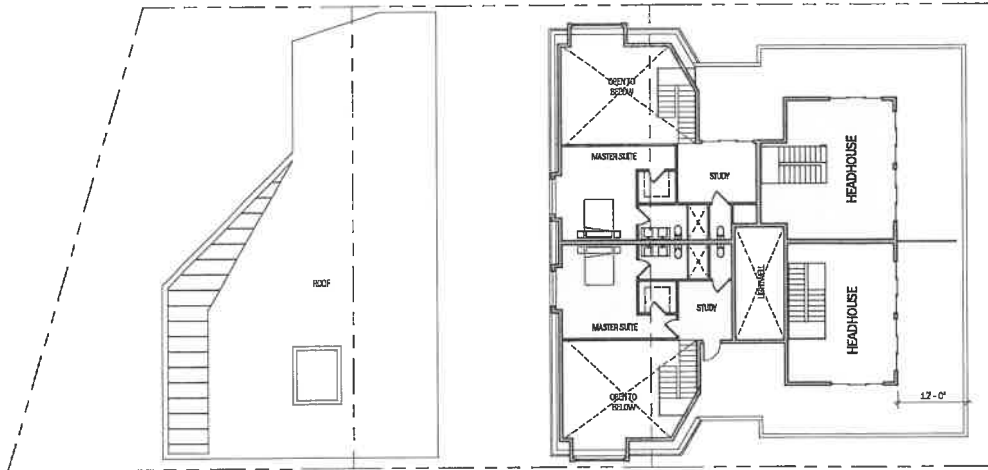
# Exhibit D

## Third Level Plan

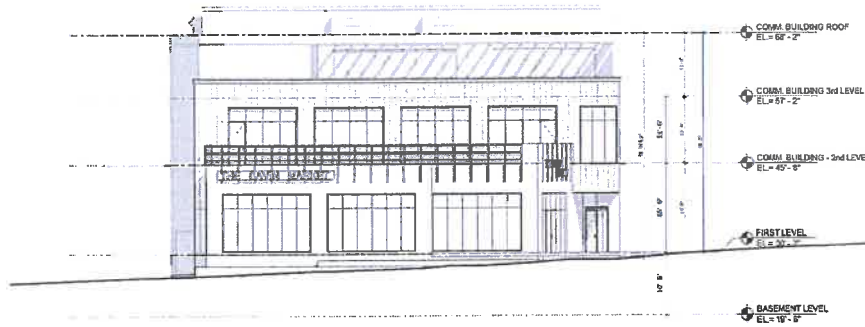


# Exhibit D

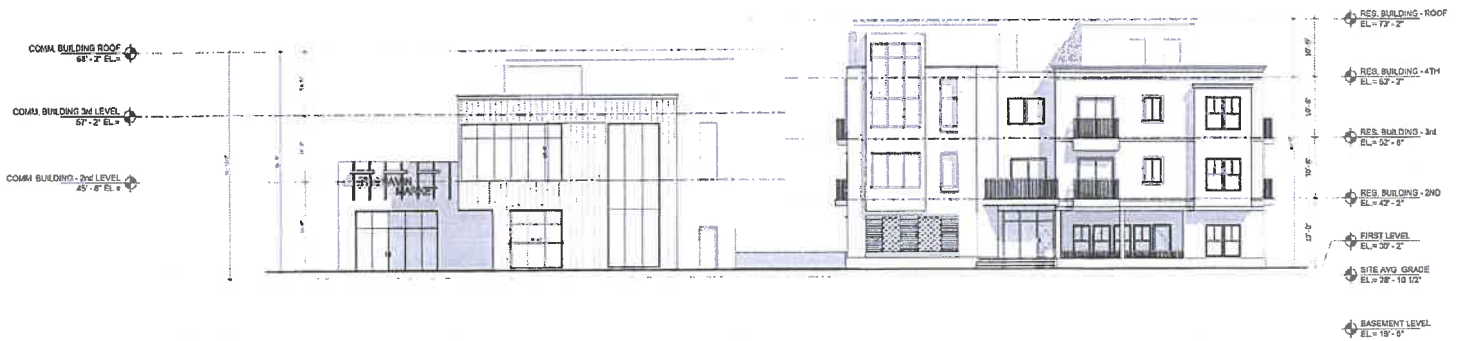
## Fourth Level Plan



# Exhibit D



Savin Hill Avenue Elevation

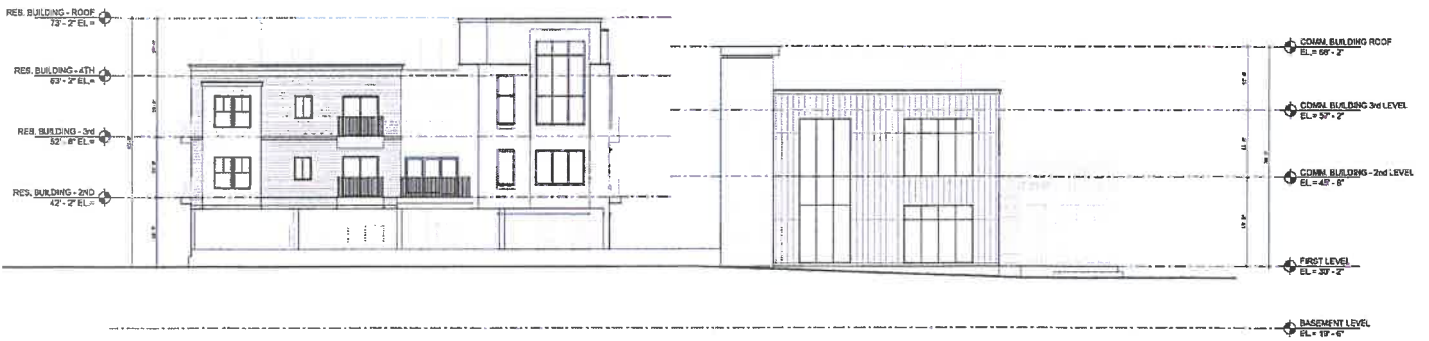


Sydney Street Elevation

# Exhibit D



## Residential Parking Lot Side Elevation



## Cristo Rey Elevation

# Exhibit D

## Savin Hill Avenue Perspective



# Exhibit D

## Corner of Savin Hill Ave & Sydney St, Perspective



# Exhibit D

## Cristo Rey Perspective



# Exhibit D

## Sydney Street Perspective





**Sample Development Transaction Two  
DND “Neighborhood Homes Initiative”**

Project Location: 13-15, 17-19, 16, 18, 20-22, and 24-26 Dyer Street  
48 Capen Street  
63-63A and 85-87 Thetford Avenue  
Mattapan, MA

Lender: Enterprise Bank & Trust  
City of Boston Dept of Neighborhood Development

Project Description: New Construction of 16 new residential units consisting of:  
7 2-family homes and  
2 1-family homes of the 9 total homes:  
3 homes were Market Rate  
3 homes were workforce housing (100% of AMI)  
3 homes were Affordable housing (80% of AMI)

The homes were built as part of the Department of Neighborhood Development’s new program, “Neighborhood Homes Initiative.” The Workforce and Affordable homes were sold by DND. The Market Rate units were sold by JPA.

Land Purchase (July 2016)	\$ 13,000
Development Cost	<u>3,550,000</u>
Total Development Cost	<u>\$3,563,000</u>
Enterprise Bank Construction Loan	\$2,200,000
City of Boston Subsidy	781,000
Developer Equity Contribution	<u>582,000</u>
Total Financing	<u>\$3,563,000</u>

The project construction phase has been completed and all of the 9 homes have been sold. The market rate homes were sold within 60 days of Certificates of Occupancy being issued by the City of Boston

**Sample Transaction Two Photos: DND Neighborhood Homes Initiative**

48 Capen Street: Two Family Market Rate Home



**Sample Transaction Two Photos: DND Neighborhood Homes Initiative**

16 Dyer Street: Single Family Affordable Rate Home



**Sample Transaction Two Photos: DND Neighborhood Homes Initiative**

17-19 Dyer Street: Two Family Affordable Rate Home



**Sample Transaction Two Photos: DND Neighborhood Homes Initiative**  
18 Dyer Street: Single Family Workforce Rate Home



**Sample Transaction Two Photos: DND Neighborhood Homes Initiative**

20-22 Dyer Street: Two Family Market Rate Home



**Sample Transaction Two Photos: DND Neighborhood Homes Initiative**

13-15 Dyer Street: Two Family Affordable Rate Home



**Sample Transaction Two Photos: DND Neighborhood Homes Initiative**

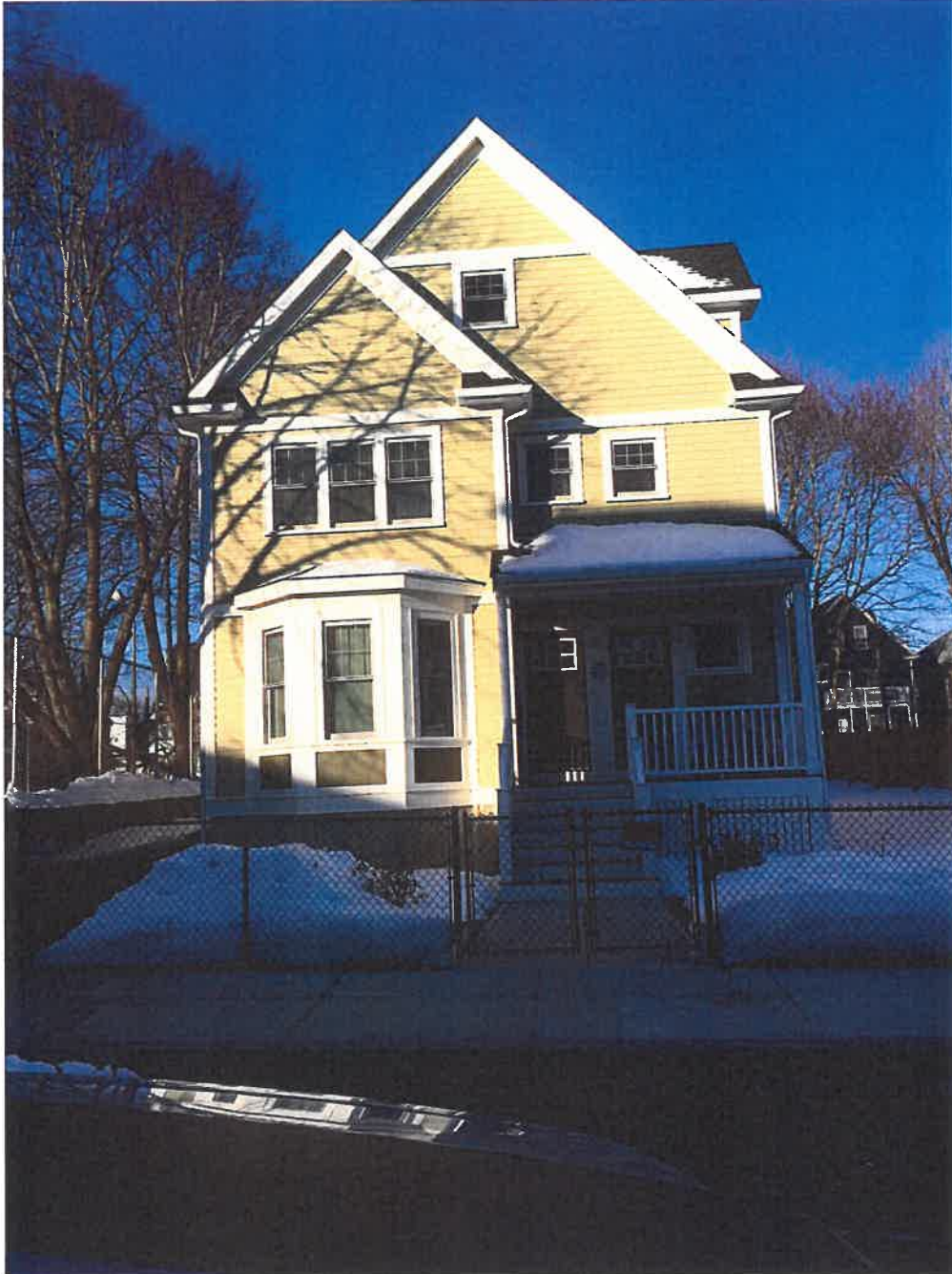
24-26 Dyer Street: Two Family Market Rate Home





**Sample Transaction Two Photos: DND Neighborhood Homes Initiative**

63-63A Thefford Avenue: Two Family Market Rate Home



### Sample Development Transaction Three

Project Location: 858-860 East Second Street  
South Boston, MA 02127

Lender: Enterprise Bank & Trust

Project Description: New Construction of two 8-unit condominium buildings at  
858 and 860 E Second Street, South Boston, MA

#### Phase I - 8 Unit new construction building at 862 East Second Street

Land Purchase (June 2010)	\$1,400,000
Phase I Development Cost	<u>1,800,000</u>
Total Development Cost	<u>\$3,200,000</u>
Enterprise Bank Acquisition Loan	\$ 500,000
Phase I Enterprise Bank Construction Financing	<u>1,200,000</u>
Total Financing	<u>\$1,700,000</u>
Phase I JPA Equity	\$1,500,000

#### Phase II - 8 Unit new construction building at 858 East Second Street:

Land Purchase (June 2010)	\$1,400,000
Phase II Construction Cost	<u>1,875,000</u>
Total Development Cost	<u>\$3,275,000</u>
Enterprise Bank Acquisition Loan	\$ 500,000
Phase II Enterprise Bank Construction Financing	<u>1,500,000</u>
Total Financing	<u>\$2,000,000</u>
Phase II JPA Equity	\$1,275,000

**East Second Street Project Photos**

















### Sample Development Transaction Four

Project Location: 11-15 Howell Street  
Dorchester, MA 02125

Lender: Bank of Canton

Project Description: Complete gut renovation of existing 3 unit building and construction of new six unit condominium building at 11-15 Howell Street:

Purchase Price (August 2010)	\$ 725,000
3 Unit Condominium Conversion Cost	651,000
6 Unit Condominium Construction Cost	<u>1,550,000</u>
Total Development Cost	<u>\$2,926,000</u>
Bank of Canton Acquisition Loan	\$ 543,750
Bank of Canton 3 Unit Construction Loan	410,250
Bank of Canton 6 Unit Construction Loan	<u>982,000</u>
Total Financing	<u>\$1,936,000</u>
Total JPA Equity	\$ 990,000

11-15 Howell Street Photos









## **Construction Employment Plan:**

JMB/Barker recognizes the City of Boston is developing programs to generate home ownership opportunities for City of Boston residents; however, just as important as home ownership opportunity is the economic opportunities created through employment opportunities. Since we have been focused on the Boston residential market, JMB/Barker has always looked to hire local Boston residents who have lived in the area and will reap some of the benefits that naturally arise with new residential development. JMB Principal, James Baker, recently completed the Thetford/Dyer/Capen "Neighborhood Homes Initiative" project that required employment reporting through the City's Office of Jobs & Community Services, and even though it was our first project requiring the reporting, we maintained compliance throughout the project. Listed below are the job numbers we had on a previous development located at Washburn Street in Dorchester, and although we did not hit all the benchmark numbers, we were extremely close without even being required.

<b>Trade:</b>	<b>Total Employees</b>	<b>Boston Resident</b>	<b>Person of Color</b>	<b>Woman</b>	<b>Veteran</b>
Professionals	7	3	1	2	1
Site work	3	0	0	0	0
Rough Carpentry	12	6	2	0	1
Roofing	6	3	0	0	1
HVAC	4	0	0	0	1
Plumbing	4	3	0	0	1
Electrical	6	4	6	0	0
Insulation	4	0	0	0	0
Drywall	4	3	0	0	0
Finish Carpentry	4	2	0	0	1
Tile	2	0	2	0	0
Hardwood	4	2	4	0	0
Painting	5	2	3	0	0
<b>Totals:</b>	<b>65</b>	<b>28</b>	<b>18</b>	<b>2</b>	<b>6</b>
<b>Percentage</b>	<b>100%</b>	<b>43.08%</b>	<b>27.69%</b>	<b>3.07%</b>	<b>9.23%</b>

JMB/Barker has made an effort to hire Boston residents reflective of the overall community. We do believe it is an appropriate way to assist the economic growth in the City in which we are developing projects and earning a living. As part of the Neighborhood Homes Initiative, JPA tracked these numbers and submitted them to the City of Boston. and we have strived to have them be reflective of the City of Boston.

### **Business Opportunity Plan:**

JMB/Barker is a Dorchester based business as the majority of the owners either live in the City of Boston or have lived there in the past.

