

BZA APPLICATION FORM
GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: ☒ Variance: _____ Appeal: _____

PETITIONER: Douglas Borchard and Barbara Talcott

PETITIONER'S ADDRESS: 60 Roseland Street, Cambridge, MA 02140

LOCATION OF PROPERTY: 58 (60) Roseland Street, Cambridge, MA 02140

TYPE OF OCCUPANCY: residential ZONING DISTRICT: B

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision

☒ Other: relocation of window in setback

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner proposes to remove windows in rear elevation, replacing one in current location, relocating one window, and reducing glazing overall.

Removed and relocated windows under the overhang are not considered exterior windows (per Ranjit).

SECTIONS OF ZONING ORDINANCE CITED:

Article 8.00 Section 8.20

Article 8.00 Section 8.22.C

Article 8.00 Section 8.22.2d

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):


(Petitioner(s)/Owner)

Douglas C. Borchard Barbara G. Talcott
(Print Name)

Address: 60 Roseland Street
Cambridge, MA 02140

Tel. No.: 617-470-7621

E-Mail Address: DBORCHARD @ DCBNH.COM

Date: 7/3/2017

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Douglas C. Borchard, Barbara G. Talcott
(OWNER)

Address: 60 Roseland St, Cambridge, MA 02140

State that I/We own the property located at 60 Roseland St.,
which is the subject of this zoning application.

The record title of this property is in the name of Douglas C. Borchard
and Barbara G. Talcott

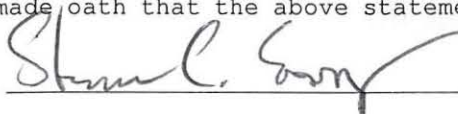
*Pursuant to a deed of duly recorded in the date 7/7/2011, Middlesex South
County Registry of Deeds at Book 57104, Page 42; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

**Written evidence of Agent's standing to represent petitioner may be requested.*

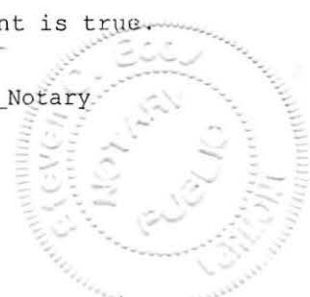
Vermont
Commonwealth of ~~Massachusetts~~, County of CALADONIA

The above-name BARBARA G. TALCOTT / DOUGLAS C. BORCHARD personally appeared before me,
this 3RD of JULY, 20 17, and made oath that the above statement is true.


Notary

My commission expires 2-10-19. (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 01-21-2009 BY 60322 UCBAW/STP

CONFIDENTIAL

CP-100 Ad. 10/10/10 10/10/10 10/10/10

7. ~~Unsub~~ [redacted] and [redacted] were arrested and charged with possession of a controlled substance, marijuana, and possession of a controlled substance, cocaine.

6-20-63 2-10000
6-20-63 2-10000

Small amount of water left in tank after draining
 100% of fuel. Fuel gauge shows 100% full.

[Handwritten signature]

DATE: 1968-03-15 TIME: 10:00 AM

A 1964.5.10

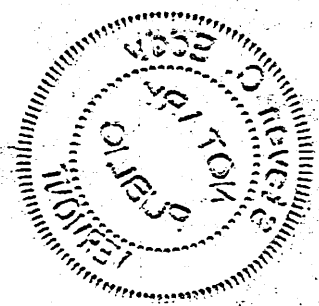
2000

DATE OF BIRTH: 08-07-1960 SEX: M RACE: W HT: 5'10" WT: 170 EYES: BRN HAIR: BLK

1. 1000

[illegible]

Photo Courtesy of [illegible]



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 58 (60) Roseland Street (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:**

The proposed window relocation is consistent with the intent of the Ordinance because it respects the neighbors' privacy and protects them from any increased visual or light intrusion. The change does not increase congestion, risk of fire, nor limit the adequate light or air of abutters.

- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

The proposed window relocation will have no effect on traffic patterns or access or egress. The proposed change is in keeping with the character of the neighborhood in both scale and material.

- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:**

Adjacent residential uses will not be adversely affected by the proposed window relocation because the total glazing area is reduced, resulting in less visual and light intrusion into neighbors' yards and dwelling units.

- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

Nuisance or hazard will not be created by the proposed window relocation because the reduction in glazing on the rear elevation will reduce visual and light intrusion into neighbors' properties and increase their privacy.

- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

The architectural integrity of the district will be maintained by window choices that are appropriate for the building type and the increase in visual privacy will preserve the quiet residential character of the area.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Martha Bedell **PRESENT USE/OCCUPANCY:** residential
LOCATION: 60 Roseland St Cambridge, MA 02140 **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>3302</u>	<u>NA</u>	<u>NA</u>	(max.)
<u>LOT AREA:</u>		<u>2515</u>	<u>NA</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>1.3</u>	<u>NA</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>2515</u>	<u>NA</u>	<u>2500</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>35.5</u>	<u>NA</u>	<u>50.0</u>	(min.)
	DEPTH	<u>NA</u>	<u>NA</u>	<u>NA</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>17.75</u>	<u>NA</u>	<u>15.0</u>	(min.)
	REAR	<u>14.23</u>	<u>NA</u>	<u>25.0</u>	(min.)
	LEFT SIDE	<u>7.8</u>	<u>NA</u>	<u>7.5(sum of 20)</u>	(min.)
	RIGHT SIDE	<u>4.2</u>	<u>NA</u>	<u>7.5(sum of 20)</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>34.5</u>	<u>NA</u>	<u>35.0</u>	(max.)
	LENGTH	<u>NA</u>	<u>NA</u>	<u>NA</u>	
	WIDTH	<u>NA</u>	<u>NA</u>	<u>NA</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>49%</u>	<u>NA</u>	<u>40%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>NA</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>0</u>	<u>NA</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>NA</u>	<u>NA</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Construction where windows are removed is to be wood frame to match existing.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA APPLICATION FORM
GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: ☒ X

Variance: _____

Appeal: _____

PETITIONER: Douglas Borchard and Barbara Talcott

PETITIONER'S ADDRESS: 60 Roseland Street, Cambridge, MA 02140

LOCATION OF PROPERTY: 58 (60) Roseland Street, Cambridge, MA 02140

TYPE OF OCCUPANCY: residential ZONING DISTRICT: B

REASON FOR PETITION:

_____ Additions

_____ New Structure

_____ Change in Use/Occupancy

_____ Parking

_____ Conversion to Addi'l Dwelling Unit's

_____ Sign

_____ Dormer

_____ Subdivision

☒ X Other: relocation of window in setback

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner proposes to remove windows in rear elevation, replacing one in current location, relocating one window, and reducing glazing overall.

Removed and relocated windows under the overhang are not considered exterior windows (per Ranjit).

SECTIONS OF ZONING ORDINANCE CITED:

Article 8.00 Section 8.20

Article 8.00 Section 8.22.C

Article 8.00 Section 8.22.2 d

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

 Barbara G. Talcott
(Petitioner(s)/Owner)

Douglas C. Borchard / Barbara G. Talcott
(Print Name)

Address: 60 Roseland St.

Cambridge MA 02140

Tel. No.: 617-470-7621

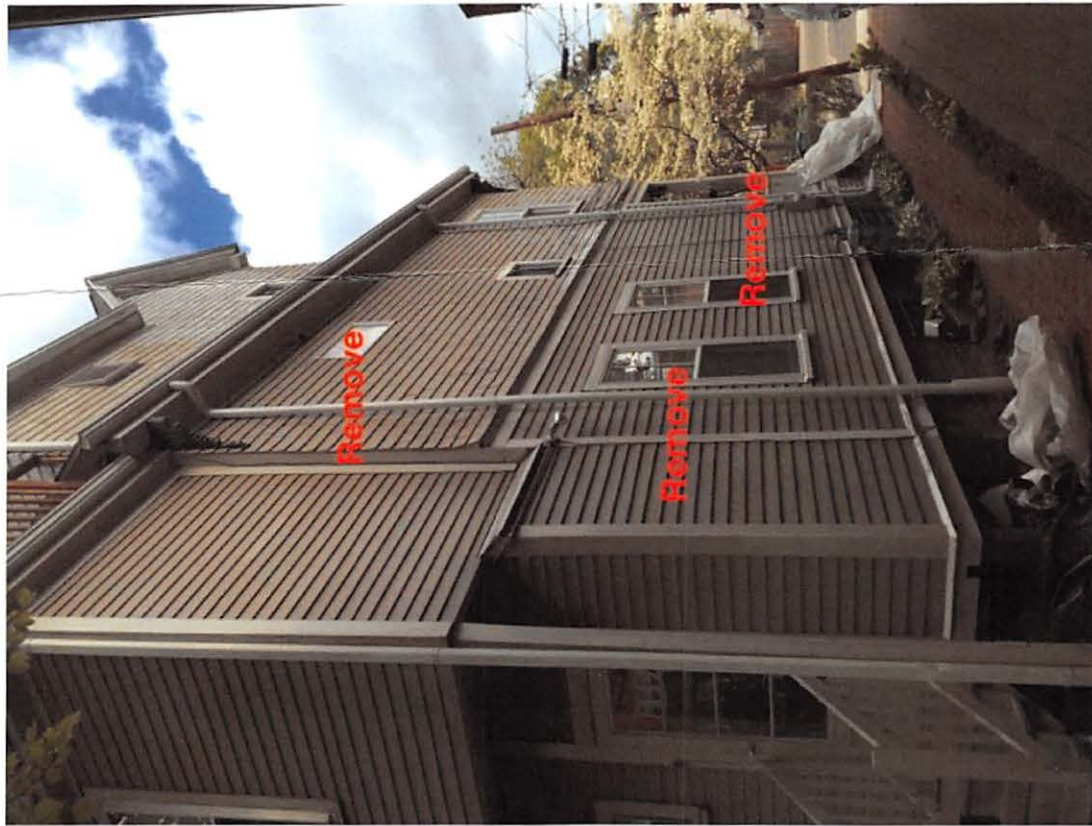
E-Mail Address: dborchard@dcbnh.com

Date:

