

THE COMMONWEALTH OF MASSACHUSETTS

Lenox

NAME OF CITY OR TOWN

No 27

OFFICE OF THE COLLECTOR OF TAXES

Cain, Hibbard, Myers & Cook

66 West St.

Pittsfield, MA 01201

February 10, 20 04

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on February 10, 20 04 are listed below.

DESCRIPTION OF PROPERTY

ASSESSED OWNER: Twelve Oaks, LLC.
 LOCATION OF PROPERTY: 138 Pittsfield Rd., Lenox, MA 01240
 PARCEL IDENTIFICATION: Map 22, Parcel 35
 LAND AREA: 2311293
 VALUATION: 1,412,600

FISCAL YEAR	2004	2003	2002
TAX			
*Preliminary			
Actual	14662.79		
DISTRICT TAX			
*Preliminary			
Actual			
BETTERMENTS/SPECIAL ASSESSMENTS			
Committed Interest			
UTILITY LIENS			
Water			
Sewer			
Electric			
Committed Interest			
Collection Charges			
OTHER LIENS			
Committed Interest			
Collection Charges			
TOTAL BILLED	14662.79		
Payments	.00		
Abatements/Exemptions			
Charges and Fees			
Interest to 2/17/04	326.20		
2.81 per diem			
BALANCE DUE	7657.60		

*PRELIMINARY TAXES generally represent no more than 50% of prior year's tax.
 UNPAID BETTERMENTS/SPECIAL ASSESSMENTS NOT YET ADDED TO TAX: Interest from _____ to be added.
 IMPROVEMENTS VOTED FOR WHICH THERE WILL PROBABLY BE BETTERMENTS/SPECIAL ASSESSMENTS:
 UNPAID UTILITY CHARGES:
 OTHER UNPAID CHARGES:

This property is in tax title. Contact the Treasurer for outstanding amounts.

All of the amounts listed above are to be paid to the Collector.
 I have no knowledge of any other outstanding amount that constitutes a lien.

Margaret R. O'Brien
 COLLECTOR OF TAXES

THE COMMONWEALTH OF MASSACHUSETTS
Lenox
NAME OF CITY OR TOWN

No 26

OFFICE OF THE COLLECTOR OF TAXES

Cain, Hibbard, Myers & Cook
66 West St.
Pittsfield, MA 01201

February 10, 2004

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on February 10, 2004 are listed below.

DESCRIPTION OF PROPERTY

ASSESSED OWNER: Twelve Oaks, LLC.
LOCATION OF PROPERTY: 5 October Hill Dr., Lenox, MA 01240
PARCEL IDENTIFICATION: Map 22, Parcel 355-9
LAND AREA: none
VALUATION: 98400

FISCAL YEAR	2004	2003	2002
TAX			
*Preliminary			
Actual	1021.39	15414.50	14648.40
DISTRICT TAX			
*Preliminary			
Actual			
BETTERMENTS/SPECIAL ASSESSMENTS			
Committed Interest			
UTILITY LIENS			
Water			
Sewer			
Electric			
Committed Interest			
Collection Charges			
OTHER LIENS			
Committed Interest			
Collection Charges			
TOTAL BILLED	1021.39	15414.50	14648.40
Payments	.00	15414.50	14648.40
Abatements/Exemptions			
Charges and Fees			
Interest to 2/17/04	22.72		
.20 per diem			
2nd 1/2 due 5/3/04 \$510.69	BALANCE DUE 533.44	.00	.00

*PRELIMINARY TAXES generally represent no more than 50% of prior year's tax.
UNPAID BETTERMENTS/SPECIAL ASSESSMENTS NOT YET ADDED TO TAX: Interest from _____ to be added.

IMPROVEMENTS VOTED FOR WHICH THERE WILL PROBABLY BE BETTERMENTS/SPECIAL ASSESSMENTS:

UNPAID UTILITY CHARGES: none townhouse

OTHER UNPAID CHARGES:

This property is in tax title. Contact the Treasurer for outstanding amounts.

