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## **BIDDER'S INFORMATIONAL PACKAGE**

### **270-272 BRIDGE STREET SPRINGFIELD, MASSACHUSETTS**

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**THE FOLLOWING MATERIALS ARE FURNISHED SOLELY FOR INFORMATIONAL PURPOSES. NO WARRANTIES OR REPRESENTATIONS ARE MADE BY EITHER THE MORTGAGE HOLDER, OR THE AUCTION COMPANY AS TO THE ACCURACY, COMPLETENESS OR USEFULNESS OF THESE MATERIALS OR THE INFORMATION CONTAINED THEREIN. PROSPECTIVE PURCHASERS SHOULD MAKE THEIR OWN INVESTIGATIONS AND INSPECTIONS AND DRAW THEIR OWN INDEPENDENT CONCLUSIONS. THESE MATERIALS AND THE INFORMATION CONTAINED THEREIN ARE ALSO SUBJECT TO POSSIBLE CHANGE PRIOR TO OR AT THE TIME OF THE SCHEDULED FORECLOSURE SALE.**

### MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage, Security Agreement, and Assignment dated April 5, 2010 (the "Mortgage") given by Motel 99 LLC to Textron Financial Corporation (the "Mortgagee"), and recorded with the Hampden County Registry of Deeds (the "Registry") at Book 18249, Page 289, of which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing, the same will be sold at public auction commencing at 11:00 A.M. on the 4th day of October, 2011, upon the mortgaged premises, being all and singular the premises described in said Mortgage, to wit:

The land in Springfield, Hampden County, Massachusetts, with the buildings thereon and all the rights, privileges and appurtenances thereto appertaining, or belonging, lying in said Springfield, bounded and described as follows:

Beginning on the Northerly side of Bridge Street at a point marker by a copper plug and iron pin set in the cement walk, 24.22 feet more or less; Easterly from the Southwesterly corner of land conveyed to Harry S. Baldwin, et al, Trustees of Trinity Methodist Episcopal Church of Springfield, by the Massachusetts Mohican Company, by deed dated November 29, 1922, and recorded in Hampden County Registry of Deeds, Book 1162, Page 151, said copper plug and iron pin also marking the center line of a partition wall separating the building now erected upon the premises hereby conveyed and the building now erected upon land adjoining on the West; the said premises hereby conveyed extended Southerly to said Bridge Street, and the Southeasterly corner of the land mortgaged by Trustees of Trinity Methodist Episcopal Church of Springfield to the Springfield Institution for Savings, by an instrument dated January 24, 1923, and recorded in said Registry of Deeds, Book 1170, Page 410, and running thence Easterly on said Bridge Street, 23.50 feet more or less to a point marked by a copper plug set in the cement walk, said copper plug also marking the center line of a partition wall separating the building now erected upon the premises hereby conveyed and the building now erected upon land adjoining on the East; the said premises hereby conveyed extended Southerly to said Bridge Street; and the Southwesterly corner of land mortgaged by Trustees of Trinity Methodist Episcopal Church of Springfield to the Shelburne Falls Savings Bank, by an instrument dated October 23, 1922 and recorded in said Registry of Deeds, Book 1153, Page 393; thence Northerly along said center line of said partition wall separating the building now erected upon the premises hereby conveyed and the building now erected upon land adjoining on the East; the said premises hereby conveyed extended Southerly to said Bridge Street, and through the center of said

partition wall 128.79 feet to a passageway running from Main Street to Stearns Square; thence Westerly by said passageway, 23.46 feet more or less to the center of said partition wall separating the building now erected upon the premises conveyed and the building now erected upon land adjoining on the West; the said premises hereby conveyed; and the Northeasterly corner of said land mortgaged by Trinity Methodist Episcopal Church of Springfield to the Springfield Institution for Savings, by said instrument above referred to; thence Southerly through the center of said partition wall separating the building now erected upon the premises hereby conveyed and the building now erected upon land adjoining on the West the said premises hereby conveyed, and along said center line of said partition wall extended Southerly to said Bridge Street, 128.30 feet to the point of beginning.

Together with the benefits of but subject to the burdens imposed by the easements, reservations, covenants and agreements contained in and/or referred to in the deed from the Trinity Methodist Episcopal Church of Springfield to Guy Call and Albert E. Call.