We do business with a number of companies owned by residents of the City of Boston, persons of color, veterans, or women and will continue to do so. Below is a representative list of these companies:

<b>Company Name:</b>	<b>Owner:</b>	<b>Service Provided:</b>	<b>Status:</b>
D&W Electrical 617-592-9370	Dan Ngo and Wallis Leguisamon	Electrical Contractor	City of Boston Resident Persons of Color
RCA Associates 617-282-0030	James Christopher	Architectural	Veteran
Haul Away Dumpsters 617-287-1234	Jenn Cabral	Trash Removal	Person of Color Woman
H&H Tile 617-778-4740	Man Tran	Tile Installation	Person of Color
USA Painting 508-509-3092	Adilson Sampaio	Painting	Person of Color
Durable Hardwood 617-959-7147	Khoe Ngyuen	Hardwood Floors	Person of Color
John McCormack Plastering 617-680-9928	Declan McCormack	Plastering	City of Boston Resident
Baker Mechanical 857-891-9666	Alex Baker	Plumbing	City of Boston Resident
Columbia Design 617-506-1474	Peter Gammie	Engineering	City of Boston Resident
Mr. Iceman Roofing 617-416-0581	Robert Pierce	Roofing	City of Boston Resident
Olde Towne Realty 617-201-6838	Doug Bosse	Real Estate Brokerage	City of Boston Resident Person of Color Woman
Village Forge Steel Fabricators 617-361-2591	Christine McCarthy Killeen	Foundation and Steel	Woman



**JMB Property Development Co., Inc./Barker R/E Holdings, LLC**  
**Internal Financial Model**  
**120-122 Hancock Avenue - Multi-Family Project**

As of: 3/3/2019

DESCRIPTION	Parking Spaces	Common Area	Commercial Space	Studios	1-Bed	2-Bed	3-Bed	Totals:
Parking	23							
Storage		2529						
Utilities		1,100						
Utilities		343						
Lobby		734						
Stairs		192						
Mailroom		150						
Unit 1A					638			
Unit 1B					638			
Unit 3A						910		
Unit 3B				572				
Unit 3C				572				
Unit 3D				407				
Unit 3E				473				
Unit 3F					660			
Unit 3G						749		
Unit 3H					660			
Unit 4A						910		
Unit 4B					631			
Unit 4C					631			
Unit 4D						759		
Unit 4E						774		
Unit 4F					660			
Unit 4G						719		
Unit 4H					660			
Unit 5A							988	
Unit 5B							1,053	
Unit 5C						901		
Unit 5D							969	
Unit 5E					660			
Unit 5F						719		
Unit 5G					660			
Roof Deck								
Project Square Foot Total	23	5,048	-	2,024	6,498	6,441	3,010	23,021
Project Unit Count Totals				4	10	8	3	25
Total Bedrooms								39

## 120-122 Hancock Avenue - Multi-Family Project

### DEVELOPMENT COST

	\$	\$	\$PSF
Land Cost:			
Land Purchase Price	300,000		
Option Payments	-		
Total Land Cost		300,000	13.03
Permitting Costs:			
Site Prep Environmental	30,000		
Consulting Fees	25,000		
Architect and Engineering Fees	250,000		
Legal Fees	85,000		
Contingency	50,000		
Total Permitting Cost		440,000	19.11
Construction Cost:			
Site Development: Ledge Contingency	500,000		
Building (\$300 psf)	6,906,300		
Other	150,000		
Total Construction Cost		7,556,300	328.24
Other Soft Costs:			
Land Acquisition Interest (75% LTV, 2 Yrs, 5.25%)	11,813		
Construction Interest	357,035		
Developer's Fee (5%)	414,815		
Total Other Soft Costs		783,663	34.04
TOTAL DEVELOPMENT COST		9,079,963	394.42



**Condominium Proforma**

	Count	Less: Affordables	Average Square Feet	Price Per Square Foot	Value	Total
<b>Market Rate</b>						
<b>Sales Revenue:</b>						
Studio Units	4	-1	506	725	\$ 366,850	\$ 1,100,550
1-Bedroom Units	10	-2	650	700	\$ 454,860	\$ 3,638,880
2-Bedroom Units	8	-2	805	675	\$ 543,459	\$ 3,260,756
3-Bedroom Units	3		1,003	650	\$ 652,167	\$ 1,956,500
<b>Commercial Condo</b>						
<b>Affordable Units AMI</b>						
Studio Units	1	100%			\$ 199,600	\$ 199,600
1-Bedroom Units	1	100%			\$ 243,200	\$ 243,200
2-Bedroom Units						
Studio Units	1	80%			\$ 147,100	\$ 147,100
1-Bedroom Units	1	80%			\$ 182,100	\$ 182,100
2-Bedroom Units	1	80%			\$ 217,000	\$ 217,000
	25					\$ 10,945,686
Brokerage Commissions						\$ (547,284)
Cost of Sales						\$ (150,000)
Net Sales Proceeds						\$ 10,248,402
Development Cost						\$ (9,079,963)
Additional Interest during Sale Period (9 mos.)						\$ (540,000)
Net Profit						\$ 628,439
Developer's Fee						\$ 414,815
Total Profit						\$ 1,043,254

# Section 1 PROJECT DESCRIPTION

Name and Address of Project			
1 . Project Name:	120-122 Hancock Street City of Boston DND RFP		
1a . Application Completed By:	JMB Property Development Co, Inc/Barker RE Holdings, LLC JV		
1b . Original Application Date:	3/4/19	Application Revision Date:	
2 . Project Address:	120-122 Hancock Street		
3 . Neighborhood	Dorchester		
4 . City/ Town	Boston	MA	02125
		<i>(state)</i>	<i>(zip code)</i>
5 . County	SUFFOLK		
6 . <input type="checkbox"/> Scattered sites			
7 . Is this a qualified census tract?	No	Enter a census tract	
8 . Difficult to develop area		QCT information last updated on:	3/19/2018

## Development Plan

9 . Development Type (Please check all that apply.)

Yes	New construction
No	Acquisition, substantial rehab of existing housing
No	Acquisition, moderate rehab of existing housing
No	Acquisition, minimal or no rehab of existing housing
No	Adaptive re-use of non-residential structure

10 . Proposed Housing Type Home Ownership

11 . **Project Description:** Number of buildings: 1

25 unit residential project with for sale units with 14 off-street parking spots. 20% of the Units will be either Affordable or Workforce.

12 . **Development Schedule:**

	Original	Revised	Optional user comments
Application Date	3/4/19		
Construction Loan Closing	5/1/20		
Initial Loan Closing (MHFA only)			
Construction Start	6/1/20		
50% Construction Completion	6/1/21		
Construction Completion	1/31/22		
First Certificate of Occupancy	2/28/22		
Final Certificate of Occupancy	4/1/22		
Sustained Occupancy	4/1/22		
Permanent Loan Closing			

13. Unit Mix:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Total Units</i>
SRO						0
0 bedroom				1	1	2
1 bedroom				2	9	11
2 bedrooms				2	7	9
3 bedrooms					3	3
4 bedrooms						0
<b>Total Units</b>	0	0	0	5	20	25
Home Units*						0

\*HOME units included in the above totals. Other Income=Below 80% to 100% of median income

14. Unit Size in square feet:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom						-
1 bedroom						-
2 bedrooms						-
3 bedrooms						-
4 bedrooms						N/A

15. Number of bathrooms in each unit:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom						0.0
1 bedroom						0.0
2 bedrooms						0.0
3 bedrooms						0.0
4 bedrooms						N/A

16. Funding Applied For:

Please check all the funding that is being applied for at this time, with this application:

DHCD Tax Credit Allocation .....	<input type="text" value="No"/>
Category .....	<input type="text" value="Not Applicable"/>
Category .....	<input type="text" value="Not Applicable"/>
HOME Funding through DHCD .....	<input type="text" value="No"/>
Massachusetts Housing Finance Agency (select all that apply):	
Official Action Status .....	<input type="text" value="No"/>
Construction Financing/Bridge Financing.....	<input type="text" value="No"/>
Permanent Financing .....	<input type="text" value="No"/>
Massachusetts Housing Partnership (MHP) Fund:	
Permanent Rental Financing Program .....	<input type="text" value="No"/>
Massachusetts Housing Investment Corporation (select all that apply):	
Debt Financing .....	<input type="text" value="No"/>
Tax Credit Equity Investment .....	<input type="text" value="No"/>
Boston Department of Neighborhood Development (DND):	<input type="text" value="No"/>
Other	<input type="text" value="No"/>
Other.....	<input type="text" value="N/A"/>
Other.....	<input type="text" value="N/A"/>
Other.....	<input type="text" value="N/A"/>
Financing from MassDevelopment	<input type="text" value="No"/>

17 . Number of buildings planned	Total	New	
		Construction	Rehabilitation
a. Single-Family	0		
b. 2-4 Family	0		
c. Townhouse	0		
d. Low/Mid rise	1	1	
e. High-rise	0		
f. Other	0		
<b>TOTAL</b>	<b>1</b>	<b>1</b>	<b>0</b>

18 . Number of units:

**Error! Check Number Of Units For New Construction/ Rehabilitation**

19 . Gross Square Footage	Total		
a. Residential	23,300	23,300	
b. Commercial	-		

20 . Net Rentable Square Footage:

	Total	s.f.	Percent of Gross
a. Residential	17,050		73%
b. Commercial			N/A

21 . Number of handicapped accessible units  Percent of total

22 . Fire Code Type

23 . Will building(s) include elevators?  How many?

24 . Are the following provided with the housing units:

a. Range? .....	Yes	Gas or electric? <input type="text"/>
b. Refrigerator? .....	Yes	
c. Microwave? .....	Yes	
d. Dishwasher? .....	Yes	
e. Disposal? .....	Yes	
f. Washer/Dryer Hookup? .....	No	
g. Washer & Dryer? .....	No	
h. Wall-to-wall Carpet? .....	No	
i. Window Air Conditioner? ..	No	
j. Central Air Conditioning? ..	Yes	

*Optional user comments*

25 . Are the following included in the rent:

a. Heat? .....	No
b. Domestic Electricity? .....	No
c. Cooking Fuel? .....	No
d. Hot Water? .....	No
e. Central A/C, if any? .....	No

26 . Type of heating fuel:

27 . Total no. of parking spaces:  Outdoor:  Enclosed:

28 . Number of parking spaces exclusively for the use of tenants:

a. Residential	Total: <input type="text" value="14"/>	Outdoor: <input type="text"/>	Enclosed: <input type="text" value="14"/>
b. Commercial	Total: <input type="text" value="0"/>	Outdoor: <input type="text"/>	Enclosed: <input type="text"/>

29 . Will rehabilitation require the relocation of existing tenants?

30 . Scope of rehabilitation: Please describe the following (or type N/A).

a. Major systems to be replaced:

b. Substandard conditions and structural deficiencies to be repaired:

c. Special features/adaptations for special needs clients to be housed:

31 . Are energy conservation materials in excess of the Building Code?

a. Insulation .....   
 b. Windows .....   
 c. Heating system .....  R-Value or type?

**Information On Site And Existing Buildings**

	Square Feet	Acres
32 . Size of Site:	<input type="text" value="13,609"/>	<input type="text" value="0.31"/>
33 . Wetlands area:	<input type="text" value="0"/>	<input type="text"/>
34 . Buildable area:	<input type="text"/>	<input type="text"/>

**Existing Conditions:**

35 . What is the present use of the property?

36 . Number of existing structures:

37 . Gross s.f. of existing structures:

38 . If rehabilitation:

	number of units	num. of bedrooms
a. Number of existing residential units/bedrooms:	<input type="text" value="n/a"/>	<input type="text"/>
b. Number of units/bedrooms currently occupied:	<input type="text" value="n/a"/>	<input type="text"/>

39 . If site includes commercial space:

a. Square footage of existing commercial space:	<input type="text" value="n/a"/>	square feet
b. Square footage currently occupied:	<input type="text" value="n/a"/>	square feet

40 . What are the surrounding land uses?

**Utilities:**

41 . Are the following utilities available on the site:

a. Sanitary sewer?	<input type="text" value="No"/>	Distance from site (ft.)	<input type="text" value="20"/>
b. Storm sewer?	<input type="text" value="No"/>	Distance from site (ft.)	<input type="text" value="30"/>
c. Public water?	<input type="text" value="No"/>	Distance from site (ft.)	<input type="text" value="20"/>
d. Electricity?	<input type="text" value="No"/>	Distance from site (ft.)	<input type="text" value="30"/>
e. Gas?	<input type="text" value="No"/>	Distance from site (ft.)	<input type="text" value="30"/>

If any of the above are not available, is plan attached explaining how such service will be extended to the site?



**Zoning:**

*Please include information on the property zoning in Exhibit 3. This should include a zoning map, highlighting any special use or dimensional restrictions on the property. If the present zoning does not allow for the proposed use, please explain current status and how approvals will be obtained.*

42 . Does the present zoning allow the proposed development?  Yes  No

43 . Have you applied for a zoning variance, change, special permit or subdivision?  Yes  No

44 . Do you anticipate applying for a comprehensive permit under Chapter 7?  Yes  No

**Site Control:**

45 . What form of site control do you have?

*Include copies of the appropriate site control documents as part of Exhibit 4.*

46 . Please provide details about your site control agreement.

- a. Name of Seller:
- b. Principals of seller corporation:
- c. Type of Agreement:
- d. Agreement Date:
- e. Expiration Date:
- f. Purchase price if under agreement:
- g. Is there any identity of interest between buyer and seller?

47 . In the past three years, have there been any defaults on any mortgage on the property or any other forms of financial distress?

48 . Are there any outstanding liens on the property?

**Amenities and Services:**

49 . Please indicate distance from site and locate on city/town map (Exhibit 1).

	Distance	
a. Shopping facilities .....	1/2 mile	miles
b. Schools .....	1/2 mile	miles
c. Hospitals .....	3 miles	miles
d. Parks and recreational facilities .....	1 mile	miles
e. Police station .....	2 miles	miles
f. Fire station .....	1/4 mile	miles
g. Public transportation .....	1/10th of mile	miles
h. Houses of worship .....	1/2 mile	miles
i. City/Town Hall .....	7 miles	miles

### Environmental Information

- |  |                                 |
|--|---------------------------------|
| 50 . Is there any evidence of underground storage tanks or releases of oil or hazardous materials, including hazardous wastes, on the site or within close proximity to the site?                | <input type="text" value="No"/> |
| 51 . Has a Chapter 21E assessment been performed?  | <input type="text" value="No"/> |
| 52 . Does the project consist of either: (a) new construction of more than 100 units; or (b) substantial rehabilitation of more than 200 units, or where more than 10% new floor space is added? | <input type="text" value="No"/> |
| 53 . Does the building require lead paint abatement?   | <input type="text" value="No"/> |
| 54 . Does the building require asbestos abatement?   | <input type="text" value="No"/> |
| 55 . Do radon tests show radon levels exceeding four picocuries/liter?   | <input type="text" value="No"/> |
| 56 . Is there any evidence that the premises are insulated with urea formaldehyde foam (UFFI)?   | <input type="text" value="No"/> |
| 57 . Is the site located in an historic district, or contain buildings listed or eligible for listing in the State Register of Historic Places?  | <input type="text" value="No"/> |
| 58 . Are there any above ground storage containers with flammable or explosive petroleum products or chemicals within 1/2 mile of the site?  | <input type="text" value="No"/> |
| 59 . Is the site located in a floodplain or wetlands area?   | <input type="text" value="No"/> |
| 60 . Does the site contain endangered animal or plant species?   | <input type="text" value="No"/> |
| 61 . Is the site subject to noise impact from jet airports within five miles, major highways within 1,000 feet, or rail traffic within 3,000 feet?   | <input type="text" value="No"/> |

## Section 2 DEVELOPMENT TEAM SUMMARY

**62 . Developer/Sponsor Type**

Other for-profit corporations/partnerships/individuals

**63 . Developer/Sponsor:**

Form of Legal Entity  
 Legal Name  
 Address  
  
 Contact Person  
  
 E-mail

JMB Property Development Co./Barker R/E Holdings, LLC  
 866 Dorchester Avenue  
 Dorchester, MA 02125  
 James M. Baker  
 --9135  
 jbaker@jpamgmt.com

**64 . Owner/Mortgagor:**

Legal Name  
 Address  
  
 Has this entity already been formed?  
 Principals  
 Principals  
 Contact Person  
 Telephone No. / Fax. No.  
 E-mail

No

**65 . General Partner:**

Legal Name  
 Address  
  
 Has this entity already been formed?  
 Principal (if corporate)  
 Contact Person  
 % of Ownership  
 Telephone No. / Fax. No.  
 E-mail

JMB Property Development Co. Inc.  
 866 Dorchester Avenue  
 Dorchester, MA 02125  
 Yes  
 James M. Baker  
 50.00%  
 --9135  
 jbaker@jpamgmt.com

**66 . General Partner:**

Legal Name  
 Address  
  
 Has this entity already been formed?  
 Principal (if corporate)  
 Contact Person  
 % of Ownership  
 Telephone No. / Fax. No.  
 E-mail

No

67. **Development Consultant:**

Legal Name  
Address

Contact Person  
Telephone No. / Fax. No.  
E-mail


68. **Contractor:**

Name  
Address

Fed Tax ID #  
Contact Person  
Telephone No. / Fax. No.  
E-mail


69. **Architect:**

Name  
Address

Contact Person  
Telephone No. / Fax. No.  
E-mail

RCA, LLC	
415 Neponset Avenue	
Dorchester, MA 02124	
James Christopher	
	-35
jchristopher@roche-christopher.com	

70. **Management Agent:**

Name  
Address

Contact Person  
Telephone No. / Fax. No.  
E-mail


71. **Attorney (Real Estate):**

Name  
Address

Contact Person  
Telephone No. / Fax. No.  
E-mail

John Pulgini: Pulgini and Norton, LLP	
10 Forbes Road W #410	
Braintree, MA 02184	
	--2262
jpulgini@pulginiandnorton.com	

72. **Attorney (Tax):**

Name  
Address

Contact Person  
Telephone No. / Fax. No.  
E-mail


73. **Syndicator:**

Name  
Address

Contact Person  
Telephone No. / Fax. No.  
E-mail


74 . **Guarantor:**

Name  
Address  
  
Contact Person  
Telephone No. / Fax. No.  
E-mail


75 . **Service Provider or Coordinator:**

Name  
Address  
  
Contact Person  
Telephone No. / Fax. No.  
E-mail


76 . **Marketing Agent:**

Name  
Address  
  
Contact Person  
Telephone No. / Fax. No.  
E-mail


77 .