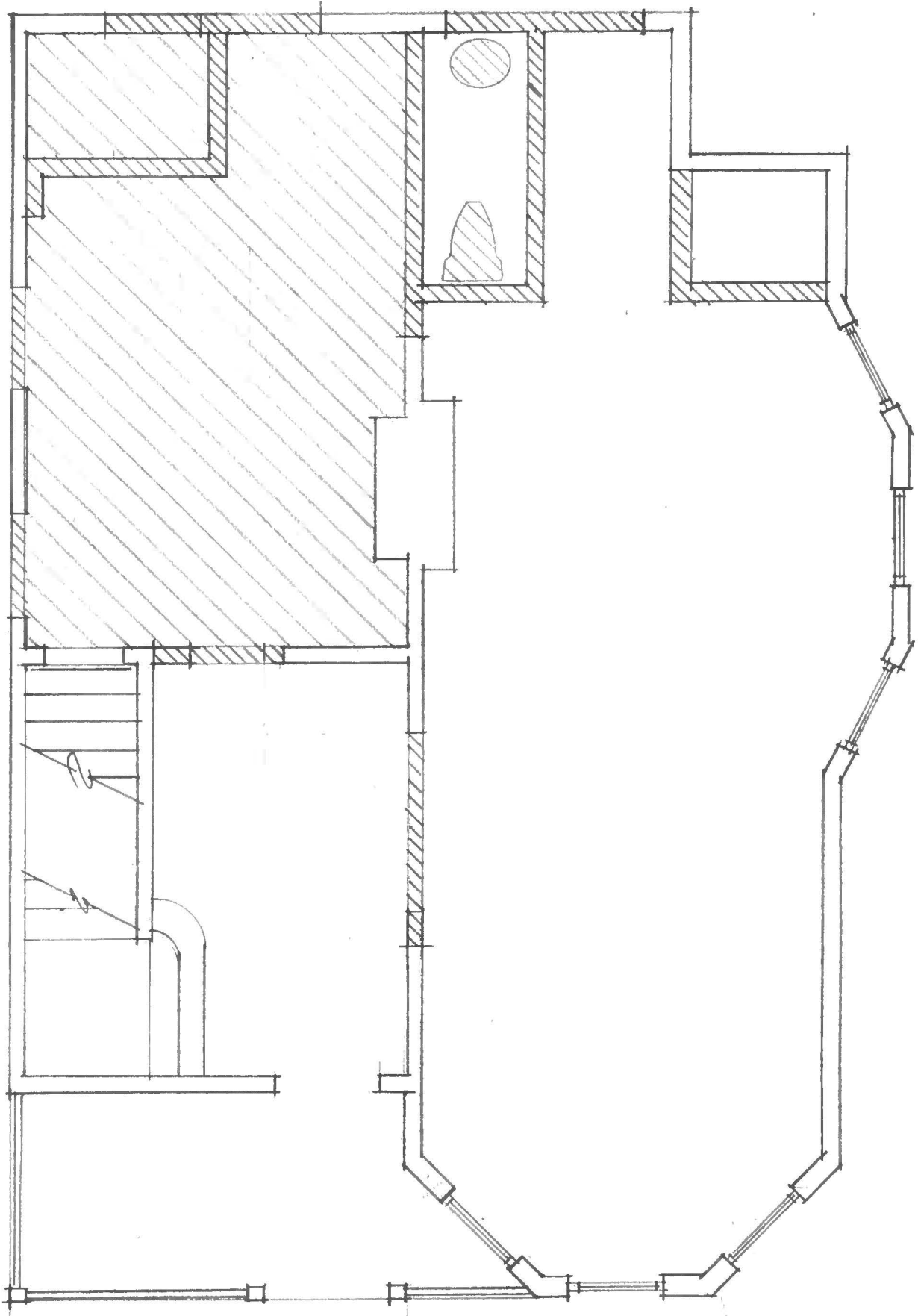
July 3, 2017

2017 JUL 13 PM 12:13
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

58-60 Roseland Rd



1ST FLOOR, DEMOLITION