Subject to party wall rights under instrument recorded in Hampden County Registry of Deeds in Book 1162, Page 532 and together with benefits of same.

The mortgaged premises are to be sold subject to and with the benefit of all easements, restrictions, covenants, conditions, reservations and agreements of record, to the extent that same are in force and applicable, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, existing encumbrances, and all other claims in the nature of liens, now existing or hereafter arising, having priority over the Mortgage, if any there be. The mortgaged premises are also sold subject to the right of redemption of the United States of America, if any there be. The Mortgagee reserves the right to postpone the sale by auctioneer's public proclamation.

**TERMS OF SALE:** A deposit of **FIFTEEN THOUSAND AND 00/100 DOLLARS (\$15,000.00)** shall be required to be paid to the Mortgagee by certified check or bank cashier's check (cash will not be accepted) at the time and place of the public auction foreclosure sale of the mortgaged premises, which deposit shall be increased to an amount equal to ten percent (10%) of the highest bid and shall be paid within five (5) business days from the date of the sale. The balance of the purchase price at the sale is to be paid to the Mortgagee by federal funds wire transfer within thirty (30) calendar days from the date of the sale, **with time being of the essence.** The Mortgagee may, at its option, either sell the mortgaged premises to the second highest bidder at the sale of the mortgaged premises or assume the highest bid should the highest bidder fail to fulfill the highest bidder's obligations under the sales agreement to be entered into with the Mortgagee immediately after the sale. In the event that the highest bidder defaults under such sales agreement and the Mortgagee sells the mortgaged premises to the second highest bidder, the Mortgagee may, at its option, assume the second highest bid should the second highest bidder fail to fulfill its obligations under such sales agreement. No such assumption of the highest or second highest bid or sale of the mortgaged premises by the Mortgagee to such second highest bidder shall relieve the highest or second highest bidder, as applicable, from its obligations under such sales agreement nor operate as a waiver by the

Mortgagee of its rights and remedies against the highest or second highest bidder. The Mortgagee reserves the right to credit bid at the sale of the mortgaged premises. The Mortgagee further reserves the right to change terms of sale at the sale or to add additional terms and to qualify some or all bidders.

Other terms, if any, to be announced at the sale.

Textron Financial Corporation  
Present Holder of said Mortgage,

By Its Attorneys,  
Riemer & Braunstein LLP

---

Douglas K. Clarke, Esquire  
Riemer & Braunstein LLP  
3 Center Plaza  
Boston, MA 02108  
617-523-9000

## SALES AGREEMENT

This 4<sup>th</sup> day of October, 2011, Textron Financial Corporation (the “**Mortgagee**”), holder of a certain Mortgage, Security Agreement, and Assignment dated April 5, 2010 (the “**Mortgage**”) from Motel 99 LLC (the “**Mortgagor**”), agrees to sell and \_\_\_\_\_ (the “**Buyer**”) agrees to buy the mortgaged premises described in the Mortgagee's Notice of Sale of Real Estate (the “**Notice of Sale**”) annexed hereto as **Exhibit A** and incorporated by reference herein (the “**Premises**”), subject to the following terms and conditions as set forth in this Sales Agreement (the “**Sales Agreement**”):

1. Purchase Price. \_\_\_\_\_ Dollars (\$\_\_\_\_\_) (the “**Purchase Price**”).

a. Deposit. Ten percent (10%) of the Purchase Price (the “**Deposit**”) payable as follows:

i. **FIFTEEN THOUSAND AND 00/100 DOLLARS (\$15,000.00)** paid herewith to the Mortgagee, receipt of which is acknowledged by the Mortgagee and the Buyer, to be held by the Mortgagee subject to the terms of this Sales Agreement.

ii. The balance of the Deposit, namely \_\_\_\_\_ Dollars (\$\_\_\_\_\_) is to be paid by federal funds wire transfer in accordance with the Mortgagee's instructions within five (5) calendar days after the date hereof to the Mortgagee. It is agreed that time is of the essence.

b. Balance of Purchase Price. The balance of the Purchase Price, namely \_\_\_\_\_ Dollars (\$\_\_\_\_\_) is to be paid by

federal funds wire transfer in accordance with the Mortgagee's instructions within thirty (30) calendar days from the date hereof to the Mortgagee. It is agreed that time is of the essence.