*Other role* Name  
Address  
  
Contact Person  
Telephone No. / Fax. No.  
E-mail


78 .

*Other role* Name  
Address  
  
Contact Person  
Telephone No. / Fax. No.  
E-mail


79 . Is there any identity of interest between any members of the development team?

--

80 . Please describe the relationship of the development entity to sponsoring organizations. Is the entity newly-formed or to-be-formed? Is it a single-purpose corporation? How will the parent corporation provide support to this entity? Include an organizational chart showing other affiliates of the parent corporation, as appropriate, and principals of each.

--

## Section 3 SOURCES AND USES OF FUNDS

### Sources of Funds

**Private Equity:**

81 . Developer's Cash Equity	\$1,942,523
82 . Tax Credit Equity (net amount) <i>(See line 360, Section 5, page 18.)</i>	\$
83 . Developer's Fee/Overhead, Contributed or Loaned	\$453,998
84 . Other Source:	\$

*Optional user calculations*


**Public Equity:**

85 . HOME Funds, as Grant	\$
86 . Grant:	\$
87 . Grant:	\$
88 . <b>Total Public Equity</b>	<b>\$0</b>

**Subordinate Debt (see definition):**

	<i>Amount</i>	<i>Rate</i>	<i>Amortiz.</i>	<i>Term</i>
89 . Home Funds-DHCD, as Subordinate Debt	\$0	%	yrs.	yrs.
Source:				
90 . Home Funds-Local, as Subordinate Debt	\$0	%	yrs.	yrs.
Source:				
91 . Subordinate Debt	\$0	%	yrs.	yrs.
Source:				
92 . Subordinate Debt	\$0	%	yrs.	yrs.
Source:				
93 . Subordinate Debt	\$0	%	yrs.	yrs.
Source:				
94 . Total Subordinate Debt	<b>\$0</b>			

**Permanent Debt (Senior):**

	<i>Amount</i>	<i>Rate</i>	<i>Override</i>	<i>Amortiz.</i>	<i>Term</i>	<i>MIP</i>
95 . MHFA MHFA Program 1	\$	%	%	yrs.	yrs.	%
96 . MHFA MHFA Program 2	\$	%	%	yrs.	yrs.	%
97 . MHP Fund Permanent Loan	\$	%		yrs.	yrs.	%
98 . Other Permanent Senior Mortgage	\$	%		yrs.	yrs.	%
Source:						
99 . Other Permanent Senior Mortgage	\$	%		yrs.	yrs.	%
Source:						
100 . <b>Total Permanent Senior Debt</b>	<b>\$0</b>					

101 . **Total Permanent Sources** \$2,396,521

**Construction Period Financing:**

	<i>Amount</i>	<i>Rate</i>	<i>Term</i>
102 . Construction Loan	\$7,189,564	%	mos.
Source:			
Repaid at:	(event)		
103 . Other Interim Loan	\$0	%	mos.
Source:			
Repaid at:	(event)		
104 . Syndication Bridge Loan	\$0	%	mos.
Source:			
Repaid at:	(event)		

### Uses of Funds

*The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.*

**Direct Construction:**

105 . Who prepared the estimates?      
*Name* *Signature*

106 . Basis for estimates?  

	DV	Trade Item	Amount	Description
107 .	3	Concrete		
108 .	4	Masonry		
109 .	5	Metals		
110 .	6	Rough Carpentry		
111 .	6	Finish Carpentry		
112 .	7	Waterproofing		
113 .	7	Insulation		
114 .	7	Roofing		
115 .	7	Sheet Metal and Flashing		
116 .	7	Exterior Siding		
117 .	8	Doors		
118 .	8	Windows		
119 .	8	Glass		
120 .	9	Lath & Plaster		
121 .	9	Drywall		
122 .	9	Tile Work		
123 .	9	Acoustical		
124 .	9	Wood Flooring		
125 .	9	Resilient Flooring		
126 .	9	Carpet		
127 .	9	Paint & Decorating		
128 .	10	Specialties		
129 .	11	Special Equipment		
130 .	11	Cabinets		
131 .	11	Appliances		
132 .	12	Blinds & Shades		
133 .	13	Modular/Manufactured		
134 .	13	Special Construction		
135 .	14	Elevators or Conveying Syst.		
136 .	15	Plumbing & Hot Water		
137 .	15	Heat & Ventilation		
138 .	15	Air Conditioning		
139 .	15	Fire Protection		
140 .	16	Electrical		
141 .		Accessory Buildings		
142 .		Other/misc		
143 .		<b>Subtotal Structural</b>	\$0	
144 .	2	Earth Work		
145 .	2	Site Utilities		
146 .	2	Roads & Walks		
147 .	2	Site Improvement		
148 .	2	Lawns & Planting		
149 .	2	Geotechnical Conditions		
150 .	2	Environmental Remediation		
151 .	2	Demolition		
152 .	2	Unusual Site Cond		
153 .		<b>Subtotal Site Work</b>	\$0	
154 .		<b>Total Improvements</b>	\$0	
155 .	1	General Conditions	\$0	
156 .		<b>Subtotal</b>	\$0	
157 .	1	Builders Overhead	\$0	
158 .	1	Builders Profit		
159 .		<b>TOTAL</b>	\$0	

160 Total Cost/square foot: \$0.00 Residential Cost/s.f.: \$296.41

**Development Budget:**

	<i>Total</i>	<i>Residential</i>	<i>Commercial</i>	<i>Comments</i>
161 . Acquisition: Land	\$300,000			
162 . Acquisition: Building	\$0			
163 . <b>Acquisition Subtotal</b>	\$300,000	\$0	\$0	
164 . Direct Construction Budget	\$6,906,300	\$6,906,300		(from line 159)
165 . Construction Contingency	\$345,315	\$345,315		5.0% of construction
166 . <b>Subtotal: Construction</b>	\$7,251,615	\$7,251,615	\$0	

**General Development Costs:**

167 . Architecture & Engineering	\$0			
168 . Survey and Permits	\$0			
169 . Clerk of the Works	\$0			
170 . Environmental Engineer	\$0			
171 . Bond Premium	\$0			
172 . Legal	\$0			
173 . Title and Recording	\$0			
174 . Accounting & Cost Cert.	\$0			
175 . Marketing and Rent Up	\$0			
176 . Real Estate Taxes	\$0			
177 . Insurance	\$0			
178 . Relocation	\$0			
179 . Appraisal	\$0			
180 . Security	\$0			
181 . Construction Loan Interest	\$0			
182 . Inspecting Engineer	\$0			
183 . Fees to:	\$0			
184 . Fees to:	\$0			
185 . MIP	\$0			
186 . Credit Enhancement Fees	\$0			
187 . Letter of Credit Fees	\$0			
188 . Other Financing Fees	\$0			
189 . Development Consultant	\$0			
190 . Other:	\$0			
191 . Other:	\$0			
192 . Soft Cost Contingency	\$0			0.0% of soft costs
193 . <b>Subtotal: Gen. Dev.</b>	\$0	\$0	\$0	

194 . <b>Subtotal: Acquis., Const and Gen. Dev.</b>	\$7,551,615	\$7,251,615	\$0
---	-------------	-------------	-----

195 . Capitalized Reserves	\$0		
196 . Developer Overhead	\$276,252		
197 . Developer Fee	\$453,998		

198 . <b>Total Development Cost</b>	\$8,281,865	\$7,251,615	\$0	<b>TDC per unit</b>	\$331,275
-------------------------------------	-------------	-------------	-----	---------------------	-----------

199 . <b>TDC, Net</b>	\$7,827,867	\$6,854,094	\$0	<b>TDC, Net per unit</b>	\$313,115
-----------------------	-------------	-------------	-----	--------------------------	-----------



**Additional Detail on Development Pro-Forma:**

200 . Gross Syndication Investment

**Off-Budget Costs:**

**Syndication Costs:**

201 . Syndication Legal

202 . Syndication Fees

203 . Syndication Consultants

204 . Bridge Financing Costs

205 . Investor Servicing (capitalized)

206 . Other Syndication Expenses

207 . Total Syndication Expense

208 . Current Reserve Balance

**Reserves (capitalized):**

209 . Development Reserves

210 . Initial Rent-Up Reserves

211 . Operating Reserves

212 . Net Worth Account

213 . Other Capitalized Reserves

214 . Subtotal: Capitalized Reserves

215 . Letter of Credit Requirements

216 . Total of the Above

**Check: Line 214 is the same as line 195.**

Please Answer The Following	Dev. Reserves	Initial Rent-Up	Op. Reserves	Net Worth	Other	Letter of Credit
Who requires the reserves?						
Who administers the reserves?						
When and how are they used?						
Under what circumstances can they be released?						

**Unit Sales (For Sale Projects Only):**

217 . Gross Sales From Units

218 . Cost of Sales (Commissions, etc.)

219 . Net Receipt from Sales

**Debt Service Requirements:**

220 . Minimum Debt Service Coverage

221 . Is this Project subject to HUD Subsidy Layering Review?

*Optional user comments*

## Section 4 OPERATING PRO-FORMA

Operating Income					
<b>Rent Schedule:</b>	<i>Contract</i>	<i>Utility</i>	<i>Total</i>	<i>No. of</i>	
	<i>Rent</i>	<i>Allowance</i>	<i>Gross Rent</i>	<i>Units</i>	
222 . Low-Income (Rental Assisted):					
SRO			\$0	0	
0 bedroom			\$0	0	
1 bedroom			\$0	0	
2 bedrooms			\$0	0	
3 bedrooms			\$0	0	
4 bedrooms			\$0	0	
N/A					
223 . Low-Income (below 50%):					
SRO			\$0	0	
0 bedroom			\$0	0	
1 bedroom			\$0	0	
2 bedrooms			\$0	0	
3 bedrooms			\$0	0	
4 bedrooms			\$0	0	
224 . Low-Income (below 60%):					
SRO			\$0	0	
0 bedroom			\$0	0	
1 bedroom			\$0	0	
2 bedrooms			\$0	0	
3 bedrooms			\$0	0	
4 bedrooms			\$0	0	
225 . Other Income (User-defined)					
SRO			\$0	0	
0 bedroom			\$0	1	
1 bedroom			\$0	2	
2 bedrooms			\$0	2	
3 bedrooms			\$0	0	
4 bedrooms			\$0	0	
226 . Market Rate (unrestricted occupancy):					
SRO				0	
0 bedroom				1	
1 bedroom				9	
2 bedrooms				7	
3 bedrooms				3	
4 bedrooms				0	
<b>Commercial Income:</b>					
227 . Square Feet:	0	@	(average)	/square foot =	\$0
<b>Parking Income:</b>					
228 . Spaces:	14	@	(average)	/month x 12 =	\$0

**Other Operating Income Assumptions:**

229 . Laundry Income (annual):

230 . Other Income: a.

b.

c.

d.

e.

f.

*Optional user calculations*


**Vacancy Allowance:**

231 . Low-Income (Rental Assistance)

232 . Low-Income (below 50%)

233 . Low-Income (below 60%)

234 . Other Income (User-defined)

235 . Market Rate

236 . Commercial

**Trending Assumptions for Rents:**

	Year 2	Year 3	Years 4-5	Years 6-20
237 . Low-Income (Rental Assistance)	%	%	%	%
238 . Low-Income (below 50%)	%	%	%	%
239 . Low-Income (below 60%)	%	%	%	%
240 . Other Income (User-defined)	%	%	%	%
241 . Market Rate	%	%	%	%
242 . Commercial Space Rental	%	%	%	%
243 . Laundry Income	%	%	%	%
244 a Other Income	%	%	%	%
b Other Income	%	%	%	%
c Other Income	%	%	%	%
d Other Income	%	%	%	%
e Other Income	%	%	%	%
f Other Income	%	%	%	%

**Operating Subsidy and Capitalized Operating Reserves:**

245 . Subsidy Source I .....

246 . Subsidy Source II .....

247 . Capitalized Operating Reserve Amount: \$  Source:

248 . Yearly Draws on Subsidies and Reserves:

	Subsidy Source I	Subsidy Source II	Draw on Oper. Reserve
Year 1	\$	\$	\$
Year 2	\$	\$	\$
Year 3	\$	\$	\$
Year 4	\$	\$	\$
Year 5	\$	\$	\$
Year 6	\$	\$	\$
Year 7	\$	\$	\$
Year 8	\$	\$	\$
Year 9	\$	\$	\$
Year 10	\$	\$	\$
Year 11	\$	\$	\$
Year 12	\$	\$	\$
Year 13	\$	\$	\$
Year 14	\$	\$	\$
Year 15	\$	\$	\$
Year 16	\$	\$	\$
Year 17	\$	\$	\$
Year 18	\$	\$	\$
Year 19	\$	\$	\$
Year 20	\$	\$	\$
Year 21	\$	\$	\$

249 . Annual Operating Income (year 1)  \$0

Operating Expenses				
Annual Operating Exp.:	Total	Residential	Commercial	Comments
250 . Management Fee	\$0			
251 . Payroll, Administrative	\$0			
252 . Payroll Taxes & Benefits, Admin.	\$0			
253 . Legal	\$0			
254 . Audit	\$0			
255 . Marketing	\$0			
256 . Telephone	\$0			
257 . Office Supplies	\$0			
258 . Accounting & Data Processing	\$0			
259 . Investor Servicing	\$0			
260 . DHCD Monitoring Fee	\$0			
261 . Other:	\$0			
262 . Other:	\$0			
263 . <b>Subtotal: Administrative</b>	\$0	\$0	\$0	
264 . Payroll, Maintenance	\$0			
265 . Payroll Taxes & Benefits, Admin.	\$0			
266 . Janitorial Materials	\$0			
267 . Landscaping	\$0			
268 . Decorating (inter. only)	\$0			
269 . Repairs (inter. & ext.)	\$0			
270 . Elevator Maintenance	\$0			
271 . Trash Removal	\$0			
272 . Snow Removal	\$0			
273 . Extermination	\$0			
274 . Recreation	\$0			
275 . Other:	\$0			
276 . <b>Subtotal: Maintenance</b>	\$0	\$0	\$0	
277 . <b>Resident Services</b>	\$0			
278 . <b>Security</b>	\$0			
279 . Electricity	\$0			
280 . Natural Gas	\$0			
281 . Oil	\$0			
282 . Water & Sewer	\$0			
283 . <b>Subtotal: Utilities</b>	\$0	\$0	\$0	
284 . <b>Replacement Reserve</b>	\$0			
285 . <b>Operating Reserve</b>	\$0			
286 . Real Estate Taxes	\$0			
287 . Other Taxes	\$0			
288 . Insurance	\$0			
289 . MIP	\$0	\$0		
290 . Other:	\$0			
291 . <b>Subtotal:Taxes, Insurance</b>	\$0	\$0	\$0	
292 . <b>TOTAL EXPENSES</b>	\$0	\$0	\$0	

**Other Operating Expense Assumptions**

**Trending Assumptions for Expenses**

	Year 2	Year 3	Years 4-5	Years 6-20
293 Sewer & Water .....	%	%	%	%
294 Real Estate Taxes .....	%	%	%	%
295 All Other Operating Expenses .....	%	%	%	%

**Reserve Requirements:**

N/A

296 Replacement Reserve Requirement		per unit per year
297 Operating Reserve Requirement		per unit per year

**Debt Service:**

		Annual Payment
298 MHFA	MHFA Program 1	N/A
299 MHFA	MHFA Program 2	N/A
300 MHP Fund Permanent Loan		N/A
301 Other Permanent Senior Mortgage		N/A
	Source: N/A	
302 Other Permanent Senior Mortgage		N/A
	Source: N/A	
303 Total Debt Service (Annual)		\$0
304 Net Operating Income		\$0 (in year one)
305 Debt Service Coverage		N/A (in year one)

**Affordability: Income Limits and Maximum Allowable Rents**

306 County  MSA

This MSA does not match the county you have chosen

307 Maximum Allowed Rents, by Income, by Unit Size: Income Limits last updated on

SRO	Maximum Income			Maximum Rent (calculated from HUD income data)		
	50%	60%	80% to 100%	50%	60%	80% to 100%
0 bedroom	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
1 bedroom	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2 bedrooms	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
3 bedrooms	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
4 bedrooms	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Area median income for a family of		#VALUE!				