TALCOTT BORCHARD RESIDENCE

58 ROSELAND ST. CAMBRIDGE MA

SWAIN BEDELL ARCHITECTS

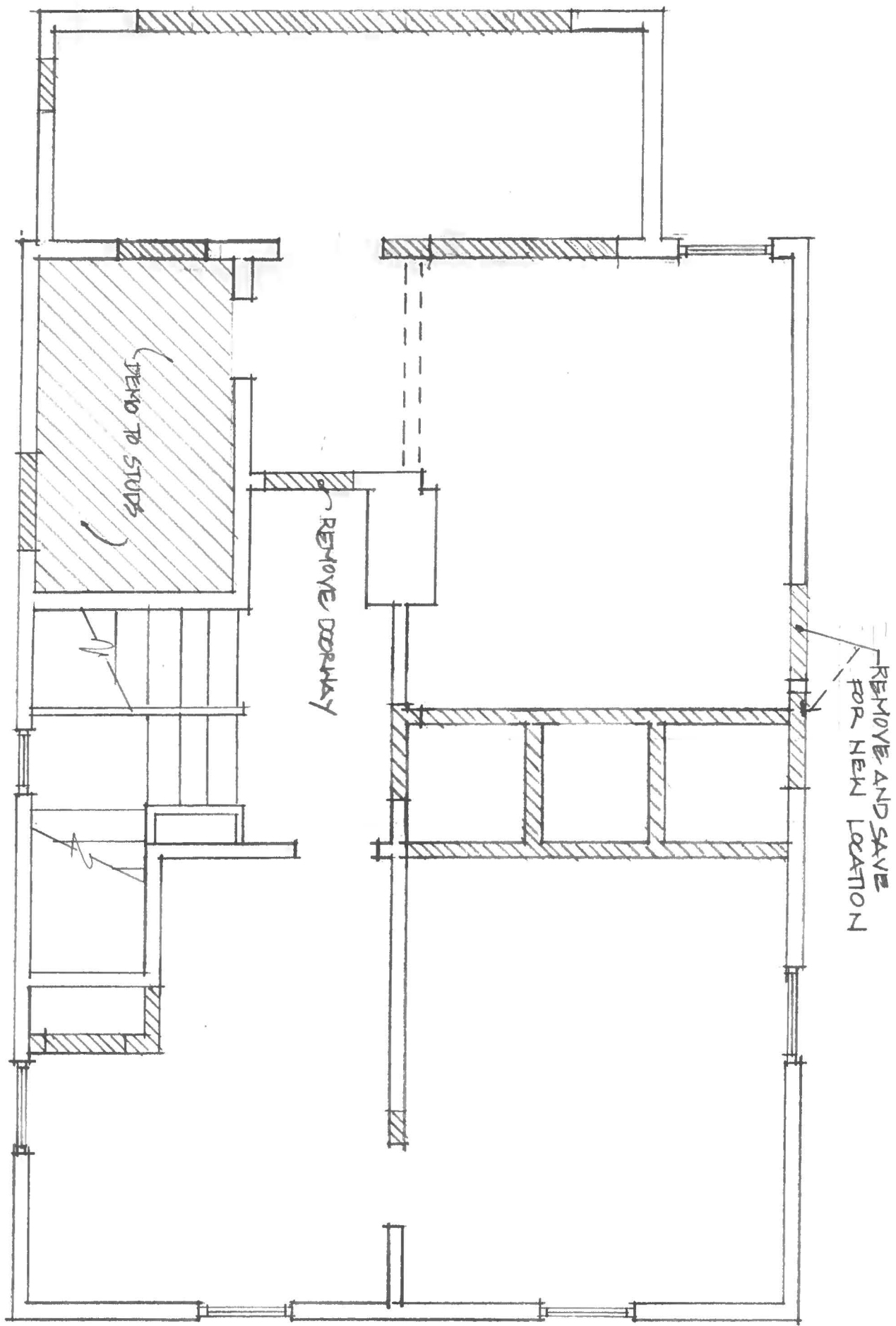
21 BOWDOIN STREET, CAMBRIDGE MA 02138 TEL: (617) 547-8286