2. Sale of Personal Property. No personal property of any nature is included in this sale.
3. Title Deed. The Premises shall be conveyed by foreclosure deed (the "**Conveyancing Document**") running to the Buyer (or to the nominee designated by the Buyer by written notice to the Mortgagee on or before seven (7) calendar days from the date hereof) subject to the following:
  - a. Each of the items listed in the Notice of Sale.
  - b. All easements, restrictions, liens and encumbrances, if any, having priority over the Mortgage.
  - c. All unpaid taxes, tax titles, water bills, municipal liens and assessments, whether now due and payable, previously assessed, or hereafter arising or accruing.
  - d. All applicable building, zoning and environmental laws and regulations.
  - e. All rights of tenants and parties in possession, if any.
  - f. Any right of redemption of the United States of America or any agency thereof, if any there be, including, without limitation, the Federal Deposit Insurance Corporation.
  - g. Any liens now existing or hereafter arising in favor of the Commonwealth of Massachusetts or the United States of America having priority over the Mortgage, including, without limitation, the so-called Superfund Lien.

- h. Any management, service or other contracts relative to the Premises, if any, which have not been terminated by the Mortgagee.
  - i. Other matters announced at the sale.
- 4. Time for Delivery of Conveyancing Document. The Conveyancing Document shall be delivered within ten (10) calendar days after the payment in good and collected funds of the entire balance of the Purchase Price by the Buyer. The payment of the Purchase Price, or any portion thereof, shall not be conditioned upon the prior recording of the Conveyancing Document or upon the Buyer's obtaining satisfactory title insurance and/or a satisfactory title insurance commitment with respect to the purchase of the Premises pursuant to this Sales Agreement. The Buyer shall pay all costs of recording the Conveyancing Document including, without limitation, all state transfer stamp charges. Except for the Conveyancing Document, the Mortgagee shall have no obligation to provide to or on behalf of the Buyer any affidavits, indemnities, or other instruments and agreements in connection with the transfer of the Premises as provided for herein.
- 5. Possession and Condition of Premises. The Buyer acknowledges that this sale shall be AS IS and WHERE IS, WITHOUT ANY WARRANTIES WHETHER EXPRESS, IMPLIED, OR IMPOSED BY LAW, as of the date of the delivery of the Conveyancing Document. Without limiting the foregoing total exclusion of representations and warranties, the sale is made without any representations or warranties as to the following:

- a. The title to the Premises and the validity, enforceability, or perfection of the Mortgagee's right or interest therein.
- b. Compliance with any zoning, environmental, or other state, local or federal laws which may affect the use, development, or occupancy of the Premises, including, without limitation, the existence or availability of any inspections, permits or approval relating to use, development or occupancy of the Premises.
- c. The existence on the Premises of any hazardous waste, asbestos, lead-based paint, plaster, or other lead-based accessible material, or any other materials which may be subject to governmental regulation or restriction. Without limiting the generality of the foregoing, the Buyer acknowledges and agrees that the Buyer has received the Department of Public Health Property Transfer Notification Package, issued by the Director of the Child Lead Poisoning Prevention Program in the Department of Public Health for the Commonwealth of Massachusetts, and the Buyer further acknowledges and agrees that the Buyer shall not have the opportunity to have a lead inspection conducted prior to the Mortgagee's public auction foreclosure sale of the Premises.
- d. The availability of any certificate concerning compliance of the Premises with any state, local, or federal statute, ordinance or regulation, including, without limitation, any building permits, certificate of occupancy, and/or a smoke detector certificate, if applicable.

- e. The existence, terms and conditions of any leases, the identity or status of any party in possession, and the status of rental payments, security deposits, or other amounts due and payable thereunder.
- f. Compliance of the on-site septic system, if any, serving the Premises with the provisions of all state or local laws, ordinances, or regulations including, without limitation, Chapter 310, Section 15 of the Code of Massachusetts Regulations (Title 5 - State Environmental Code). Without limiting the generality of the foregoing, the Buyer covenants and agrees that if, as, and when required by applicable law the Buyer shall, at the Buyer's sole cost and expense, inspect the on-site septic system, if any, serving the Premises, submit any inspection report to the appropriate local or state agencies, and repair or up-grade the system. Further, without limiting the generality of the foregoing, the Buyer acknowledges and agrees that the Buyer has received a copy of Chapter 310, Sections 15.300 through 15.305, of the Code of Massachusetts Regulations and that the Buyer has reviewed and understands fully the inspection and upgrade requirements contained therein.