308 H.U.D. "Fair Market Rents" (Maximum):

0 bedroom	#VALUE!
1 bedroom	#VALUE!
2 bedrooms	#VALUE!
3 bedrooms	#VALUE!
4 bedrooms	#VALUE!
5 bedrooms	#VALUE!

FMR Information last updated on

Operations before this transaction:				Operations after:																																																																			
Type	Number	Current Rent	Annualized Income	Number	Future Rents	Market Rent GPR																																																																	
309 . SRO	0	0	0	0	0	0	0																																																																
310 . 0 bedroom	2	0	0	2	0	0	0																																																																
311 . 1 bedroom	11	0	0	11	0	0	0																																																																
312 . 2 bedrooms	9	0	0	9	0	0	0																																																																
313 . 3 bedrooms	3	0	0	3	0	0	0																																																																
314 . 4 bedrooms	0	0	0	0	0	0	0																																																																
315 . <b>Gross Potential Rental Income</b>			0				0																																																																
316 . Vacancy		0%	0	Vacancy	%		0																																																																
317 . Other Income			0	Other Income			0																																																																
318 . <b>Effective Gross Income</b>			0	<b>Effective Gross Income</b>			0																																																																
<b>Operating Expenses</b>				<b>Year</b>	<b>Reason</b>	<b>% Change</b>	<b>Year</b>																																																																
319 . Management fee	N/A			0			0																																																																
320 . Administration				0			0																																																																
321 . Maintance/Operations				0			0																																																																
322 . Resident Services				0			0																																																																
323 . Security				0			0																																																																
324 . Utilities				0			0																																																																
325 . Replacement Reserve				0			0																																																																
326 . Operating Reserve				0			0																																																																
327 . Real Estate Taxes				0			0																																																																
328 . Insurance				0			0																																																																
329 . <b>Total Expenses</b>			0				0																																																																
330 . <b>Net Operating Income</b>			0	<b>Net Operating Income</b>			0																																																																
<b>331 . Transaction Description:</b>																																																																							
<i>Optional user calculations</i>																																																																							
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# Section 5

## LOW INCOME HOUSING TAX CREDITS

### Percent of Project Which Qualifies for Tax Credit

332 . Low-Income Units .....	0		Total Units:	25
333 . Percent of Units .....	0.0%			
334 . Low-Income Square Feet .....	-	s.f.	Total Area:	-
335 . Percent of Area .....	0.0%			
336 . Applicable Percentage .....	0.0%	<i>(This is the lower of lines 333 and 335 above.)</i>		
337 . Is the project utilizing tax-exempt financing?	No			
338 . Does the project qualify for an acquisition credit?	No			
339 . Does the rehabilitation qualify for a 9% rather than 4% credit?	No			
340 . How much financing is nonqualified (federally subsidized?)	\$			
341 . What grant funds must be subtracted from acquisition basis?	\$			
342 . What grant funds must be subtracted from rehabilitation basis?	\$			
343 . Will the project have a minimum of 20% of units for households earning less than 50% of median, or 40% for less than 60% of median?	40% Of Units			

### Historic Tax Credit:

344 . Does the project qualify for historic tax credits?	No
345 . What are the rehabilitation costs which are not qualified for historic credits?	Not Applicable

### Project Qualification for 130%:

346 . Is the project located in a "qualified census tract" or in a "difficult to develop" area?	No
---	----

### Calculation of Maximum Tax Credit Amount

	Acquisition Credit	Rehabilitation Credit
347 . Total Eligible Development Costs	\$0	\$7,251,615
348 . Less: Portion of Grants Allocated to Basis	\$0	\$0
349 . Less: 20% Historic Rehab Credit Basis Reduction	\$0	\$0
350 . Less: Nonqualified source of financing	\$0	\$0
351 . Subtotal: Eligible Basis	\$0	\$7,251,615
352 . "Hard to develop" area	100%	100%
353 . Percent Low-Income	0.0%	0.0%
354 . Applicable Rate	3.66%	8.53%
355 . <i>Maximum Annual Tax Credit Amount</i>	\$0	\$0
356 . <i>Total Annual Tax Credit Amount</i>		\$0
357 . Estimated Net LIHTC Syndication Yield	\$ -	\$0
358 . Est. Net Historic Tax Credit Syndication Yield	\$ -	\$0
359 . Total Estimated Net Tax Credit Syndication Yield (based on above)		\$0
360 . Applicant's Estimate of Net Tax Credit Equity.		\$ (from line 82)

*[Note: This page represents a rough estimate of low income credits for which this project may be eligible. It does not represent a final determination.]*

	Total Residential	Percentage of Costs Not in Depreciable Basis	Acquisition Credit Basis	Rehabilitation Credit Basis	Not In Basis
361 . Acquisition: Land	\$0				\$0
362 . Acquisition: Building	\$0		\$0	\$0	\$0
363 . Acquisition Subtotal	\$0		\$0	\$0	\$0
364 . Direct Construction Budget	\$6,906,300		\$0	\$6,906,300	
365 . Construction Contingency	\$345,315		\$0	\$345,315	
366 . Subtotal: Construction	\$7,251,615		\$0	\$7,251,615	\$0
<b>General Development Costs:</b>					
367 . Architecture & Engineering	\$0	0%		\$0	\$0
368 . Survey and Permits	\$0	0%		\$0	\$0
369 . Clerk of the Works	\$0	0%		\$0	\$0
370 . Environmental Engineer	\$0	0%		\$0	\$0
371 . Bond Premium	\$0	0%		\$0	\$0
372 . Legal*	\$0	0%	\$0	\$0	\$0
373 . Title and Recording	\$0	0%	\$0	\$0	\$0
374 . Accounting & Cost Certificat.	\$0	0%	\$0	\$0	\$0
375 . Marketing and Rent Up*	\$0	100%			\$0
376 . Real Estate Taxes*	\$0	0%	\$0	\$0	\$0
377 . Insurance	\$0	0%	\$0	\$0	\$0
378 . Relocation	\$0	0%	\$0	\$0	\$0
379 . Appraisal	\$0	0%	\$0	\$0	\$0
380 . Security	\$0	0%	\$0	\$0	\$0
381 . Construction Loan Interest*	\$0	0%	\$0	\$0	\$0
382 . Inspecting Engineer	\$0	0%	\$0	\$0	\$0
383 . Financing Fees*	\$0	0%	\$0	\$0	\$0
384 . Financing Fees*	\$0	0%	\$0	\$0	\$0
385 . MIP	\$0	0%	\$0	\$0	\$0
386 . Credit Enhancement Fees	\$0	0%	\$0	\$0	\$0
387 . Letter of Credit Fees*	\$0	0%	\$0	\$0	\$0
388 . Other Financing Fees*	\$0	0%	\$0	\$0	\$0
389 . Development Consultant	\$0	0%	\$0	\$0	\$0
390 . Other* .....	\$0	0%	\$0	\$0	\$0
391 . Other* .....	\$0	0%	\$0	\$0	\$0
392 . Soft Cost Contingency*	\$0	0%	\$0	\$0	\$0
393 . Subtotal: Gen. Dev.	\$0		\$0	\$0	\$0
394 . Subtotal: Acquis., Const., and Gen. Dev.	\$7,251,615		\$0	\$7,251,615	\$0
395 . Developer Overhead	\$0		\$0	\$0	\$0
396 . Developer Fee/Profit	\$0		\$0	\$0	\$0
397 . Capitalized Reserves	\$0		\$0	\$0	\$0
398 . Total Development Cost	\$7,251,615				
399 . Total Net Development Cost	\$6,854,094				
400 . Total Eligible Tax Credit Basis	\$7,251,615		\$0	\$7,251,615	

\* Some or all of these costs will typically be allocated to intangible assets or expensed.



## Section 6 CHECKLIST FOR EXHIBITS

Please indicate whether the following Exhibits are included with this application.

**Exhibit 1. Site Information:**

Detailed site map	Included
Photographs of the site	
Directions to the site	
Site location map	

**Exhibit 2. Environmental Information:**

Chapter 21E Assessment	
Environmental Notification Form	
Lead paint inspection	
Lead paint abatement plan	
Asbestos inspection report	
Asbestos abatement plan	
Letter from local or Mass. Historical Commission	
Map of wetlands or floodplain areas	
Determination by Local Conservation Commission and/or Dept. of Environmental Protection	
Other environmental information	

Exhibit 3. Evidence of Zoning

Exhibit 4. Evidence of Site Control

Exhibit 5. Evidence of Local Support

Exhibit 6. Market Information and Acquisition Value

Exhibit 7. Marketing Plan

Exhibit 8. Affirmative Fair Marketing Plan

Exhibit 9. Equal Opportunity Questionnaire

Exhibit 10. Sales Prices and Affordability

Exhibit 11. Construction Period Sources and Uses

Exhibit 12. Tax-Exempt Project Information

Exhibit 13. Relocation Plan

Exhibit 14. Special Needs Service Plan

Exhibit 15. Required Tax Credit Certifications

Exhibit 16. Preliminary Plans and Specifications

Exhibit 16A. Accessibility Information

Exhibit 17. Commitment Drawings and Specifications

Exhibit 18. Soil and/or Structural Report

Please indicate whether the following Exhibits are included with this application.

- Exhibit 19. Energy Budget
- Exhibit 20. Construction Financing
- Exhibit 21. Permanent Financing
- Exhibit 22. Equity Financing Commitment
- Exhibit 23. Other Funding Commitments
- Exhibit 24. Rental Subsidies
- Exhibit 25. Developer Profile
- Exhibit 26. Mortgagor's Other Real Estate
- Exhibit 27. Architect's Resume
- Exhibit 28. Management Agent Profile
- Exhibit 29. General Contractor's Profile
- Exhibit 30. Developer Financial Statement and Credit Release
- Exhibit 31. Mortgagor Personal Financial Statement
- Exhibit 32. Individual Financial Profile
- Exhibit 33. General Contractor's Financial Capacity

**Additional Exhibits:**

- Exhibit No.  Title:
- Exhibit No.  Title:
- Exhibit No.  Title:
- Exhibit No.  Title:


# Section 7 SIGNATURE PAGE

Project Name

Date:     
(month) (day) (year)

*The applicant certifies that this application is complete and accurate, to the best of his/her knowledge, and that there are no material misrepresentations.*

Mortgagor:

	PRESIDENT
JAMES M. BARBER	
JMB PROPERTY DEVELOPMENT CO. INC	

# Project Summary Information

**NOTE: Do not fill out this section. It is automatically filled in by program.**

Project Name	120-122 Hancock Street City of Boston DND RFP
Developer	N/A
Community	Boston

Number of Units 25

SRO	0	Low-Income, Rental Assisted	0
0 bedroom	2	Low-Income, Below 50%	0
1 bedroom	11	Low-Income, Below 60%	0
2 bedrooms	9	Other Income (User-defined)	5
3 bedrooms	3	Market Rate	20
4 bedrooms	0		

This is an application for:

DHCD Tax Credit Allocation .....	No
HOME Funding through DHCD .....	No
MHFA Official Action Status.....	No
MHFA Construction Financing.....	No
MHFA Permanent Financing .....	No
MHP Fund Financing .....	No
MHIC Construction Loan.....	No
MHIC Tax Credit Equity .....	No
Boston: DND.....	No
Other.....	N/A
Other.....	N/A
Other.....	N/A
Financing from Massdevelopment.....	No

**Sources of Funds:**

Developer's Equity .....	\$2,396,521
Tax Credit Equity .....	\$0
Public Equity .....	\$0
Subordinate Debt .....	\$0
Permanent Debt .....	\$0
<b>Total All Sources</b> .....	<b>\$2,396,521</b>

**Uses of Funds:**

Acquisition .....	\$300,000
Construction .....	\$7,251,615
General Development .....	\$0
Developer Overhead .....	\$276,252
Developer Fee .....	\$453,998
Capitalized Reserves.....	\$0
<b>Total All Uses</b> .....	<b>\$8,281,865</b>

Uses Exceed Sources by \$5,885,344

**Rent Levels:**

Low-Income, Rental Assisted .....	N/A
Low-Income, Below 50% .....	N/A
Low-Income, Below 60% .....	N/A
Other Income (User-defined).....	\$0
Market Rate .....	\$0
<i>Average, All Units</i> .....	\$0

*BR (aver.)*

N/A
N/A
N/A
1.2
1.6
1.5

*SF (aver.)*

N/A
N/A
N/A
0
0
0

**Annual Operating Income (year 1):**

Gross rental income (residential)	\$0
Vacancy (resid.) <span style="border: 1px solid black; padding: 2px;"> </span> %	\$0
Other Income (net of vacancies)	\$0
Subtotal	\$0
Operating Subsidies	\$0
Draw on Operating Reserves	\$0
Total Annual Income	\$0
Net Operating Income	\$0
Debt Service	\$0
Debt Service Coverage	N/A

**Annual Operating Expense (year 1):**

Management Fee	\$0
Administrative	\$0
Maintenance	\$0
Res. Service, Security	\$0
Utilities	\$0
Repl. Reserve	\$0
Oper. Reserve	\$0
Taxes, Insurance	\$0
Total	\$0
Total per Unit	\$0

# Rent Profile Analysis

**NOTE: Do not fill out this section. It is automatically filled in by program.**

	Units	Contract Rent	Size of Unit	No. of Bathrooms	Gross Rent/ Maximum	Rent per square foot
<b>Low-Income (Rental Assisted):</b>						
SRO	0	N/A	N/A	N/A	#VALUE!	N/A
0 bedroom	0	N/A	N/A	N/A	#VALUE!	N/A
1 bedroom	0	N/A	N/A	N/A	#VALUE!	N/A
2 bedrooms	0	N/A	N/A	N/A	#VALUE!	N/A
3 bedrooms	0	N/A	N/A	N/A	#VALUE!	N/A
4 bedrooms	0	N/A	N/A	N/A	#VALUE!	N/A

<b>Low-Income (below 50%):</b>						
SRO	0	N/A	N/A	N/A	#VALUE!	N/A
0 bedroom	0	N/A	N/A	N/A	#VALUE!	N/A
1 bedroom	0	N/A	N/A	N/A	#VALUE!	N/A
2 bedrooms	0	N/A	N/A	N/A	#VALUE!	N/A
3 bedrooms	0	N/A	N/A	N/A	#VALUE!	N/A
4 bedrooms	0	N/A	N/A	N/A	#VALUE!	N/A

<b>Low-Income (below 60%):</b>						
SRO	0	N/A	N/A	N/A	#VALUE!	N/A
0 bedroom	0	N/A	N/A	N/A	#VALUE!	N/A
1 bedroom	0	N/A	N/A	N/A	#VALUE!	N/A
2 bedrooms	0	N/A	N/A	N/A	#VALUE!	N/A
3 bedrooms	0	N/A	N/A	N/A	#VALUE!	N/A
4 bedrooms	0	N/A	N/A	N/A	#VALUE!	N/A