All of the amounts listed above are to be paid to the Collector.
I have no knowledge of any other outstanding amount that constitutes a lien.

Margaret R. O'Brien
COLLECTOR OF TAXES

THE COMMONWEALTH OF MASSACHUSETTS
Lenox
NAME OF CITY OR TOWN

No 25

OFFICE OF THE COLLECTOR OF TAXES

Cain, Hibbard, Myers & Cook
66 West St.,
Pittsfield, MA 01201

February 10, 2004

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on February 10, 2004 are listed below.

DESCRIPTION OF PROPERTY

ASSESSED OWNER: Twelve Oaks, LLC
LOCATION OF PROPERTY: 3 October Hill Dr., Lenox, MA 01240
PARCEL IDENTIFICATION: Map 22, Parcel 355-10
LAND AREA: none
VALUATION: 98400

FISCAL YEAR	2004	2003	2002
TAX			
* Preliminary			
Actual	1021.39	15414.50	14648.40
DISTRICT TAX			
* Preliminary			
Actual			
BETTERMENTS/SPECIAL ASSESSMENTS			
Committed Interest			
UTILITY LIENS			
Water			
Sewer			
Electric			
Committed Interest			
Collection Charges			
OTHER LIENS			
Committed Interest			
Collection Charges			
TOTAL BILLED	1021.39	15414.50	14648.40
Payments	.00	15414.50	14648.40
Abatements/Exemptions			
Charges and Fees			
Interest to 2/17/04	22.72		
20 per diem			
2nd 1/2 of \$510.69 is due 5/3/04			
BALANCE DUE	533.44	.00	.00

*PRELIMINARY TAXES generally represent no more than 50% of prior year's tax. UNPAID BETTERMENTS/SPECIAL ASSESSMENTS NOT YET ADDED TO TAX: Interest from _____ to be added.

IMPROVEMENTS VOTED FOR WHICH THERE WILL PROBABLY BE BETTERMENTS/SPECIAL ASSESSMENTS:

UNPAID UTILITY CHARGES: metered \$1251.21 to 11/1/03

OTHER UNPAID CHARGES:

This property is in tax title. Contact the Treasurer for outstanding amounts.

All of the amounts listed above are to be paid to the Collector.
I have no knowledge of any other outstanding amount that constitutes a lien.

Margaret R. O'Brien
COLLECTOR OF TAXES

TOWN OF LENOX
INCORPORATED 1767
MASSACHUSETTS

OFFICE OF THE
ZONING BOARD OF APPEALS

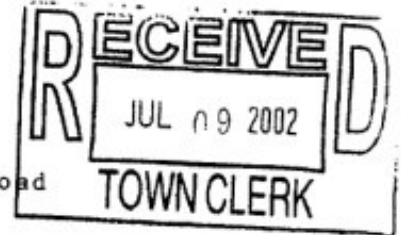
NOTICE FOR RECORDING IN THE REGISTRY

Notice is hereby given that a Special Permit has been granted in compliance with the statutory requirements as set forth in Chapter 40A MGL, as amended, by the Lenox Zoning Board of Appeals to:

Petitioner: Frank A. Costantini/Twelve Oaks, LLC

Land Owner: Twelve Oaks, LLC

Premises: 138, 160 and 168 Pittsfield Road



The decision of the Board is filed this date with the Town Clerk and the Planning Board.

Signed and certified this 9th day of July, 2002

Loraine O'Leary
Zoning Board of Appeals

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CERTIFICATE BY THE TOWN CLERK FOR FILING OF THE DECISION IN THE REGISTRY

This is to certify that twenty (20) days have elapsed since filing of the above decision with this Office and no appeal has been filed, or appeal has been filed and denied in the case.



Marie P. Colvin
Town Clerk