To the extent any tests, reports, permits, inspections, or approvals are determined by the Buyer to be necessary in connection with the use, development or occupancy of the Premises, such tests, reports, permits, inspections, and approvals shall be the responsibility of the Buyer, at Buyer's sole cost and expense, and the Buyer's obtaining any such reports, permits, inspections, or approvals shall not be a precondition to Buyer's obligations hereunder. In the event that the Buyer is

unable to obtain any such reports, permits, inspections, or approvals, then the Buyer nevertheless shall remain obligated to consummate the sale without any reduction in the Purchase Price.

6. Risk of Loss. The Buyer acknowledges that from and after this date the Buyer shall have the sole risk of loss and the Mortgagee shall have no responsibility for maintaining insurance on the Premises. In the event that the Premises is damaged by fire or other casualty after the date hereof, then the Buyer shall remain obligated to consummate the sale without any reduction in the Purchase Price and upon the consummation of such sale, the Mortgagee shall pay over or assign to the Buyer any amounts recovered or recoverable if and to the extent any such damage by fire or other casualty was insured against, less any amounts reasonably expended by the Mortgagee in order to obtain such recovery.
7. Leases; Rents. The Buyer acknowledges that the sale of the Premises as provided for herein shall be subject to the rights, if any, of any tenants or parties in possession (the “**Occupants**”). Further, the Buyer acknowledges and agrees that unless specifically assigned by the Mortgagee to the Buyer, which decision to so assign shall be made by the Mortgagee in its sole discretion, the Mortgagee shall have the right to all rental proceeds (the “**Rental Proceeds**”) from any Occupant relating to any period preceding the date of the delivery of the Conveyancing Document. Without limiting the generality of the foregoing, the rights of the Mortgagee relative to the Rental Proceeds shall include the following:

- a. Notwithstanding the delivery of the Conveyancing Document to the Buyer, the Mortgagee may pursue any and all collection activity necessary against any Occupant in order to collect such Rental Proceeds.
- b. If the Mortgagee notifies the Buyer upon the delivery of the Conveyancing Document of any delinquency due from any such Occupant for any period prior to the date of delivery of such Conveyancing Document, the Buyer shall turn over to the Mortgagee any and all Rental Proceeds received from any such Occupant thereafter until such delinquency has been satisfied in full.

The only obligation of the Mortgagee to the Buyer relating to any Rental Proceeds shall be limited to the following:

- i. To the extent the Mortgagee has collected and actually received in good and collected funds the Rental Proceeds from any such Occupant, such that all Rental Proceeds for periods prior to the date of delivery of the Conveyancing Document have been paid in full and there are remaining Rental Proceeds to be allocated to any period of time after the date of delivery of the Conveyancing Document, the Mortgagee shall deliver to the Buyer the portion of such Rental Proceeds allocated to such subsequent period, it being understood that the Mortgagee has no other obligation to the Buyer concerning any other Rental Proceeds of any kind.
- ii. To the extent that the Mortgagee has received from the Mortgagor any rental security deposits, such rental security deposits shall be

assigned to the Buyer, it being understood that the Mortgagee has no other obligation to the Buyer concerning any security deposits.

8. Buyer's Indemnifications. The Buyer agrees to indemnify the Mortgagee against, and to hold the Mortgagee harmless from, any claim, loss, damage, cost, or liability (including, without limitation, all attorneys' fees and expenses) which may be asserted against the Mortgagee in connection with this transaction directly or indirectly relating to the Buyer's failure to comply with the Buyer's agreements and obligations hereunder, including, without limitation, with respect to the following:
- a. Any obligations to any Occupant relating to the Premises for any time period after the date of the delivery of the Conveyancing Document, including, without limitation, with respect to the repayment of any security deposits.
  - b. Any brokerage commission or fee which may be asserted against the Mortgagee in connection with this transaction.
  - c. Any failure on the part of the Buyer to comply fully with all applicable law relating to the onsite septic system, if any, serving the Premises, including, without limitation, with respect to all inspections, reporting requirements, and repairs or up-grades to the system as and when same may be required thereunder.