<b>Other Income (User-defined)</b>						
SRO	0	N/A	N/A	N/A	#VALUE!	N/A
0 bedroom	1	\$0	0	0	#VALUE!	N/A
1 bedroom	2	\$0	0	0	#VALUE!	N/A
2 bedrooms	2	\$0	0	0	#VALUE!	N/A
3 bedrooms	0	N/A	N/A	N/A	#VALUE!	N/A
4 bedrooms	0	N/A	N/A	N/A	#VALUE!	N/A

<b>Market Rate (unrestricted occupancy):</b>						
SRO	0	N/A	N/A	N/A		N/A
0 bedroom	1	\$0	0	0		N/A
1 bedroom	9	\$0	0	0		N/A
2 bedrooms	7	\$0	0	0		N/A
3 bedrooms	3	\$0	0	0		N/A
4 bedrooms	0	N/A	N/A	N/A		N/A

# 21-Year Operating Proforma (Years 1-5)

**NOTE: Do not fill out this section. It is automatically filled in by program.**

Calendar Year:	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026
<b>INCOME:</b>					
Low-Income, Rental Assisted	\$0	\$0	\$0	\$0	\$0
Low-Income, Below 50%	0	0	0	0	0
Low-Income, Below 60%	0	0	0	0	0
Other Income (User-defined)	0	0	0	0	0
Market Rate	0	0	0	0	0
<i>Gross Potential Income</i>	0	0	0	0	0
Less vacancy	0	0	0	0	0
<i>Effective Gross Residential Income</i>	0	0	0	0	0
Commercial (includes parking)	0	0	0	0	0
Less vacancy	0	0	0	0	0
Net Commercial Income	0	0	0	0	0
<i>Effective Rental Income</i>	0	0	0	0	0
Other Income: Laundry	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
<i>Total Gross Income</i>	0	0	0	0	0
Operating Subsidies	0	0	0	0	0
Draw on Operating Reserves	0	0	0	0	0
<i>Total Effective Income</i>	\$0	\$0	\$0	\$0	\$0
<b>EXPENSES:</b>					
Management Fee	0	0	0	0	0
Administrative	0	0	0	0	0
Maintenance	0	0	0	0	0
Resident Services	0	0	0	0	0
Security	0	0	0	0	0
Electrical	0	0	0	0	0
Natural Gas	0	0	0	0	0
Oil (heat)	0	0	0	0	0
Water & Sewer	0	0	0	0	0
Replacement Reserve	0	0	0	0	0
Operating Reserve	0	0	0	0	0
Real Estate Taxes	0	0	0	0	0
Other Taxes	0	0	0	0	0
Insurance	0	0	0	0	0
MIP	0	0	0	0	0
Other:	0	0	0	0	0
<i>Total Operating Expenses</i>	\$0	\$0	\$0	\$0	\$0
<b>NET OPERATING INCOME</b>	\$0	\$0	\$0	\$0	\$0
Debt Service	\$0	\$0	\$0	\$0	\$0
<i>Debt Service Coverage</i>	N/A	N/A	N/A	N/A	N/A
Project Cash Flow	\$0	\$0	\$0	\$0	\$0
Required Debt Coverage	\$0	\$0	\$0	\$0	\$0
(Gap)/Surplus for Cov.	\$0	\$0	\$0	\$0	\$0

# 21-Year Operating Proforma (Years 6-10)

NOTE: Do not fill out this section. It is automatically filled in by program.

Calendar Year:	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031
<b>INCOME:</b>					
Low-Income, Rental Assisted	\$0	\$0	\$0	\$0	\$0
Low-Income, Below 50%	0	0	0	0	0
Low-Income, Below 60%	0	0	0	0	0
Other Income (User-defined)	0	0	0	0	0
Market Rate	0	0	0	0	0
<i>Gross Potential Income</i>	0	0	0	0	0
Less vacancy	0	0	0	0	0
<i>Effective Gross Residential Income</i>	0	0	0	0	0
Commercial Income	0	0	0	0	0
Less vacancy	0	0	0	0	0
Net Commercial Income	0	0	0	0	0
<i>Effective Rental Income</i>	0	0	0	0	0
Laundry Income	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
Other Income:	0	0	0	0	0
<i>Total Gross Income</i>	0	0	0	0	0
Operating Subsidies	0	0	0	0	0
Draw on Operating Reserves	0	0	0	0	0
<i>Total Effective Income</i>	\$0	\$0	\$0	\$0	\$0

<b>EXPENSES:</b>					
Management Fee	0	0	0	0	0
Administrative	0	0	0	0	0
Maintenance	0	0	0	0	0
Resident Services	0	0	0	0	0
Security	0	0	0	0	0
Electrical	0	0	0	0	0
Natural Gas	0	0	0	0	0
Oil (heat)	0	0	0	0	0
Water & Sewer	0	0	0	0	0
Replacement Reserve	0	0	0	0	0
Operating Reserve	0	0	0	0	0
Real Estate Taxes	0	0	0	0	0
Other Taxes	0	0	0	0	0
Insurance	0	0	0	0	0
MIP	0	0	0	0	0
Other:	0	0	0	0	0
<i>Total Operating Expenses</i>	\$0	\$0	\$0	\$0	\$0

<b>NET OPERATING INCOME</b>					
	\$0	\$0	\$0	\$0	\$0
Debt Service	\$0	\$0	\$0	\$0	\$0
<i>Debt Service Coverage</i>	N/A	N/A	N/A	N/A	N/A
Project Cash Flow	\$0	\$0	\$0	\$0	\$0
Required Debt Coverage	\$0	\$0	\$0	\$0	\$0
(Gap)/Surplus for Cov.	\$0	\$0	\$0	\$0	\$0

# 21-Year Operating Proforma (Years 11-15)

**NOTE: Do not fill out this section. It is automatically filled in by program.**

Calendar Year:	Year 11 2032	Year 12 2033	Year 13 2034	Year 14 2035	Year 15 2036
<b>INCOME:</b>					
Low-Income, Rental Assisted	\$0	\$0	\$0	\$0	\$0
Low-Income, Below 50%	0	0	0	0	0
Low-Income, Below 60%	0	0	0	0	0
Other Income (User-defined)	0	0	0	0	0
Market Rate	0	0	0	0	0
<i>Gross Potential Income</i>	0	0	0	0	0
Less vacancy	0	0	0	0	0
<i>Effective Gross Residential Income</i>	0	0	0	0	0
Commercial (includes parking)	0	0	0	0	0
Less vacancy	0	0	0	0	0
Net Commercial Income	0	0	0	0	0
<i>Effective Rental Income</i>	0	0	0	0	0
Other Income: Laundry	0	0	0	0	0
Other Income: 0	0	0	0	0	0
Other Income: 0	0	0	0	0	0
Other Income: 0	0	0	0	0	0
Other Income: 0	0	0	0	0	0
Other Income: 0	0	0	0	0	0
Other Income: 0	0	0	0	0	0
<i>Total Gross Income</i>	0	0	0	0	0
Operating Subsidies	0	0	0	0	0
Draw on Operating Reserves	0	0	0	0	0
<i>Total Effective Income</i>	\$0	\$0	\$0	\$0	\$0

<b>EXPENSES:</b>					
Management Fee	0	0	0	0	0
Administrative	0	0	0	0	0
Maintenance	0	0	0	0	0
Resident Services	0	0	0	0	0
Security	0	0	0	0	0
Electrical	0	0	0	0	0
Natural Gas	0	0	0	0	0
Oil (heat)	0	0	0	0	0
Water & Sewer	0	0	0	0	0
Replacement Reserve	0	0	0	0	0
Operating Reserve	0	0	0	0	0
Real Estate Taxes	0	0	0	0	0
Other Taxes	0	0	0	0	0
Insurance	0	0	0	0	0
MIP	0	0	0	0	0
Other:	0	0	0	0	0
<i>Total Operating Expenses</i>	\$0	\$0	\$0	\$0	\$0

<b>NET OPERATING INCOME</b>					
	\$0	\$0	\$0	\$0	\$0
Debt Service	\$0	\$0	\$0	\$0	\$0
Debt Service Coverage	N/A	N/A	N/A	N/A	N/A
Project Cash Flow	\$0	\$0	\$0	\$0	\$0
Required Debt Coverage	\$0	\$0	\$0	\$0	\$0
(Gap)/Surplus for Cov.	\$0	\$0	\$0	\$0	\$0



# 21-Year Operating Proforma (Years 16-21)

**NOTE: Do not fill out this section. It is automatically filled in by program.**

Calendar Year:	Year 16 2037	Year 17 2038	Year 18 2039	Year 19 2040	Year 20 2041	Year 21 2042
<b>INCOME:</b>						
Low-Income, Rent. Astd.	\$0	\$0	\$0	\$0	\$0	\$0
Low-Income, Below 50%	0	0	0	0	0	0
Low-Income, Below 60%	0	0	0	0	0	0
Other Income (User-defin	0	0	0	0	0	0
Market Rate	0	0	0	0	0	0
<b>Gross Potential Income</b>	0	0	0	0	0	0
Less vacancy	0	0	0	0	0	0
<b>Eff. Gross Res. Income</b>	0	0	0	0	0	0
Commercial Income	0	0	0	0	0	0
Less vacancy	0	0	0	0	0	0
<b>Net Commercial Income</b>	0	0	0	0	0	0
<b>Effective Rental Income</b>	0	0	0	0	0	0
Other Income: Laundry	0	0	0	0	0	0
Other	0	0	0	0	0	0
Other	0	0	0	0	0	0
Other	0	0	0	0	0	0
Other	0	0	0	0	0	0
Other	0	0	0	0	0	0
Other	0	0	0	0	0	0
<b>Total Gross Income</b>	0	0	0	0	0	0
Operating Subsidies	0	0	0	0	0	0
Draw on Operating Res.	0	0	0	0	0	0
<b>Total Effective Income</b>	\$0	\$0	\$0	\$0	\$0	\$0

<b>EXPENSES:</b>						
Management Fee	0	0	0	0	0	0
Administrative	0	0	0	0	0	0
Maintenance	0	0	0	0	0	0
Resident Services	0	0	0	0	0	0
Security	0	0	0	0	0	0
Electrical	0	0	0	0	0	0
Natural Gas	0	0	0	0	0	0
Oil (heat)	0	0	0	0	0	0
Water & Sewer	0	0	0	0	0	0
Replacement Reserve	0	0	0	0	0	0
Operating Reserve	0	0	0	0	0	0
Real Estate Taxes	0	0	0	0	0	0
Other Taxes	0	0	0	0	0	0
Insurance	0	0	0	0	0	0
MIP	0	0	0	0	0	0
Other:	0	0	0	0	0	0
<b>Total Operating Expense</b>	\$0	\$0	\$0	\$0	\$0	\$0

<b>NET OPER. INC.</b>	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service Coverage	N/A	N/A	N/A	N/A	N/A	N/A
Project Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0
Required Debt Coverage	\$0	\$0	\$0	\$0	\$0	\$0
(Gap)/Surplus for Cov.	\$0	\$0	\$0	\$0	\$0	\$0

# Operating Expense Analysis

NOTE: Do not fill out this section. It is automatically filled in by program.

	<i>Residential Total</i>	<i>Residential Per Unit</i>	<i>Residential Per S. F.</i>	<i>Commercial Total</i>	<i>Commercial Per S. F.</i>
Management Fee	\$0	\$0.00	\$0.00	\$0	N/A
Payroll, Administrative	\$0	\$0.00	\$0.00	\$0	N/A
Payroll Taxes & Benefits, Admin.	\$0	\$0.00	\$0.00	\$0	N/A
Legal	\$0	\$0.00	\$0.00	\$0	N/A
Audit	\$0	\$0.00	\$0.00	\$0	N/A
Marketing	\$0	\$0.00	\$0.00	\$0	N/A
Telephone	\$0	\$0.00	\$0.00	\$0	N/A
Office Supplies	\$0	\$0.00	\$0.00	\$0	N/A
Accounting & Data Processing	\$0	\$0.00	\$0.00	\$0	N/A
Investor Servicing	\$0	\$0.00	\$0.00	\$0	N/A
DHCD Monitoring Fee	\$0	\$0.00	\$0.00	\$0	N/A
Other:	\$0	\$0.00	\$0.00	\$0	N/A
Other:	\$0	\$0.00	\$0.00	\$0	N/A
<b>Subtotal: Administrative</b>	\$0	\$0.00	\$0.00	\$0	N/A
Payroll, Maintenance	\$0	\$0.00	\$0.00	\$0	N/A
Payroll Taxes & Benefits, Admin.	\$0	\$0.00	\$0.00	\$0	N/A
Janitorial Materials	\$0	\$0.00	\$0.00	\$0	N/A
Landscaping	\$0	\$0.00	\$0.00	\$0	N/A
Decorating (inter. only)	\$0	\$0.00	\$0.00	\$0	N/A
Repairs (inter. & ext.)	\$0	\$0.00	\$0.00	\$0	N/A
Elevator Maintenance	\$0	\$0.00	\$0.00	\$0	N/A
Trash Removal	\$0	\$0.00	\$0.00	\$0	N/A
Snow Removal	\$0	\$0.00	\$0.00	\$0	N/A
Extermination	\$0	\$0.00	\$0.00	\$0	N/A
Recreation	\$0	\$0.00	\$0.00	\$0	N/A
Other:	\$0	\$0.00	\$0.00	\$0	N/A
<b>Subtotal: Maintenance</b>	\$0	\$0.00	\$0.00	\$0	N/A
<b>Resident Services</b>	\$0	\$0.00	\$0.00	\$0	N/A
<b>Security</b>	\$0	\$0.00	\$0.00	\$0	N/A
Electricity	\$0	\$0.00	\$0.00	\$0	N/A
Natural Gas	\$0	\$0.00	\$0.00	\$0	N/A
Oil	\$0	\$0.00	\$0.00	\$0	N/A
Water & Sewer	\$0	\$0.00	\$0.00	\$0	N/A
<b>Subtotal: Utilities</b>	\$0	\$0.00	\$0.00	\$0	N/A
<b>Replacement Reserve</b>	\$0	\$0.00	\$0.00	\$0	N/A
<b>Operating Reserve</b>	\$0	\$0.00	\$0.00	\$0	N/A
Real Estate Taxes	\$0	\$0.00	\$0.00	\$0	N/A
Other Taxes	\$0	\$0.00	\$0.00	\$0	N/A
Insurance	\$0	\$0.00	\$0.00	\$0	N/A
MIP	\$0	\$0.00	\$0.00	\$0	N/A
Other:	\$0	\$0.00	\$0.00	\$0	N/A
<b>Subtotal:Taxes, Insurance</b>	\$0	\$0.00	\$0.00	\$0	N/A
<b>TOTAL EXPENSES</b>	\$0	\$0.00	\$0.00	\$0	N/A

# Development Cost Analysis

NOTE: Do not fill out this section. It is automatically filled in by program.

	<i>Residential Total</i>	<i>Residential Per Unit</i>	<i>Residential Per S. F.</i>	<i>Commercial Total</i>	<i>Commercial Per S. F.</i>
Acquisition: Land	\$0	\$0	\$0.00	\$0	N/A
Acquisition: Building	\$0	\$0	\$0.00	\$0	N/A
<b>Acquisition Subtotal</b>	\$0	\$0	\$0.00	\$0	N/A
Direct Construction Budget	\$6,906,300	\$276,252	\$296.41	\$0	N/A
Construction Contingency	\$345,315	\$13,813	\$14.82	\$0	N/A
<b>Subtotal: Construction</b>	\$7,251,615	\$290,065	\$311.23	\$0	N/A
<b>General Development Costs:</b>					
Architecture & Engineering	\$0	\$0	\$0.00	\$0	N/A
Survey and Permits	\$0	\$0	\$0.00	\$0	N/A
Clerk of the Works	\$0	\$0	\$0.00	\$0	N/A
Environmental Engineer	\$0	\$0	\$0.00	\$0	N/A
Bond Premium	\$0	\$0	\$0.00	\$0	N/A
Legal	\$0	\$0	\$0.00	\$0	N/A
Title and Recording	\$0	\$0	\$0.00	\$0	N/A
Accounting & Cost Certificat.	\$0	\$0	\$0.00	\$0	N/A
Marketing and Rent Up	\$0	\$0	\$0.00	\$0	N/A
Real Estate Taxes	\$0	\$0	\$0.00	\$0	N/A
Insurance	\$0	\$0	\$0.00	\$0	N/A
Relocation	\$0	\$0	\$0.00	\$0	N/A
Appraisal	\$0	\$0	\$0.00	\$0	N/A
Security	\$0	\$0	\$0.00	\$0	N/A
Construction Loan Interest	\$0	\$0	\$0.00	\$0	N/A
Inspecting Engineer	\$0	\$0	\$0.00	\$0	N/A
Fees to:	\$0	\$0	\$0.00	\$0	N/A
Fees to:	\$0	\$0	\$0.00	\$0	N/A
MIP	\$0	\$0	\$0.00	\$0	N/A
Credit Enhancement Fees	\$0	\$0	\$0.00	\$0	N/A
Letter of Credit Fees	\$0	\$0	\$0.00	\$0	N/A
Other Financing Fees	\$0	\$0	\$0.00	\$0	N/A
Development Consultant	\$0	\$0	\$0.00	\$0	N/A
Other:	\$0	\$0	\$0.00	\$0	N/A
Other:	\$0	\$0	\$0.00	\$0	N/A
Soft Cost Contingency	\$0	\$0	\$0.00	\$0	N/A
<b>Subtotal: Gen. Dev.</b>	\$0	\$0	\$0.00	\$0	N/A
<b>Subtotal: Acquis., Const., and Gen. Dev.</b>	\$7,251,615	\$290,065	\$311.23	\$0	N/A
Capitalized Reserves	\$0	\$0	\$0.00	\$0	N/A
Developer Overhead	\$0	\$0	\$0.00	\$0	N/A
Developer Fee	\$0	\$0	\$0.00	\$0	N/A
<b>Total Development Cost</b>	\$7,251,615	\$290,065	\$311.23	\$0	N/A
<b>Total Net* Development Cost</b>	\$6,854,094	\$274,164	\$294.17	\$0	N/A

(\*Does not include any capitalized reserves nor any developer's fees or overhead which are contributed or loaned to the project.)