EMAIL: VMSWAIN5@GMAIL.COM

D1

1ST FLOOR
DEMO

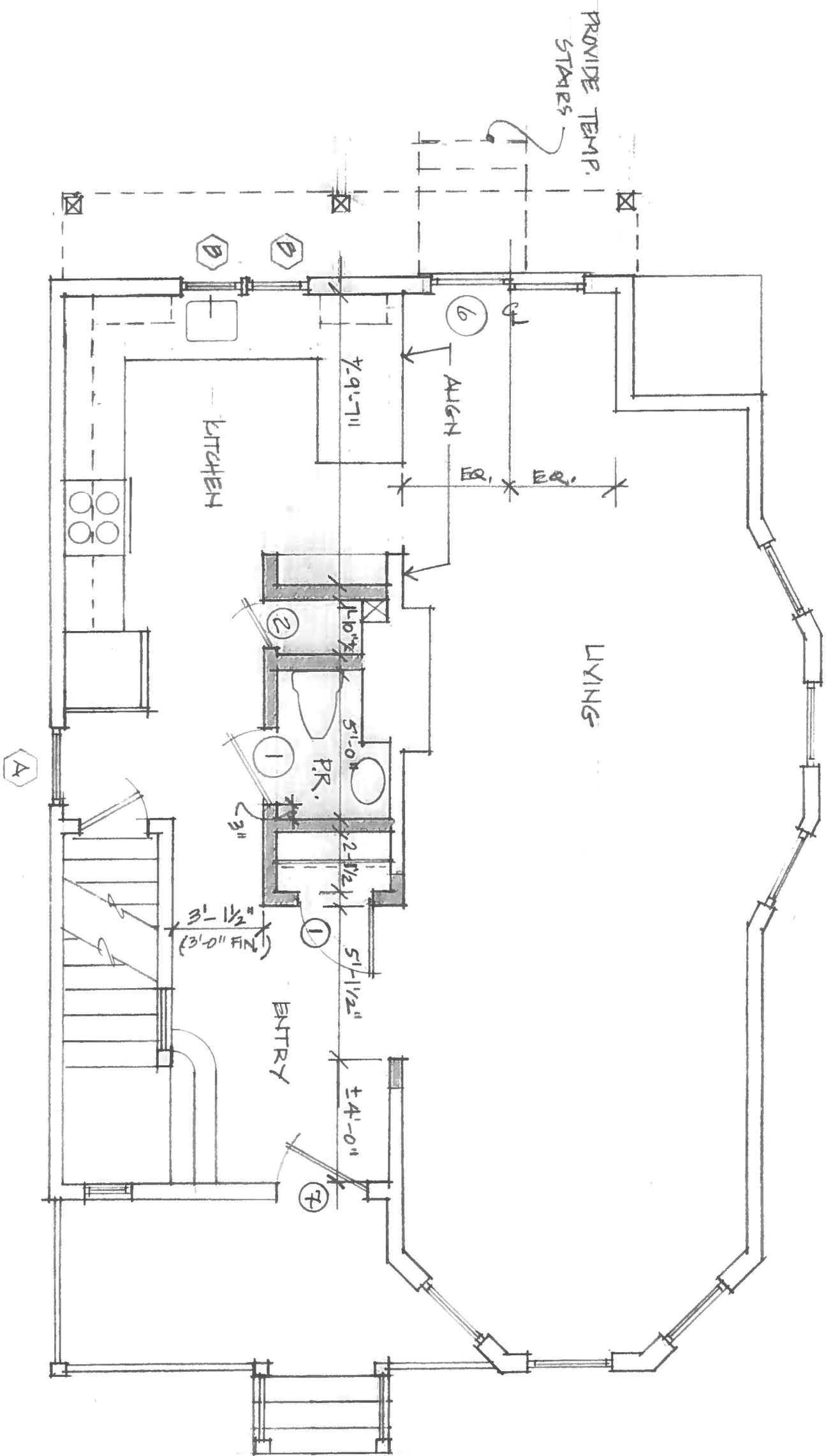
2ND FLOOR, DEMOLITION



TALCOTT BORCHARD RESIDENCE
58 ROSELAND ST. CAMBRIDGE MA

SWAIN BEDELL ARCHITECTS
21 BOWDOIN STREET, CAMBRIDGE MA 02138 TEL: (617) 547-8286
EMAIL: VMSWAIN5@GMAIL.COM

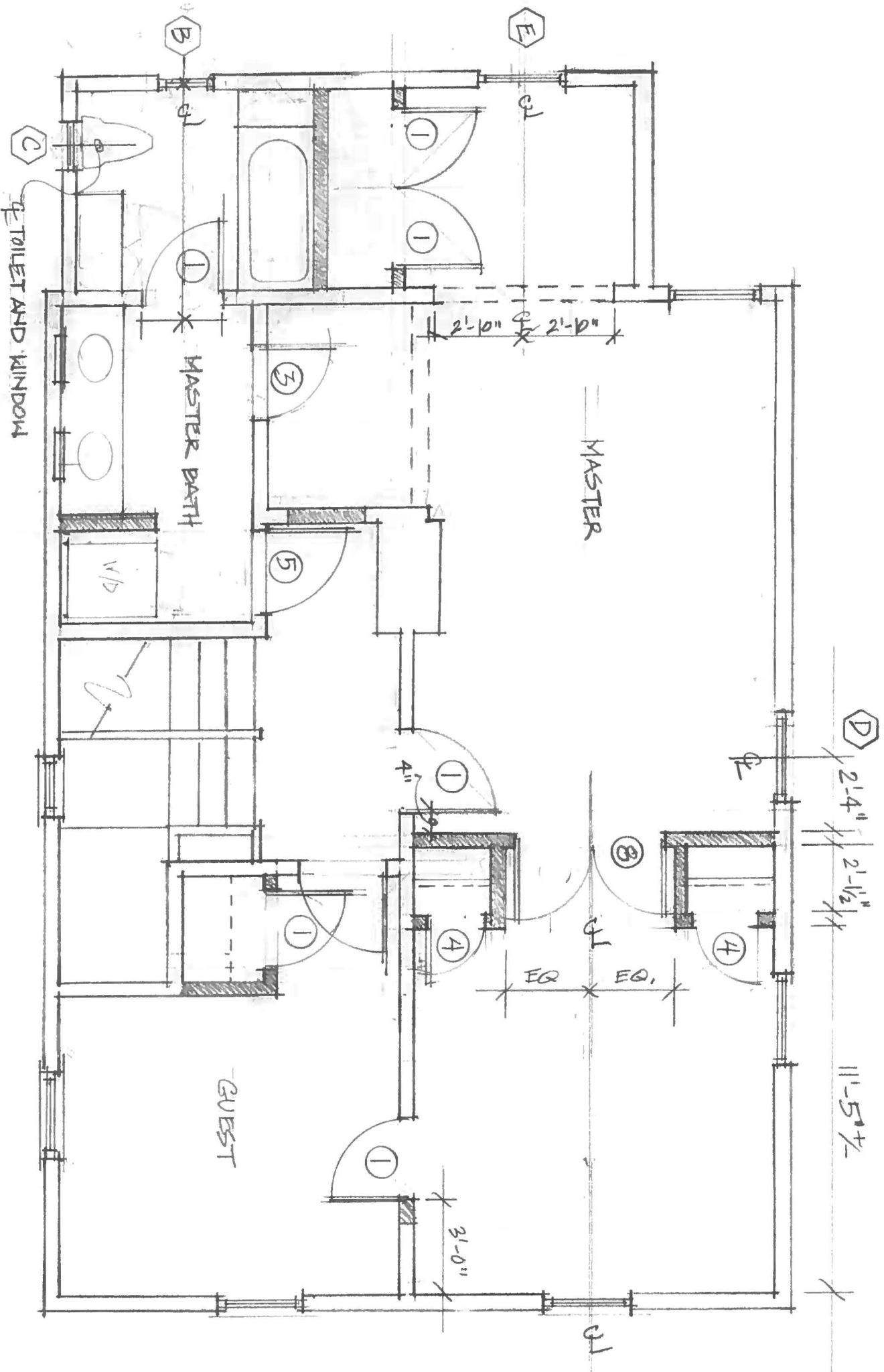
D2
2ND FLOOR
DEMO



TALCOTT BORCHARD RESIDENCE **58 ROSELAND ST. CAMBRIDGE MA**