The provisions of this paragraph shall survive delivery of the Conveyancing Document.

9. Acceptance of Conveyancing Document. The acceptance of the Conveyancing Document by the Buyer or the designated nominee, as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation of the Mortgagee herein contained or expressed.
10. Recordation of Sales Agreement. If the Buyer records this Sales Agreement, it shall, at the option of the Mortgagee, become *ipso facto* null and void, and the Buyer shall be in default hereunder.
11. Adjustments. Except as provided above as to Rental Proceeds, there shall be no adjustment to the Purchase Price.
12. Broker. No commission shall be payable to any party on account of this sale. The Buyer represents and warrants to the Mortgagee that the Buyer has not had any dealings, negotiations, or consultations with any broker in connection with this transaction which would result in any liability to the Mortgagee.
13. Buyer's Default. If the Buyer shall fail to fulfill the Buyer's agreements and obligations herein, the Deposit shall be retained by the Mortgagee, but such a forfeiture shall not relieve the Buyer from the Buyer's obligations hereunder. The Buyer shall pay all costs and expenses incurred by the Mortgagee in connection with the enforcement of this Sales Agreement including, without limitation, all attorney's fees and costs.
14. Buyer's Default; Sale to Second Highest Bidder; Assumption of Bid. The Mortgagee may, at its option, either sell the Premises to the second highest bidder at the Mortgagee's October 4, 2011 foreclosure sale of the Premises should the Buyer fail to fulfill the Buyer's obligations herein, or assume the highest bid in the

event of default by the successful bidder, and no such assumption of bid or sale of the Premises by the Mortgagee to such second highest bidder shall relieve the Buyer from the Buyer's obligations hereunder nor operate as a waiver by the Mortgagee of its rights and remedies against the Buyer.

15. Assignment Prohibition. The Buyer shall not assign any of the Buyer's rights under this Sales Agreement without the Mortgagee's prior written consent and no such consent by the Mortgagee shall, in any event, relieve the Buyer of the Buyer's obligations under the Sales Agreement.
16. Construction of Agreement. This Sales Agreement, executed in duplicate is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the Mortgagee and the Buyer. If two or more persons are named herein as Buyer their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a manner of convenience and are not to be considered a part of this Sales Agreement or to be used in determining the intent of the parties.

***[Signature Page Follows]***

Executed as a sealed instrument on October 4, 2011.

"Mortgagee"

"Buyer"

Textron Financial Corporation

\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel No.: \_\_\_\_\_  
Email: \_\_\_\_\_

Auctioneer Signature as to Date and Time of Execution of Sales Agreement:

\_\_\_\_\_  
Name:  
Date: October 4, 2011  
Time: \_\_\_\_\_

1374281.1

Office of the Collector of Taxes  
(413) 787-6115Certificate No. 157  
Issuance Date: 09/12/2011  
09:57:50Municipal Lien Certificate  
City of Springfield  
Commonwealth of Massachusetts

Requested By

REIMER & BRAUNSTEIN  
THREE CENTER PLAZA  
BOSTON, MA 02108

I hereby certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 09/06/2011 are listed below

## PAYMENTS MADE ON ISSUANCE DATE MAY NOT BE REFLECTED HERE

## DESCRIPTION OF PROPERTY

Location: 270 BRIDGE ST	Deed Date: 07/08/2008	
Parcel ID: 018400024	Book/Page: 17383/0046	Impr Value:
Owner: MOTEL 99 LLC	Land Area: 3,019 SF	Land Use:
C/O GAFFKEN & BARRIGER FUND LLC	Land Value: 49,500	Exemptions:
198 BRIDGEVILLE RD	Build Value: 101,200	Taxable Value: 150,700
MONTICELLO NY 12701		

## REAL ESTATE BILLS

## YEAR 2012 CHARGES

COMMERCIAL REAL ESTATE TAX 4582.87

## YEAR 2011 CHARGES

COMMERCIAL REAL ESTATE TAX \*\*\*\*

## YEAR 2010 CHARGES

COMMERCIAL REAL ESTATE TAX \*\*\*\*

TOTAL BILLED		
Issue Date	Billed	Balance
1 07/11/2011	2291.44	2291.44
2 10/01/2011	2291.43	0.00
3 01/01/2012	0.00	0.00
4 04/01/2012	0.00	0.00
Charges/Fees		0.00
Abatements/Exemptions		0.00
Payments/Credits		0.00
Interest to 09/12/2011		29.00
<b>BALANCE DUE</b>		<b>2320.44</b>