# Application Completeness and Accuracy Check

**NOTE: Do not fill out this section. It is automatically filled in by program.**

*The following questions were left unanswered, or appear to be possibly incorrect, as noted below:*

**NOTE: If answers are complete and appear reasonable, the page below is blank.**

- 1
- 9
- 11
- 13
- 13
- 14 Unit Sizes are not filled in.
- 15 Bathroom facilities are not filled in.
- 16 Funding Applied For is not filled in. THIS QUESTION IS IMPORTANT.
- 17
- 19
- 21
- 27
- 32
- 41 Utilities are not filled in.
- 63 Developer Name is not filled in.
- 63
- 63
- 81
- 82 Tax Credit Equity is zero. Question 16 indicates that you are applying for tax credits. IS THIS CORRECT?
- 89
- 94 Total subordinate debt is zero. IS THIS CORRECT?
- 95
- 100 Total permanent senior debt is zero. IS THIS CORRECT?
- 101 Total Permanent Sources are less than the Total Development Cost (line 187). IS THIS CORRECT?
- 102
- 105 Name of person or firm who prepared construction cost estimate is not filled in.
- 106 The basis for the construction cost estimate is not filled in.
- 156 Total construction cost (exclusive of builder's overhead and profit) is zero. IS THIS CORRECT?
- 157 Builder's overhead and profit is zero. IS THIS CORRECT?

**Application Completeness and Accuracy Check (continued)****NOTE: Do not fill out this section. It is automatically filled in by program.***The following questions were left unanswered, or appear to be possibly incorrect, as noted below:***NOTE: If answers are complete and appear reasonable, the page below is blank.**

159

163

163

165

165

167 Architecture &amp; Engineering is zero. IS THIS CORRECT?

168 Survey and Permits is zero. IS THIS CORRECT?

169 Clerk of the Works is zero. IS THIS CORRECT?

171 Bond Premium is zero. IS THIS CORRECT?

172 Legal is zero. IS THIS CORRECT?

173 Title and Recording costs are zero. IS THIS CORRECT?

174 Accounting and Cost Certification Expenses are zero. IS THIS CORRECT?

175 Marketing and Rent Up Expenses are zero. IS THIS CORRECT?

176 Real Estate Taxes is zero. IS THIS CORRECT?

177 Insurance is zero. IS THIS CORRECT?

178

179 Appraisal is zero. IS THIS CORRECT?

180 Security is zero. IS THIS CORRECT?

181 Construction Loan Interest is zero. IS THIS CORRECT?

182 Inspecting Engineer is zero. IS THIS CORRECT?

183 Financing Fees are zero. IS THIS CORRECT?

192 Soft Cost Contingency is zero. IS THIS CORRECT?

192

193

196

197

207

207

216 Check: Line 214 is the same as line 195.

220 Minimum debt service coverage appears to be incorrect. IS THIS CORRECT?

222 #VALUE!

223 #VALUE!

224 #VALUE!

225 #VALUE!

227

227

228 Parking Income(per space) has not been filled in, and the project has parking spaces.Is parking included in the rent?

231

232

233

234 'The vacancy allowance for the moderate income units appears low. IS THIS CORRECT?

235 The vacancy allowance for the market-rate units appears low. IS THIS CORRECT?

237

238

239

240

241

242

243

250

292

**Application Completeness and Accuracy Check (continued)**

**NOTE:** Do not fill out this section. It is automatically filled in by program.

*The following questions were left unanswered, or appear to be possibly incorrect, as noted below:*

**NOTE: If answers are complete and appear reasonable, the page below is blank.**

- 293 The trending assumptions for water & sewer costs appear low. IS THIS CORRECT?
- 294 The trending assumptions for real estate taxes appear low. IS THIS CORRECT?
- 295 The trending assumptions for all other costs appear low. IS THIS CORRECT?
- 338
- 339
- 354
- 360

**Construction Period Sources and Uses**

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

Sources of Cash:	Total	Closing	Month 1	Month 2	Month 3	Month 4
Construction Loan	\$7,189,564	\$	\$	\$	\$	\$
Proceeds from Sale (Net)*	\$0	\$	\$	\$	\$	\$
Equity: Cash	\$1,942,523	\$	\$	\$	\$	\$
Equity: Tax Credit (Net)	\$0	\$	\$	\$	\$	\$
Subordinate Debt	\$0	\$	\$	\$	\$	\$
Permanent Debt	\$0	\$	\$	\$	\$	\$
Syndication Bridge Loan	\$0	\$	\$	\$	\$	\$
Other Interim Loan	\$0	\$	\$	\$	\$	\$
<b>SUBTOTAL</b>	<b>\$9,132,087</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Repayment: Construction Loan	\$7,189,564	\$	\$	\$	\$	\$
Repayment: Syndication Loan	\$	\$	\$	\$	\$	\$
Repayment: Interim Loan	\$	\$	\$	\$	\$	\$
<b>TOTAL SOURCES, NET</b>	<b>\$1,942,523</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Cumulative Sources</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

\* Only relevant in the case of for-sale projects.

Uses of Cash (Expenses):	Total	Closing	Month 1	Month 2	Month 3	Month 4
<b>Acquisition</b>	\$300,000	\$	\$	\$	\$	\$
<b>Hard Costs:</b>						
Direct Construction	\$6,906,300	\$	\$	\$	\$	\$
Contingency	\$345,315	\$	\$	\$	\$	\$
<b>Total Hard Costs</b>	<b>\$7,251,615</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Soft Costs:</b>						
Construction Loan Interest	\$0	\$	\$	\$	\$	\$
Architecture & Engineering	\$0	\$	\$	\$	\$	\$
Survey and Permits	\$0	\$	\$	\$	\$	\$
Clerk of the Works	\$0	\$	\$	\$	\$	\$
Environmental Engineer	\$0	\$	\$	\$	\$	\$
Bond Premium	\$0	\$	\$	\$	\$	\$
Legal	\$0	\$	\$	\$	\$	\$
Title and Recording	\$0	\$	\$	\$	\$	\$
Accounting & Cost Certificat.	\$0	\$	\$	\$	\$	\$
Marketing and Rent Up	\$0	\$	\$	\$	\$	\$
Real Estate Taxes	\$0	\$	\$	\$	\$	\$
Insurance	\$0	\$	\$	\$	\$	\$
Relocation	\$0	\$	\$	\$	\$	\$
Appraisal	\$0	\$	\$	\$	\$	\$
Security	\$0	\$	\$	\$	\$	\$
Inspecting Engineer	\$0	\$	\$	\$	\$	\$
Financing Fees	\$0	\$	\$	\$	\$	\$
Development Consultant	\$0	\$	\$	\$	\$	\$
Other	\$0	\$	\$	\$	\$	\$
Other	\$0	\$	\$	\$	\$	\$
Developer's Overhead	\$276,252	\$	\$	\$	\$	\$
Developer's Fee (Net)	\$0	\$	\$	\$	\$	\$
Soft Cost Contingency	\$0	\$	\$	\$	\$	\$
Contribution to Reserves	\$0	\$	\$	\$	\$	\$
Subtotal Soft Costs, Fees	\$276,252	\$0	\$0	\$0	\$0	\$0
<b>TOTAL USES</b>	<b>\$7,827,867</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Cumulative Uses</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Budget: Percentage of Funds Expended	0.0%	0.0%	0.0%	0.0%	0.0%
Construction Loan Balance	\$0	\$0	\$0	\$0	\$0
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0

Exhibit 11

Construction Period Sources and Uses

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

**Sources of Cash:**

	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10
Construction Loan	\$	\$	\$	\$	\$	\$
Proceeds from Sale (Net)*	\$	\$	\$	\$	\$	\$
Equity: Cash	\$	\$	\$	\$	\$	\$
Equity: Tax Credit	\$	\$	\$	\$	\$	\$
Subordinate Debt	\$	\$	\$	\$	\$	\$
Permanent Debt	\$	\$	\$	\$	\$	\$
Syndication Bridge Loan	\$	\$	\$	\$	\$	\$
Other Interim Loan	\$	\$	\$	\$	\$	\$
<b>SUBTOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0
Repayment: Construction Loan	\$	\$	\$	\$	\$	\$
Repayment: Syndication Loan	\$	\$	\$	\$	\$	\$
Repayment: Interim Loan	\$	\$	\$	\$	\$	\$
<b>TOTAL SOURCES, NET</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Sources</b>	\$0	\$0	\$0	\$0	\$0	\$0

\* Only relevant in the case of for-sale projects.

**Uses of Cash (Expenses):**

	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10
<b>Acquisition</b>	\$	\$	\$	\$	\$	\$
<b>Hard Costs:</b>						
Direct Construction	\$	\$	\$	\$	\$	\$
Contingency	\$	\$	\$	\$	\$	\$
<b>Total Hard Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0

**Soft Costs:**

Construction Loan Interest	\$	\$	\$	\$	\$	\$
Architecture & Engineering	\$	\$	\$	\$	\$	\$
Survey and Permits	\$	\$	\$	\$	\$	\$
Clerk of the Works	\$	\$	\$	\$	\$	\$
Environmental Engineer	\$	\$	\$	\$	\$	\$
Bond Premium	\$	\$	\$	\$	\$	\$
Legal	\$	\$	\$	\$	\$	\$
Title and Recording	\$	\$	\$	\$	\$	\$
Accounting & Cost Certificat.	\$	\$	\$	\$	\$	\$
Marketing and Rent Up	\$	\$	\$	\$	\$	\$
Real Estate Taxes	\$	\$	\$	\$	\$	\$
Insurance	\$	\$	\$	\$	\$	\$
Relocation	\$	\$	\$	\$	\$	\$
Appraisal	\$	\$	\$	\$	\$	\$
Security	\$	\$	\$	\$	\$	\$
Inspecting Engineer	\$	\$	\$	\$	\$	\$
Financing Fees	\$	\$	\$	\$	\$	\$
Development Consultant	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
Developer's Overhead	\$	\$	\$	\$	\$	\$
Developer's Fee (Net)	\$	\$	\$	\$	\$	\$
Soft Cost Contingency	\$	\$	\$	\$	\$	\$
Contribution to Reserves	\$	\$	\$	\$	\$	\$
<b>Sub-Total Soft Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Uses</b>	\$0	\$0	\$0	\$0	\$0	\$0

**Percentage of Funds Expended**

	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Construction Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0



**Exhibit 11  
Construction Period Sources and Uses**

Page 3

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16
<b>Sources of Cash:</b>						
Construction Loan	\$	\$	\$	\$	\$	\$
Proceeds from Sale (Net)*	\$	\$	\$	\$	\$	\$
Equity: Cash	\$	\$	\$	\$	\$	\$
Equity: Tax Credit	\$	\$	\$	\$	\$	\$
Subordinate Debt	\$	\$	\$	\$	\$	\$
Permanent Debt	\$	\$	\$	\$	\$	\$
Syndication Bridge Loan	\$	\$	\$	\$	\$	\$
Other Interim Loan	\$	\$	\$	\$	\$	\$
<b>SUBTOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0
Repayment: Construction Loan	\$	\$	\$	\$	\$	\$
Repayment: Syndication Loan	\$	\$	\$	\$	\$	\$
Repayment: Interim Loan	\$	\$	\$	\$	\$	\$
<b>TOTAL SOURCES, NET</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Sources</b>	\$0	\$0	\$0	\$0	\$0	\$0

\* Only relevant in the case of for-sale projects.

	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16
<b>Uses of Cash (Expenses):</b>						
<b>Acquisition</b>	\$	\$	\$	\$	\$	\$
<b>Hard Costs:</b>						
Direct Construction	\$	\$	\$	\$	\$	\$
Contingency	\$	\$	\$	\$	\$	\$
<b>Total Hard Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Soft Costs:</b>						
Construction Loan Interest	\$	\$	\$	\$	\$	\$
Architecture & Engineering	\$	\$	\$	\$	\$	\$
Survey and Permits	\$	\$	\$	\$	\$	\$
Clerk of the Works	\$	\$	\$	\$	\$	\$
Environmental Engineer	\$	\$	\$	\$	\$	\$
Bond Premium	\$	\$	\$	\$	\$	\$
Legal	\$	\$	\$	\$	\$	\$
Title and Recording	\$	\$	\$	\$	\$	\$
Accounting & Cost Certificat.	\$	\$	\$	\$	\$	\$
Marketing and Rent Up	\$	\$	\$	\$	\$	\$
Real Estate Taxes	\$	\$	\$	\$	\$	\$
Insurance	\$	\$	\$	\$	\$	\$
Relocation	\$	\$	\$	\$	\$	\$
Appraisal	\$	\$	\$	\$	\$	\$
Security	\$	\$	\$	\$	\$	\$
Inspecting Engineer	\$	\$	\$	\$	\$	\$
Financing Fees	\$	\$	\$	\$	\$	\$
Development Consultant	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
Developer's Overhead	\$	\$	\$	\$	\$	\$
Developer's Fee (Net)	\$	\$	\$	\$	\$	\$
Soft Cost Contingency	\$	\$	\$	\$	\$	\$
Contribution to Reserves	\$	\$	\$	\$	\$	\$
<b>Sub-Total Soft Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Uses</b>	\$0	\$0	\$0	\$0	\$0	\$0

<b>Percentage of Funds Expended</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Construction Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0

Exhibit 11

Construction Period Sources and Uses

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22
<b>Sources of Cash:</b>						
Construction Loan	\$	\$	\$	\$	\$	\$
Proceeds from Sale (Net)*	\$	\$	\$	\$	\$	\$
Equity: Cash	\$	\$	\$	\$	\$	\$
Equity: Tax Credit	\$	\$	\$	\$	\$	\$
Subordinate Debt	\$	\$	\$	\$	\$	\$
Permanent Debt	\$	\$	\$	\$	\$	\$
Syndication Bridge Loan	\$	\$	\$	\$	\$	\$
Other Interim Loan	\$	\$	\$	\$	\$	\$
<b>SUBTOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0
Repayment: Construction Loan	\$	\$	\$	\$	\$	\$
Repayment: Syndication Loan	\$	\$	\$	\$	\$	\$
Repayment: Interim Loan	\$	\$	\$	\$	\$	\$
<b>TOTAL SOURCES, NET</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Sources</b>	\$0	\$0	\$0	\$0	\$0	\$0
* Only relevant in the case of for-sale projects.						
<b>Uses of Cash (Expenses)</b>						
<b>Acquisition</b>	\$	\$	\$	\$	\$	\$
<b>Hard Costs:</b>						
Direct Construction	\$	\$	\$	\$	\$	\$
Contingency	\$	\$	\$	\$	\$	\$
<b>Total Hard Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Soft Costs:</b>						
Construction Loan Interest	\$	\$	\$	\$	\$	\$
Architecture & Engineering	\$	\$	\$	\$	\$	\$
Survey and Permits	\$	\$	\$	\$	\$	\$
Clerk of the Works	\$	\$	\$	\$	\$	\$
Environmental Engineer	\$	\$	\$	\$	\$	\$
Bond Premium	\$	\$	\$	\$	\$	\$
Legal	\$	\$	\$	\$	\$	\$
Title and Recording	\$	\$	\$	\$	\$	\$
Accounting & Cost Certificat.	\$	\$	\$	\$	\$	\$
Marketing and Rent Up	\$	\$	\$	\$	\$	\$
Real Estate Taxes	\$	\$	\$	\$	\$	\$
Insurance	\$	\$	\$	\$	\$	\$
Relocation	\$	\$	\$	\$	\$	\$
Appraisal	\$	\$	\$	\$	\$	\$
Security	\$	\$	\$	\$	\$	\$
Inspecting Engineer	\$	\$	\$	\$	\$	\$
Financing Fees	\$	\$	\$	\$	\$	\$
Development Consultant	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
Developer's Overhead	\$	\$	\$	\$	\$	\$
Developer's Fee (Net)	\$	\$	\$	\$	\$	\$
Soft Cost Contingency	\$	\$	\$	\$	\$	\$
Contribution to Reserves	\$	\$	\$	\$	\$	\$
<b>Sub-Total Soft Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Uses</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of Funds Expended</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Construction Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0