SWAIN BEDELL ARCHITECTS
 21 BOWDOIN STREET, CAMBRIDGE MA 02138 TEL: (617) 547-8286
 EMAIL: VMSWAIN5@GMAIL.COM

A1
 1ST FLOOR
 PLAN



2ND FLOOR PLAN



N

1" = 4'-0"

TALCOTT BORCHARD RESIDENCE

58 ROSELAND ST. CAMBRIDGE MA

SWAIN BEDELL ARCHITECTS

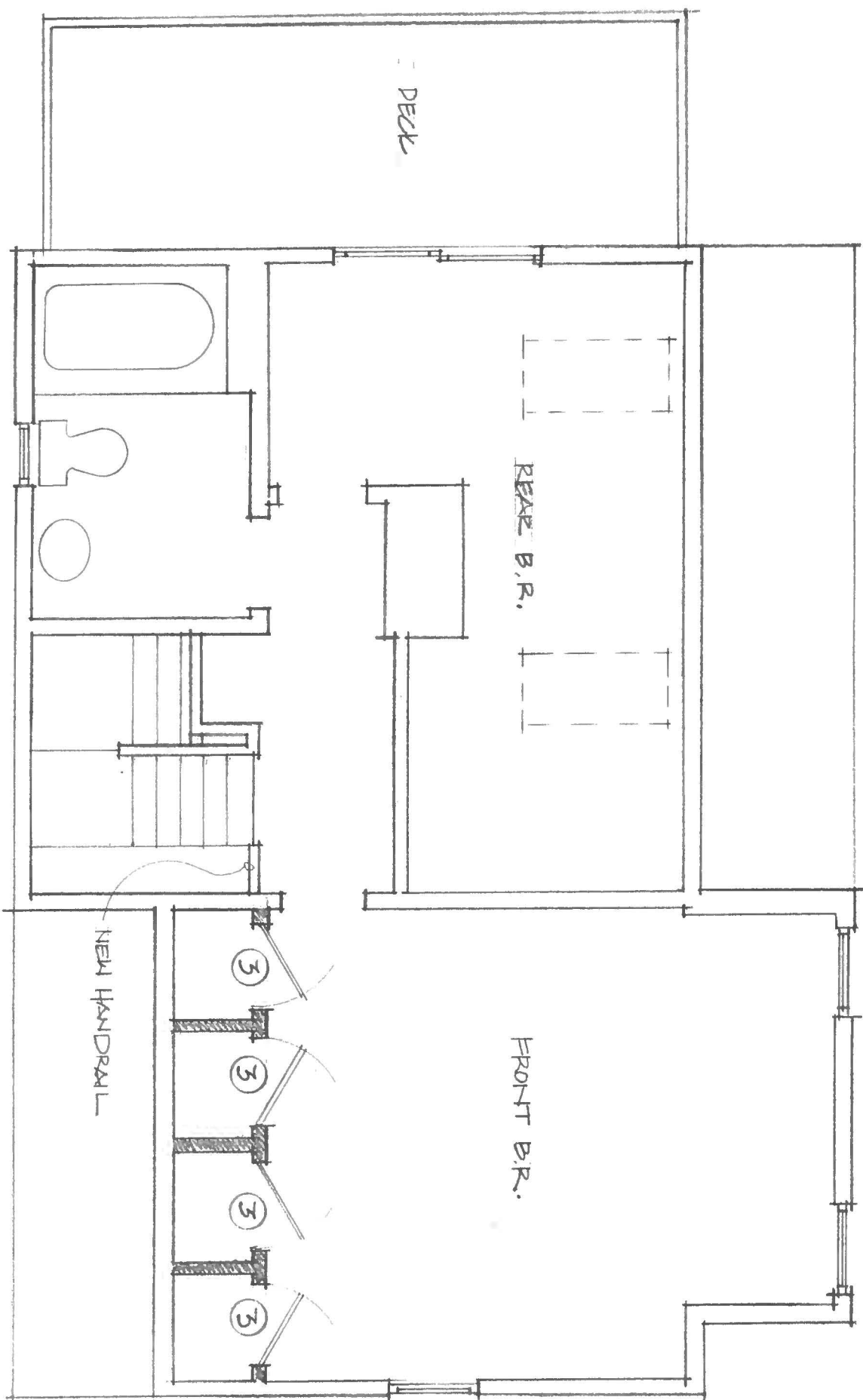
21 BOWDOIN STREET, CAMBRIDGE MA 02138 TEL: (617) 547-8286