TOTAL BILLED		
Issue Date	Billed	Balance
1 00/00/0000	0.00	0.00
2 00/00/0000	0.00	0.00
3 00/00/0000	0.00	0.00
4 00/00/0000	0.00	0.00
Charges/Fees		0.00
Abatements/Exemptions		0.00
Payments/Credits		0.00
Interest to 09/12/2011		0.00
<b>BALANCE DUE</b>		<b>****</b>

TOTAL BILLED		
Issue Date	Billed	Balance
1 00/00/0000	0.00	0.00
2 00/00/0000	0.00	0.00
3 00/00/0000	0.00	0.00
4 00/00/0000	0.00	0.00
Charges/Fees		0.00
Abatements/Exemptions		0.00
Payments/Credits		0.00
Interest to 09/12/2011		0.00
<b>BALANCE DUE</b>		<b>****</b>

\*Please note: The quarterly amounts billed may reflect Charges/Fees and Abatements/Exemptions.

\*Please contact the Water/Sewer Commission at 787-6060 for current water and sewer charges.

NOTE: Outstanding balance for Trash Bills, Code Violations, and/or Prior Year RE Bills in the amount of \$0.00

\*\*\*\* - PARCEL IS EITHER IN TAX TITLE OR NO BILL EXISTS - CALL COLLECTORS IMMEDIATELY AT 413-787-6115.

BID BILLS - #2007-\$888.34, #2008-2206.18  
#2010-\$1631.33, #2011-\$1295.36, #2012-297.94  
SEE ENCLOSED BILLSStephen Lonergan  
Treasurer Collector  
For the City of Springfield

CITY OF SPRINGFIELD  
36 COURT ST  
SPRINGFIELD, MA 01103  
(413) 736-3111

BUSINESS IMPROVEMENT  
MA-003-BI-2007-00-18400024



MOTEL 99 LLC  
FAGAN KEVIN  
C/O LLOYD BARRIGER,  
198 BRIDGEVILLE RD  
MONTICELLO, NY 12701-0000

**TAXPAYER'S COPY**  
**DO NOT MAIL CASH**

*The Commonwealth of Massachusetts*

**FISCAL YEAR 2007**

COLLECTOR OF TAXES <b>STEPHEN J. LONERGAN</b>		MAIL PAYMENT TO: CITY OF SPRINGFIELD 36 COURT ST SPRINGFIELD, MA 01103		PARCEL <b>018400024</b>	NUMBER <b>18400024</b>
PAGELINE	CLASS VALUE	LANDSIZE <b>3019.00</b>	VALUATION	PAID	TAX Q1 <b>502.00</b>
LOCATION <b>270 272 BRIDGE ST</b>				INTEREST <b>301.13</b>	TAX Q2
				DEMAND <b>5.00</b>	TAX Q3
				FEES	TAX Q4
				OTHER <b>80.21</b>	ABATED
				DUE	<b>888.34</b>

MA-003-BI-2007-00-18400024  
09/12/2011

MOTEL 99 LLC  
FAGAN KEVIN  
C/O LLOYD BARRIGER,  
198 BRIDGEVILLE RD  
MONTICELLO, NY 12701-0000

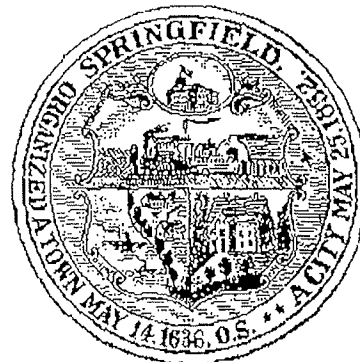
**MA-003-BI-2007-00-18400024 Invoice Transaction Ledger**

09/12/2011

07/01/2006 ORIGINAL FEE	502.00	
05/01/2007 MAILED INVOICE		
09/24/2007 MAILED DEMAND	5.00	
05/09/2008 LEGAL FEE	80.21	
09/12/2011 AUTOMATIC INTEREST	301.13	

