

THE COMMONWEALTH OF MASSACHUSETTS
 CITY OF SPRINGFIELD
 OFFICE OF THE COLLECTOR OF TAXES
 Certificate of Municipal Liens General Laws Chapter 60, Section 23

DEC. 11, 2007

It is hereby certified from available information that hereinafter listed are all taxes and assessments, water rates and charges, which on the above date constitute liens on the parcel of real estate specified in your application dated

12/03/2007 PAYMENTS MADE THROUGH 12/07/2007

The amounts now payable on account of such real estate so far as they are fixed and ascertained are itemized below. Any amount not ascertainable is so stated.

JOEL A. STEIN
 17 ACCORD PK.DR. UNIT-106
 NORWELL MA 02061

DESCRIPTION OF REAL ESTATE
 STREET-PARCEL: 01655-0620
 757 BOSTON RD

Assessed January 1, 2007 to XCL ENTERPRISES LLC

	2006	2007	2008 (QTRS 1,2)
REAL ESTATE TAX	23,341.84	23,632.55	12,120.64
APPORTIONED ASSESSMENTS: BETTERMENT	10.00	10.00	
INTEREST: COMMITTED	8.00	7.50	
REAL EST INTEREST			399.73
TOTAL PAID:	TT	AT	.00
TOTAL TAXES DUE:**	TT	AT	12,520.37

PLEASE CONTACT THE WATER/SEWER COMMISSION AT 787-8060 FOR CURRENT WATER AND SEWER CHARGES.

**Unpaid balances are subject to interest at 14% per annum or .00039 per diem from date of last payment.

TAX TITLE: TAKEN 2006 BY THE CITY OF SPRINGFIELD FOR NON-PAYMENT OF TAXES
 ADDED TO TAXES 2007

APPORTIONED ASSESSMENTS NOT YET DUE: Interest at the rate of 5 % per annum from
 October 1, 2006 is to be added.

TOTAL= 130.00 BTRMT= 130.00

ASSESSMENTS NOT YET APPORTIONED: Interest at the rate of % per annum from
 the 30th day after date of notice.
 NOT NOW ASCERTAINABLE

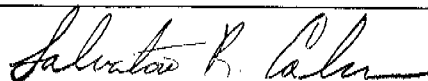
Improvements have been voted, with regard to which there may be LIENS as follows:

NOT NOW ASCERTAINABLE

HEALTH OR DEMOLITION LIEN:

NOT NOW ASCERTAINABLE

I have no knowledge of any other LIEN outstanding.



SALVATORE R. CALVANESE
 Collector of Taxes
 for the City of Springfield