EMAIL: VMSWAIN5@GMAIL.COM

A2

2ND FLOOR
PLAN

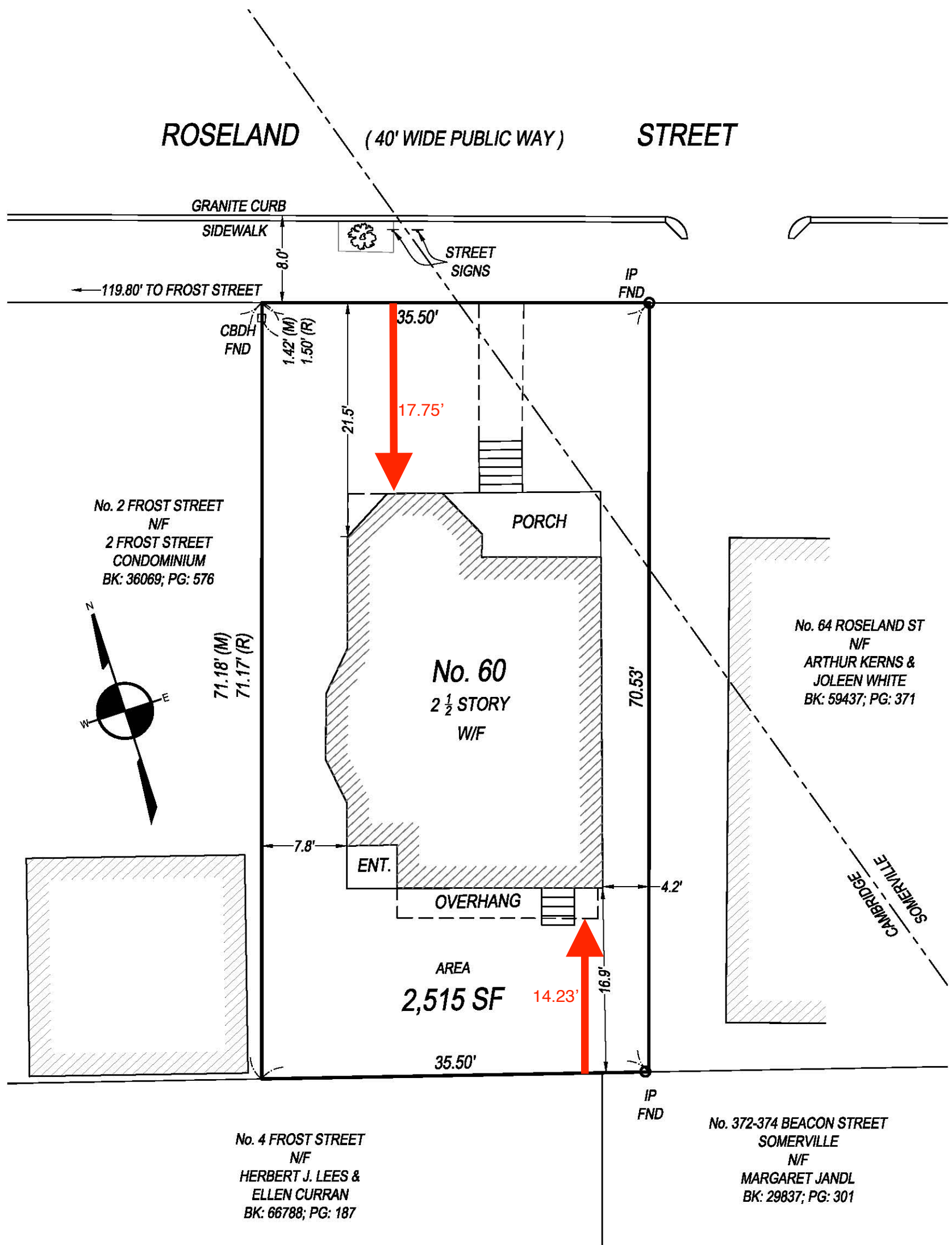
THIRD FLOOR PLAN



TALCOTT BORCHARD RESIDENCE
58 ROSELAND ST. CAMBRIDGE MA

SWAIN BEDELL ARCHITECTS
21 BOWDOIN STREET, CAMBRIDGE MA 02138 TEL: (617) 547-8286
EMAIL: VMSWAIN5@GMAIL.COM

A3
3RD FLOOR
PLAN



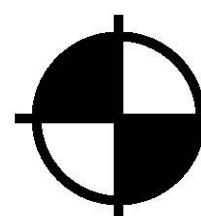
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 28, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN). COMMUNITY-PANEL # 25017C0438E EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
BARBARA TALCOTT
58-60 ROSELAND STREET
CAMBRIDGE, MA 02143