CITY OF SPRINGFIELD  
36 COURT ST  
SPRINGFIELD, MA 01103  
(413) 736-3111

BUSINESS IMPROVEMENT  
MA-003-BI-2008-00-18400024



MOTEL 99 LLC  
FAGAN KEVIN  
C/O LLOYD BARRIGER,  
198 BRIDGEVILLE RD  
MONTICELLO, NY 12701-0000

**TAXPAYER'S COPY**  
**DO NOT MAIL CASH**

*The Commonwealth of Massachusetts*

**FISCAL YEAR 2008**

COLLECTOR OF TAXES <b>STEPHEN J. LONERGAN</b>		MAIL PAYMENT TO: CITY OF SPRINGFIELD 36 COURT ST SPRINGFIELD, MA 01103		PARCEL <b>018400024</b>	NUMBER <b>18400024</b>
PAGELINE	CLASS VALUE	LANDSIZE <b>3019.00</b>	VALUATION	PAID	TAX Q1 <b>242.25</b>
LOCATION <b>270 272 BRIDGE ST</b>				INTEREST <b>716.97</b>	TAX Q2 <b>242.25</b>
				DEMAND <b>5.00</b>	TAX Q3 <b>457.25</b>
				FEES	TAX Q4 <b>457.25</b>
				OTHER <b>85.21</b>	ABATED
				DUE	<b>2206.18</b>

MA-003-BI-2008-00-18400024  
09/12/2011

MOTEL 99 LLC  
FAGAN KEVIN  
C/O LLOYD BARRIGER,  
198 BRIDGEVILLE RD  
MONTICELLO, NY 12701-0000

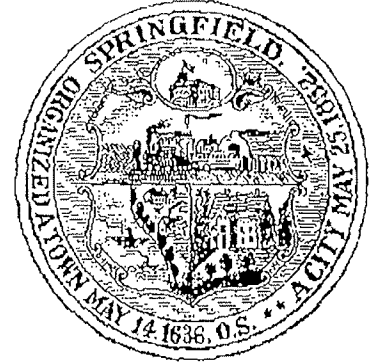
**MA-003-BI-2008-00-18400024 Invoice Transaction Ledger**

09/12/2011

07/01/2007	QUARTER 1	242.25
10/01/2007	QUARTER 2	242.25
01/01/2008	QUARTER 3	457.25
04/01/2008	QUARTER 4	457.25
09/17/2008	INTEREST 10/01/2008	139.98
09/17/2008	MAILED DEMAND	5.00
12/02/2008	LEGAL FEE	85.21
09/12/2011	AUTOMATIC INTEREST	576.99

CITY OF SPRINGFIELD  
36 COURT ST  
SPRINGFIELD, MA 01103  
(413) 736-3111

BUSINESS IMPROVEMENT  
MA-003-BI-2010-00-18400024



MOTEL 99 LLC  
FAGAN KEVIN  
C/O LLOYD BARRIGER,  
198 BRIDGEVILLE RD  
MONTICELLO, NY 12701-0000

**TAXPAYER'S COPY**  
**DO NOT MAIL CASH**

*The Commonwealth of Massachusetts*

**FISCAL YEAR 2010**

COLLECTOR OF TAXES <b>STEPHEN J. LONERGAN</b>		MAIL PAYMENT TO: CITY OF SPRINGFIELD 36 COURT ST SPRINGFIELD, MA 01103		PARCEL <b>018400024</b>	NUMBER <b>18400024</b>
PAGELINE	CLASS VALUE	LANDSIZE <b>3019.00</b>	VALUATION	PAID <b>-4.27</b>	TAX Q1 <b>326.50</b>
LOCATION <b>270 272 BRIDGE ST</b>				INTEREST <b>296.56</b>	TAX Q2 <b>326.50</b>
				DEMAND <b>5.00</b>	TAX Q3 <b>300.25</b>
				FEES	TAX Q4 <b>300.25</b>
				OTHER <b>80.54</b>	ABATED
				<b>DUE</b>	<b>1631.33</b>