Exhibit 11

Construction Period Sources and Uses

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

	Month 23	Month 24	Month 25	Month 26	Month 27	Month 28
<b>Sources of Cash:</b>						
Construction Loan						
Proceeds from Sale (Net)*						
Equity: Cash						
Equity: Tax Credit						
Subordinate Debt						
Permanent Debt						
Syndication Bridge Loan						
Other Interim Loan						
<b>SUBTOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0
Repayment: Construction Loan						
Repayment: Syndication Loan						
Repayment: Interim Loan						
<b>TOTAL SOURCES, NET</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Sources</b>	\$0	\$0	\$0	\$0	\$0	\$0
* Only relevant in the case of for-sale projects.						
<b>Uses of Cash (Expenses):</b>	Month 23	Month 24	Month 25	Month 26	Month 27	Month 28
<b>Acquisition</b>						
<b>Hard Costs:</b>						
Direct Construction						
Contingency						
<b>Total Hard Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Soft Costs:</b>						
Construction Loan Interest						
Architecture & Engineering						
Survey and Permits						
Clerk of the Works						
Environmental Engineer						
Bond Premium						
Legal						
Title and Recording						
Accounting & Cost Certificat.						
Marketing and Rent Up						
Real Estate Taxes						
Insurance						
Relocation						
Appraisal						
Security						
Inspecting Engineer						
Financing Fees						
Development Consultant						
Other						
Other						
Developer's Overhead						
Developer's Fee (Net)						
Soft Cost Contingency						
Contribution to Reserves						
<b>Sub-Total Soft Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Uses</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of Funds Expended</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Construction Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0

Exhibit 11

Construction Period Sources and Uses

Page 6

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

	Month 29	Month 30	Month 31	Month 32	Month 33	Net Balance
<b>Sources of Cash:</b>						
Construction Loan						\$7,189,564
Proceeds from Sale (Net)*						\$0
Equity: Cash						\$1,942,523
Equity: Tax Credit						\$0
Subordinate Debt						\$0
Permanent Debt						\$0
Syndication Bridge Loan						\$0
Other Interim Loan						\$0
<b>SUBTOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$9,132,087
Repayment: Construction Loan						\$0
Repayment: Syndication Loan						\$0
Repayment: Interim Loan						\$0
<b>TOTAL SOURCES, NET</b>	\$0	\$0	\$0	\$0	\$0	\$9,132,087
<b>Cumulative Sources</b>	\$0	\$0	\$0	\$0	\$0	
* Only relevant in the case of for-sale projects.						
						Net Balance
<b>Uses of Cash (Expenses)</b>	Month 29	Month 30	Month 31	Month 32	Month 33	
<b>Acquisition</b>						\$300,000
<b>Hard Costs:</b>						
Direct Construction						\$6,906,300
Contingency						\$345,315
<b>Total Hard Costs</b>	\$0	\$0	\$0	\$0	\$0	\$7,251,615
<b>Soft Costs:</b>						
Construction Loan Interest						\$0
Architecture & Engineering						\$0
Survey and Permits						\$0
Clerk of the Works						\$0
Environmental Engineer						\$0
Bond Premium						\$0
Legal						\$0
Title and Recording						\$0
Accounting & Cost Certificat.						\$0
Marketing and Rent Up						\$0
Real Estate Taxes						\$0
Insurance						\$0
Relocation						\$0
Appraisal						\$0
Security						\$0
Inspecting Engineer						\$0
Financing Fees						\$0
Development Consultant						\$0
Other						\$0
Other						\$0
Developer's Overhead						\$276,252
Developer's Fee (Net)						\$0
Soft Cost Contingency						\$0
Contribution to Reserves						\$0
<b>Sub-Total Soft Costs</b>	\$0	\$0	\$0	\$0	\$0	\$276,252
<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$7,827,867
<b>Cumulative Uses</b>	\$0	\$0	\$0	\$0	\$0	
<b>Percentage of Funds Expended</b>	0.0%	0.0%	0.0%	0.0%	0.0%	
Construction Loan Balance	\$0	\$0	\$0	\$0	\$0	
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	

## Exhibit 31: Mortgagor Personal Financial Statement

Personal Financial Statement as of :

CHECK ONE     INDIVIDUAL STATEMENT     JOINT STATEMENT

<i>First Name</i>	<i>Middle Initial</i>	<i>Last Name</i>	<i>Social Security #</i>
<i>Street Address</i>			<i>Home Tel. #</i>
<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>Date of Birth</i>
<i>Business Name</i>			<i>Position</i>
<i>Business Address</i>			<i>Business Tel. #</i>
<i>Dependents(excluding spouse)</i>			
<i>(See Page 7)</i>			
<input type="radio"/> Yes		<input checked="" type="radio"/> No	

**IF JOINT STATEMENT: CO-APPLICANT**

<i>First Name</i>	<i>Middle Initial</i>	<i>Last Name</i>	<i>Social Security #</i>
<i>Street Address</i>			<i>Home Tel. #</i>
<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>Date of Birth</i>
<i>Business Name</i>			<i>Position</i>
<i>Business Address</i>			<i>Business Tel. #</i>

<i>Name, address of account manager at your present bank</i>
<i>Name, address of your accountant</i>
<i>Name, address of your securities broker or investment advisor</i>
<i>Name, address of your lawyer</i>
<i>Name, address of your insurance advisor</i>
<i>Name, address of your financial advisor</i>
<i>Name, address of person having a durable power of attorney</i>

**PLEASE ANSWER THE FOLLOWING QUESTIONS: (Please explain on Page 7 when the answer is "Yes")**

1. Are you a defendant in any suit or legal action?  Yes     No
2. Are you presently subject to any unsatisfied judgments or tax liens?  Yes     No
3. Have you ever been through bankruptcy or settled any debts for less than the amount owed?  Yes     No
4. Are any of your income tax returns currently being audited?  Yes     No  
If yes, what years?
5. Are all of your state and federal income taxes current?  Yes     No
6. Are you a maker, co-maker or guarantor on any financial obligation that is in default or has been demanded?  Yes     No

**EXHIBIT 31A: ONESTOP APPLICATION**

***How to fill out your Personal Financial Statement***

Each of the participating lenders has agreed to keep all personal financial records confidential. Information about your spouse need not be included unless this is a joint statement with your spouse or if you are relying on his or her income or assets to obtain credit. Participating lenders are not required to consider jointly held assets in evaluating a jointly held credit request. All parties whose assets are relied on will be requested to sign notes or other documents required in connection with credit extended. Please read everything carefully. As you complete each schedule, you will notice that the totals appear in a doubly outlined block. These blocks will provide the information you need for the financial summary on the last page of this form. If there is nothing to report indicate "none" on the schedule and "0" on the financial summary. If you have any questions, please call the participating lender to whom this form will be submitted.

N/A

---

**SCHEDULE 1**

Cash Accounts. Please include all account relationships you have with a bank/money market fund, such as a checking and savings accounts, bank loans, Certificates of Deposit, money market funds, etc. However, do not include mortgages or consumer loans.

---

**SCHEDULE 2**

Cash Accounts. Please include all account relationships you have with a bank/money market fund, such as a checking and savings accounts, bank loans, Certificates of Deposit, money market funds, etc. However, do not include mortgages or consumer loans.

Marketable Securities. This should show all marketable securities owned by you, including Stocks and Bonds registered and traded on national exchanges or over the counter, Treasury Bills, Municipal Bonds, Commercial Paper, and Margin Loans with brokerage firms. If there is not enough space, please attach a separate sheet and enter the totals only.

---

**SCHEDULE 3**

Non-Marketable Securities. Please include non-marketable securities and investments (those not publicly traded), as well as restricted stock. If any of the securities are pledged, please explain. You do not need to include privately owned businesses or professional practices, as there is a separate schedule for this.

---

**SCHEDULE 4**

Consumer Loans. Please indicate all installment loans, including auto loans, credit cards, charge accounts, etc..

---

**SCHEDULE 5**

Real Estate for Personal Use. Please include all pertinent information on first and second mortgages.

---

**SCHEDULE 6**

Real Estate for Investment. This should include the same information as above, but for investment property, including any second mortgages.

---

**SCHEDULE 7**

Cash Flow Information on Real Estate

---

**SCHEDULE 8**

Accounts/Notes Receivable.

---

**SCHEDULE 9**

Accounts/Notes/Taxes Payable. Please include repayment terms and collateral.

---

**SCHEDULE 10**

Life Insurance. This should include cash surrender value and any amount you may have borrowed against your life insurance.

---

**SCHEDULE 11**

Limited Partnership Investments.

---

**SCHEDULE 12**

Privately Owned Businesses or Professional Practices. Please indicate what percentage is owned by you, and the present net book value of your investment.

---

**SCHEDULE 13**

Other Liabilities. Please show all liabilities not previously noted, including alimony or child support you must pay.

---

**SCHEDULE 14**

Personal Effects. Please list any items which you feel are significant enough to note, including automobiles, jewelry, furs, antiques, oriental rugs, objects of art, paintings, stamp and coin collections.

EXHIBIT 31A: ONESTOP APPLICATION

SCHEDULE 15

Other Major Assets. Please list any items not already included, such as airplanes, boats, or seats on exchanges.

SCHEDULE 16

Contingent or Deferred Assets. These should include trusts, vested pensions, deferred income, stock options, hypothecated securities, 401K plans, IRAs, and profit sharing plans.

SCHEDULE 17

Contingent Liabilities. Please list any contingent liabilities on leases, legal claims, contracts, stand-by letters of credit, and as a co-maker, surety, endorser, or guarantor for debts of others.

SCHEDULE 18

Income. You do not need to include alimony, child support, or separate maintenance income unless you would like it to be considered in evaluating creditworthiness.

SCHEDULE 19

Annual Expenses. Please give a fair estimate of all your major expenses.

SCHEDULE 20

Assets and Liabilities. Please insert the totals indicated in the boldly outlined blocks throughout this form. Please make sure the figures are correct, and sign at the bottom.

Note: The following questions must be answered only if the applicant is applying to MHIC or MHP. These questions need not be answered if the applicant is only applying to DHCD, MHFA, the Land Bank, and/or the City of Boston.

1. Do you have a Will/ Trust?

Date of document(s)

Name of Executor/ Trustee

N/A

Yes

No

Empty rectangular boxes for date and name.

2. Have you made any substantial gifts in the last three years?

Yes

No

If yes, please explain on Page 7.

3. Are you the beneficiary of any trust that if currently funded but not yet available for your use?

Yes

No

If yes, please explain.

4. Do you anticipate any substantial inheritances?

Yes

No

If yes, please explain.

**EXHIBIT 31B- ONESTOP APPLICATION**

**SCHEDULE 1: Cash**

Name of Bank/ Money Market Fund	Deposit Balances	Loan Balance	Is Loan Secured?	Ownership (Applicant, Co-Applicant or Joint With Third Party)
TOTAL	\$0	\$0		

*N/A*

**SCHEDULE 2: Marketable Securities**

Bonds- Face Value Stock- Number of Shares	Description of Security	Cost	Market Value	Are there any securities pledged? If so, to whom and percentage	Brokerage Margin Loans	Ownership
TOTAL		\$0	\$0		\$0	

**SCHEDULE 3: Non-Marketable Securities**

Description of Security	Date Acquired	Cost	Book Value	Estimated Market value	Ownership
TOTAL		\$0	\$0	\$0	\$0



**EXHIBIT 31B- ONESTOP APPLICATION**

**SCHEDULE 4: Consumer Loans (For additional space, insert more rows or use an additional sheet)**

Auto Loans/CreditCards/Credit Unions/Charge Accounts etc.	Total Monthly Payments	Total Amount Outstanding	Ownership
<b>TOTAL</b>	\$0	\$0	

**SCHEDULE 5: Real Estate For Personal Use**

Property Address	Legal Owner	Purchase Year	Purchase Price	Market Value	Present Loan Balance	Loan Maturity Date	Lender
<b>TOTAL</b>			\$0	\$0	\$0		

**SCHEDULE 6: Real Estate For Investment**

Property Address	Legal Owner	Percent Interest	Purchase Year	Purchase Price	Market Value	Present Loan Balance	Loan Maturity Date	Lender
<b>TOTAL</b>				\$0	\$0	\$0		

**SCHEDULE 7: Cash flow Information on Real Estate**

Property Address	No. Res. Units	Annual Income (A)	Annual Expenses (B)	Net Operating Income (A-B)	Annual Debt Service(C)	Annual Cash Flow (A-B-C)
				\$0		\$0
				\$0		\$0
				\$0		\$0
				\$0		\$0
				\$0		\$0
				\$0		\$0
<b>TOTAL</b>				\$0	\$0	\$0

**EXHIBIT 31B- ONESTOP APPLICATION**

**SCHEDULE 12: Privately Owned Businesses or Professional Practices**

Business Name and Address	Type of Business	Date of Investment	Original Investment Cost	Percentage of Ownership	Present Net Book Value of Investment	Ownership
N/A						
<b>TOTAL</b>			\$0		\$0	

**SCHEDULE 13: Other Liabilities (including lines of credit)**

Item	Amount Due	Date Due	Identify Security, if any	Ownership
<b>TOTAL</b>				
<b>TOTAL</b>			\$0	

**SCHEDULE 14: Personal Effects**

Item	Cost	Value	Ownership
<b>TOTAL</b>			
<b>TOTAL</b>		\$0	\$0

**SCHEDULE 15: Other Major Assets**

Item	Cost	Value	Ownership
<b>TOTAL</b>			
<b>TOTAL</b>		\$0	\$0

**EXHIBIT 31B- ONESTOP APPLICATION**

**SCHEDULE 16: Contingent or Deferred Assets; I.E. IRA's, Pensions, Stock Option (See Instructions)**

Description	Amount	Ownership
N/A		
TOTAL	\$0	

**SCHEDULE 17: Contingent Liabilities(See Instructions)**

Description	Amount	Ownership
TOTAL	\$0	

**EXHIBIT 31B- ONESTOP APPLICATION**

**SCHEDULE 18: Income**

	Applicant	Co-Applicant	Combined
Last Year's Actual Income	Applicant	Co-Applicant	Combined
Salary and/or Net Professional Income			\$0
Bonus and commissions	N/A		\$0
Interest and Dividends			\$0
Net Real Estate Income			\$0
Capital Gains (Losses)			\$0
Other Income (Describe)			\$0
<b>TOTAL:</b>			\$0
<b>This Year's Estimated Income</b>	Applicant	Co-Applicant	Combined
Salary and/or Net Professional Income			\$0
Bonus and commissions			\$0
Interest and Dividends			\$0
Net Real Estate Income			\$0
Capital Gains (Losses)			\$0
Other Income (Describe)			\$0
<b>TOTAL:</b>			\$0

**EXHIBIT 31B- ONESTOP APPLICATION**

**SCHEDULE 19: Annual Expenses**

	Last Year's Actual	Current Year's Estimates
Income Tax		
Condo/ Coop Maintenance		
Mortgage Payments	N/A	
Real Estate Taxes		
Rental Payments		
Insurance		
Tuition		
Alimony, Child Support, Maintenance		
Medical Expenses		
Utilities(heat, gas, electricity, telephone etc.)		
Other Household expenses (food, clothing)		
Total Monthly Payments for Other Debt Owned		
Other Expenses		
<b>TOTAL EXPENSES</b>	\$0	\$0

Comments/ Remarks

**Family Information**

Name	Relation	Date of Birth	Dependent (Yes/ No)	Social Security #	Special Health Factors (Yes/No)

**SCHEDULE 20**

**EXHIBIT 31B- ONESTOP APPLICATION**

ASSETS		LIABILITIES	
CASH from Schedule 1		\$0 BANK LOANS from Schedule 1	
MARKETABLE SECURITIES from Schedule 2		\$0 MARGIN LOANS from Schedule 2	
NON-MARKETABLE SECURITIES from Schedule 3	N/A	\$0 CONSUMER DEBT from Schedule 4	
REAL ESTATE PERSONAL USE from Schedule 5		\$0 MORTGAGES ON PERSONAL REAL ESTATE from Schedule 5	
REAL ESTATE INVESTMENTS from Schedule 6		\$0 MORTGAGES ON REAL ESTATE INVESTMENTS from Schedule 6	
ACCOUNTS/NOTES RECEIVABLE from Schedule 8		\$0 ACCOUNTS/NOTES/TAXES PAYABLE from Schedule 9	
CASH VALUE LIFE INSURANCE from Schedule 10		\$0 LOANS AGAINST LIFE INSURANCE from Schedule 10	
TAX SHELTER INVESTMENTS from Schedule 11		\$0 TAX SHELTER NOTES PAYABLE from Schedule 11	
PRIVATELY OWNED BUSINESSES from Schedule 12		\$0 OTHER LIABILITIES from Schedule 13	
PERSONAL EFFECTS from Schedule 14		\$0 TOTAL LIABILITIES	
OTHER ASSETS from Schedule 15		\$0 NET WORTH (Total Assets - Total Liabilities)	
<b>TOTAL ASSETS</b>		\$0 TOTAL LIABILITIES + NET WORTH	
CONTINGENT OR DEFERRED ASSETS from Schedule 16		\$0 CONTINGENT LIABILITIES from Schedule 17	
INCOME LAST YEAR from Schedule 18		\$0 CURRENT INCOME from Schedule 18	

I understand that the credit approval of participating lenders is subject to verification and investigation. I authorize participating lenders to obtain and release credit information in connection with this statement and with respect to any credit granted. This is a true and accurate statement of my financial condition. Should my financial condition change at any time while I am under obligation to participating lenders, I will promptly notify them in writing of this change. While under such obligation, I will provide annually an updated financial statement.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Co-Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

## PRELIMINARY DEVELOPMENT BUDGET FORM

**PROPOSER'S NAME:** JMB Property Dev. Co., Inc/Barker R/E Holdings, LL

Complete this Preliminary Development Budget or you may substitute another form that provides substantially equivalent information. Note: Total of Uses of Funds should equal Total of Sources of Funds.

USES OF FUNDING	AMOUNT
Acquisition - Land	\$300,000
Site Prep/Environmental	\$55,000
Construction	\$6,906,300
Construction Contingency	\$650,000
Architect(s) and Engineer(s)	\$250,000
Development Consultant	\$25,000
Survey and Permits	\$75,000
Legal	\$85,000
Title and Recording	\$7,500
Real Estate Taxes	\$25,000
Insurance	\$60,000
Construction Loan Interest	\$357,035
Construction Inspection Fees	\$10,000
Other: Additional Interest	\$
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Soft Cost Contingency	\$50,000
Developer Overhead	\$276,252
Developer Fee	\$453,998
<b>TOTAL: ALL USES</b>	<b>\$9,586,085</b>

<b>SOURCES OF FUNDING</b>	<b>AMOUNT</b>	<b>Committed</b>
Sponsor Cash In Hand	\$1,942,523	<input type="checkbox"/>
Additional Sponsor Fundraising	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Bank Loans	\$7,189,564	<input type="checkbox"/>
Donated Materials/Services:		
Other: Developer Fee	\$453,998	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
<b>TOTAL ALL SOURCES:</b>	<b>\$9,544,035</b>	

If any of the above-listed funding sources are already in hand or have been committed subject to designation/conveyance by DND, check off the right-hand box under "Committed".

**Explanatory notes:**

Please see attached internal financial model prepared by JMB completed as part of the RFP process. The numbers do not completely correspond because the line items do not match exactly and some costs are included in the Appendix 5 and not in our model; however, they are extremely close and give an accurate picture of our overall projected results.

We have increased the construction budget due to the challenging site conditions. The property rises 40 feet from the property at back of sidewalk to the back property line (see existing conditions survey included in RFP). There is also potential for increased costs due to ledge on the property. We have not completed geotechnical borings as yet, but there is ledge in the area and in fact some outcroppings are visible on the site. We have included in the budget a line item for geotechnical borings to test the ground before any construction would begin.

We also have assumed the soil is clean and have not included any environmental clean-up costs. We will do testing prior to beginning excavation to confirm the soil is free from contaminants.



# PRELIMINARY OPERATING BUDGET FORM

**PROPOSER'S NAME:** JMB Property Development Co., Inc/Barker RE Holdings

Provide a Preliminary Operating Budget on the form provided below. You may substitute another form that provides substantially equivalent information.

SOURCES OF FUNDS: ANNUAL OPERATING INCOME	AMOUNT
	\$
The proposed development will consist of all for sale condos. We will not have an on-going Operating Budget. Please see Appendix 5 for Preliminary Development Budget and attached internal JMB Property Development Company, Inc. financial model.	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
<b>ANNUAL OPERATING INCOME: ALL SOURCES</b>	\$

Committed

If any of the above-listed funding sources are already in hand or have been committed subject to completion of the new facility, check off the right-hand box under "Committed".

USES OF FUNDS: ANNUAL OPERATING COSTS	AMOUNT
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
<b>ANNUAL OPERATING COSTS: ALL SOURCES</b>	\$ 0.00

*Continued on next page*

Explanatory notes:

## DEVELOPMENT TIMETABLE FORM

**PROPOSER'S NAME:** JMB Property Dev. Co., Inc./Barker RE Holdings

Assuming that you are designated on 6/4/19, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	9/4/19
Apply for Permit(s) *	12/4/19
Zoning Relief Anticipated? **	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
All Development Financing Committed	3/1/20
Permit(s) Issued	4/1/20
Financing Closed	5/1/20
Construction Begins	7/1/20
Construction Complete	1/31/21

\* INCLUDES TIME TO FILE FOR DENIAL LETTER FROM ISD. ALSO PROCESS WILL BE TWO PART:  
 1. FILE ARTICLE 80 SMALL PROJECT REVIEW WITH BPAR TO OBTAIN BPAR APPROVAL  
 2. THEN APPLY FOR ZONING RELIEF WITH ISD

\*\* PRIOR TO FILING THESE APPLICATIONS THERE WOULD BE SIGNIFICANT COMMUNITY OUTREACH TO GAIN OVERALL COMMUNITY SUPPORT

# CONSTRUCTION EMPLOYMENT STATEMENT FORM

**PROPOSER'S NAME:** JMB Property Dev Co., Inc./Barker Real Estate Holdings, LLC

How many full time employees does your firm currently have?

Under 25       25 -99       100 or more

Are you a Boston-based business?  YES  NO

*Boston Based: where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.*

Are you a Minority-owned Business Enterprise?  YES  NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?  YES  NO

Are you a Woman-owned Business Enterprise?  YES  NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?  YES  NO

## **RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT**

DND encourages MIHI builders to seek to achieve the following construction employment goals:

<b>Boston Residents</b>	<b>50% of project hours</b>
<b>Minority</b>	<b>25% of project hours</b>
<b>Female</b>	<b>10% of project hours</b>

These are targets, not requirements, but proposals that provide better evidence of their ability to achieve these targets will be more highly ranked. Explain what actions you will undertake to promote employment of these groups:

See attached Developer Qualification Statement: James Baker, a Principal of JMB Property Development Co., Inc. recently completed a \$3.5 million 16 unit new construction residential project for DND as part of the Neighborhood Homes Initiative program as a member of the JPA Development management/ownership team.

As part of that process we were in full compliance with the City of Boston's jobs policy and reporting requirements. JMB/Barker will take the same steps we undertook in that process to ensure we comply with the jobs policy and promote employment to those same groups as we develop 120-122 Hancock Street.

If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name. *Note: if you are, according the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.*

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here: DND Neighborhood Homes Initiative: Thetford Ave-Dyer Street-Capen Street

**City of Boston (COB) – Property Affidavit Form**

**Instructions:** List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such **must be paid in full** before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, **attach a spreadsheet**. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant: JMB PROPERTY DEVELOPMENT CO INC. / BARBER R/E HOLDINGS

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
<u>SEE ATTACHED LIST</u>	
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER

I declare under pains and penalties of perjury that the foregoing representations are true, accurate, complete and correct in all respects.

JAMES M. BARBER PRESIDENT [Signature] 2/28/19  
 Print Name and Title Authorized Representative's Signature Date

617 504-9248  
 Applicant Contact (If different from above) Telephone Number

**OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):**

**Boston Water & Sewer Commission** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
**Department of Neighborhood Development** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
**Public Works Department** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
**Treasury Department** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_

DND Contact \_\_\_\_\_ Division \_\_\_\_\_ Program \_\_\_\_\_ Phone: ext. \_\_\_\_\_

**City of Boston  
Department of Neighborhood Development  
Appendix # 9  
120-122 Hancock Street RFP  
Property Affidavit**

**4-Mar-19  
Ward**

**Parcel Number**

**Applicant: JMB Property Development  
Company, Inc. & Affiliates**

<b>List of Property Owned:</b>		
361 Savin Hill Avenue	13	1302402000
330 Savin Hill Avenue	13	1302578000
230 Savin Hill Avenue	13	1302471000
856-866 Dorchester Avenue	7	0702821000
29 Romsey Street	13	1302916000
202 Sydney Street	13	1303156000
14 Sydney Street	13	1302685000
10 Sydney Street	13	1302686000
102-110 Savin Hill Avenue	13	1302687000
24 R Spring Garden Street	13	1303180000
Sydney Street	13	1303162000
Sydney Street	13	1303163000
136-138 Neponset Avenue	16	1600317000
11 Tilesboro Street	16	1600318000
0 Houghton Street	16	1600319000

**City of Boston (COB) – Property Affidavit Form**

**Instructions:** List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such **must be paid in full** before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.


Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, attach a spreadsheet. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant: JMB PROPERTY DEVELOPMENT CO. INC. / BARKER R/E HOLDINGS

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
128 Hancock St. Dorchester	13-01630-000
18 Ashmont St. Dorchester	17-04684-000
53 Bailey St. Dorchester	17-04518-000
14-16 Newport St. Dorchester	13-03132-000
38 Armadine St. Dorchester	17-02778-000
149 Providence St. Boston	18-07968-000
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER

I declare under pains and penalties of perjury that the foregoing representations are true, accurate, complete and correct in all respects.

Brian Kerins - President  2-28-19  
 Print Name and Title Authorized Representative's Signature Date

Applicant Contact (If different from above) 617-797-8259  
 Telephone Number

**OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):**

**Boston Water & Sewer Commission** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
**Department of Neighborhood Development** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
**Public Works Department** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
**Treasury Department** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_

DND Contact \_\_\_\_\_ Division \_\_\_\_\_ Program \_\_\_\_\_ Phone: ext. \_\_\_\_\_

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Chris Barbour ; BARBER R/E HOLDINGS, LLC

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

No

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

No



Signed under the pains and penalties of perjury this

28th day of February, 20 19

SIGNATURE: 

TITLE: Principal

ORGANIZATION: Barker RE Holdings

ADDRESS: 12 Ericsson St. Suite 202 Rochester, N.Y. 14622

**AFFIDAVIT OF ELIGIBILITY FORM**

Developer's Name: Brian Kerins: BARCEL A/E HOLDINGS, LLC

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

No

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

No

Signed under the pains and penalties of perjury this

28th day of February, 2019

SIGNATURE: Bui Hien

TITLE: President

ORGANIZATION: Barker Real Estate Holdings

ADDRESS: 12 Ericsson St. Suite 202 Dorchester, Ma. 02122

**AFFIDAVIT OF ELIGIBILITY FORM**

Developer's Name: JOHN C. McDONOUGH : JMB PROPERTY DEV. CO. INC

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

NO

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

NO

Signed under the pains and penalties of perjury this

28<sup>TH</sup> day of FEBRUARY, 20 19

SIGNATURE: John C. May

TITLE: TREASURER

ORGANIZATION: JMB PROPERTY DEV. CO. INC

ADDRESS: 866 DORCHESTER AVE DORCHESTER MA 02125

**AFFIDAVIT OF ELIGIBILITY FORM**

Developer's Name: JAMES M. BAKER: JMB PROPERTY DEV CO. INC

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

NO

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

NO

Signed under the pains and penalties of perjury this

28<sup>TH</sup> day of FEBRUARY, 20 19

SIGNATURE: 

TITLE: PRESIDENT

ORGANIZATION: JMB PROPERTY DEV. CO. INC

ADDRESS: 866 DORCHESTER AVE DORCHESTER MA 02125

Conflict of Interest Affidavit Form

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:

Craig W. Kerin

Brian Kerin

THE COMMONWEALTH OF MASSACHUSETTS

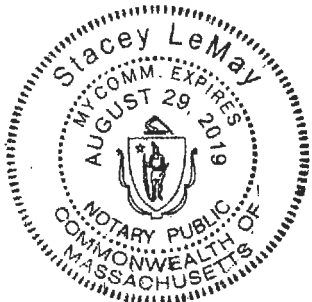
Suffolk, ss.

February 28 2019

Then personally appeared the above named Brian Kerin, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

Stacey LeMay  
Name: Stacey LeMay  
Notary Public

My Commission Expires: August 29, 2019





**Conflict of Interest Affidavit Form**

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:

Cynthia Kerri

Chris Barbour

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

February 28 2019

Then personally appeared the above named Chris Barbour, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

Stacey LeMay  
Name: Stacey LeMay  
Notary Public

My Commission Expires: August 29, 2019



**Conflict of Interest Affidavit Form**

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence. *THE UNDERSIGNED'S BROTHER IS THE DISTRICT 3 CITY COUNCILOR*

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:

*John C. McDonough*

*John C. McDonough*

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

*30<sup>th</sup> day of March 2019*

Then personally appeared the above named *John C. McDonough*, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

*Jake Toomey*  
Name: *Jake Toomey*  
Notary Public

My Commission Expires: *11/14/25*



**Conflict of Interest Affidavit Form**

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:

*James Baker*

*John C. Mansingh*

THE COMMONWEALTH OF MASSACHUSETTS

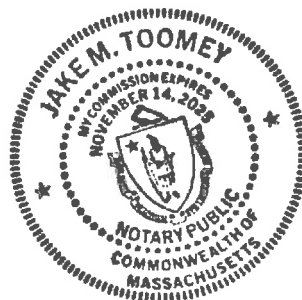
Suffolk, ss.

*15<sup>th</sup> Day of March 2019*

Then personally appeared the above named *James Baker*, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

*J. Toomey*  
Name: *Jake Toomey*  
Notary Public

My Commission Expires: *11/14/25*



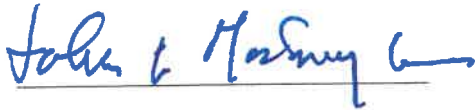
## CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 28<sup>th</sup> day  
of FEBRUARY, 2019  
Month Year



Proposer Signature



Co-Proposer Signature (If Applicable)

## CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 28<sup>th</sup> day  
of February, 2019  
Month Year



Proposer Signature



Co-Proposer Signature (If Applicable)

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

*120-122 HANLOCK STREET DORCHESTER MA 02125*

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

*PURCHASE*

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

*CITY OF BOSTON DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT*

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

*JMB PROPERTY DEVELOPMENT CO. INC*

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

Lessor/Landlord                       Lessee/Tenant  
 Seller/Grantor                          Buyer/Grantee

Other (Please describe): \_\_\_\_\_

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
-------------	------------------

<i>JAMES M. BAKER</i>	<i>230 SAUND HILL AVE DORCHESTER MA 02125</i>
<i>JOHN C. McDONOUGH</i>	<i>6 FLETCHER STEELE WAY MILTON MA 02186</i>

(7) None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):

*NONE*

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been*

DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

JMS PROPERTY DEVELOPMENT CO. INC

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

  
AUTHORIZED SIGNATURE OF DISCLOSING PARTY

03/04/2019  
DATE (MM/DD/YYYY)

JAMES M. BAKER PRESIDENT

PRINT NAME & TITLE of AUTHORIZED SIGNER

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

120-122 Hancock St. Dorchester, Ma. 02125

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

Purchase

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

City of Boston Dept. of Neighborhood Development

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

Barker Real Estate Holdings LLC

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

Lessor/Landlord                       Lessee/Tenant  
 Seller/Grantor                          Buyer/Grantee  
 Other (Please describe): \_\_\_\_\_

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
Brian Kerins	45 Bayside Rd. Quincy Ma. 02171
Chris Barbar	13 Collier Ave. Scituate, Ma. 02066

(7) None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):

None

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been*