MA-003-BI-2010-00-18400024  
09/12/2011

MOTEL 99 LLC  
FAGAN KEVIN  
C/O LLOYD BARRIGER,  
198 BRIDGEVILLE RD  
MONTICELLO, NY 12701-0000

**MA-003-BI-2010-00-18400024 Invoice Transaction Ledger**

09/12/2011

07/01/2009 QUARTER 1	326.50	
07/20/2009 MAILED INVOICE		
10/01/2009 QUARTER 2	326.50	
02/16/2010 QUARTER 3	300.25	
04/16/2010 QUARTER 4	300.25	
06/25/2010 XFR BI-2009-18400024	-4.27	
11/03/2010 MAILED DEMAND	5.00	
11/04/2010 INTEREST 11/18/2010	153.87	
01/31/2011 LEGAL FEE	80.54	
09/12/2011 AUTOMATIC INTEREST	142.69	

CITY OF SPRINGFIELD  
36 COURT ST  
SPRINGFIELD, MA 01103  
(413) 736-3111

BUSINESS IMPROVEMENT  
MA-003-BI-2011-00-18400024



MOTEL 99 LLC  
FAGAN KEVIN  
C/O LLOYD BARRIGER,  
198 BRIDGEVILLE RD  
MONTICELLO, NY 12701-0000

**TAXPAYER'S COPY**  
**DO NOT MAIL CASH**

*The Commonwealth of Massachusetts*

**FISCAL YEAR 2011**

COLLECTOR OF TAXES <b>STEPHEN J. LONERGAN</b>		MAIL PAYMENT TO: CITY OF SPRINGFIELD 36 COURT ST SPRINGFIELD, MA 01103		PARCEL <b>018400024</b>	NUMBER <b>18400024</b>
PAGELINE	CLASS VALUE	LANDSIZE <b>3019.00</b>	VALUATION	PAID	TAX Q1 <b>313.38</b>
LOCATION <b>270 272 BRIDGE ST</b>				INTEREST <b>119.36</b>	TAX Q2 <b>313.38</b>
				DEMAND	TAX Q3 <b>274.62</b>
				FEES	TAX Q4 <b>274.62</b>
				OTHER	ABATED
				<b>DUE 1295.36</b>	

MA-003-BI-2011-00-18400024  
09/12/2011

MOTEL 99 LLC  
FAGAN KEVIN  
C/O LLOYD BARRIGER,  
198 BRIDGEVILLE RD  
MONTICELLO, NY 12701-0000

**MA-003-BI-2011-00-18400024 Invoice Transaction Ledger**

09/12/2011

07/01/2010 QUARTER 1	313.38	
07/23/2010 MAILED INVOICE		
10/01/2010 QUARTER 2	313.38	
01/24/2011 QUARTER 3	274.62	
04/01/2011 QUARTER 4	274.62	
09/12/2011 AUTOMATIC INTEREST	119.36	

CITY OF SPRINGFIELD  
36 COURT ST  
SPRINGFIELD, MA 01103  
(413) 736-3111

BUSINESS IMPROVEMENT  
MA-003-BI-2012-00-18400024



MOTEL 99 LLC  
C/O LLOYD BARRIGER,  
198 BRIDGEVILLE RD  
MONTICELLO, NY 12701-0000

**TAXPAYER'S COPY**  
**DO NOT MAIL CASH**

*The Commonwealth of Massachusetts*

**FISCAL YEAR 2012**

COLLECTOR OF TAXES <b>STEPHEN J. LONERGAN</b>		MAIL PAYMENT TO: CITY OF SPRINGFIELD 36 COURT ST SPRINGFIELD, MA 01103		PARCEL <b>018400024</b>	NUMBER <b>18400024</b>
PAGELINE	CLASS VALUE	LANDSIZE <b>3019.00</b>	VALUATION	PAID	TAX Q1 <b>294.00</b>
LOCATION <b>270 272 BRIDGE ST</b>				INTEREST <b>3.94</b>	TAX Q2
				DEMAND	TAX Q3
				FEES	TAX Q4
				OTHER	ABATED
				<b>DUE 297.94</b>	

MA-003-BI-2012-00-18400024  
09/12/2011

MOTEL 99 LLC  
C/O LLOYD BARRIGER,  
198 BRIDGEVILLE RD  
MONTICELLO, NY 12701-0000

**MA-003-BI-2012-00-18400024 Invoice Transaction Ledger**

09/12/2011

07/08/2011 QUARTER 1	294.00	
07/08/2011 MAILED INVOICE		
09/12/2011 AUTOMATIC INTEREST	3.94	