REFERENCES:
DEED: BK 57104; PG 42
PLAN: #855 OF 2002
PL BK 36; PL 5
PL BK 80; PL 6
CITY LAYOUT STR-05-22
LCC: 40949-A

CERTIFIED PLOT PLAN
LOCATED AT
58-60 ROSELAND STREET
CAMBRIDGE, MA



BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617) 242-1313

SCALE: 1 INCH = 10 FEET

GEORGE C. COLLINS, PLS

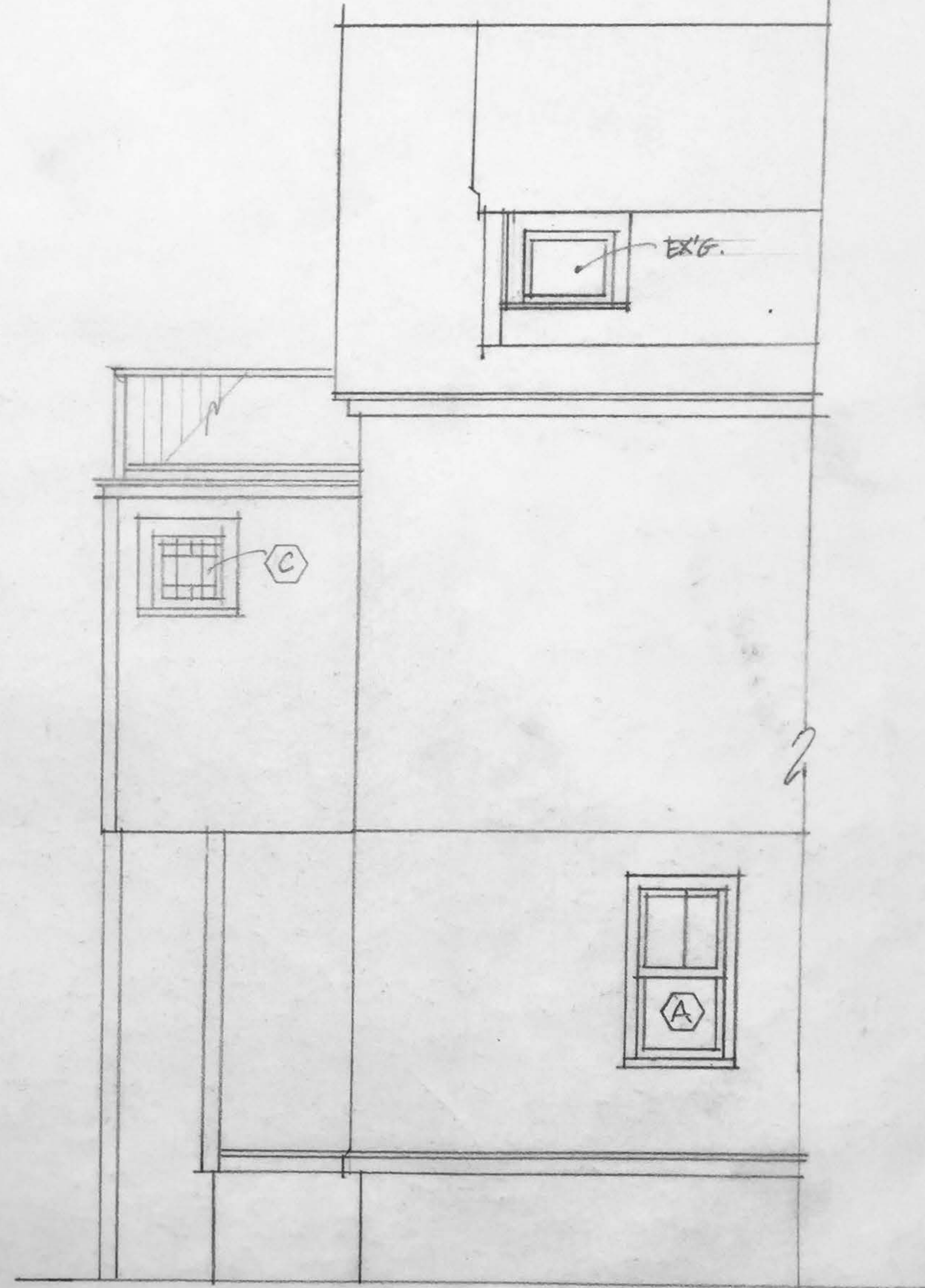
DATE: SEPT. 29, 2016

JOB # 16-00643

FILE # 16-00643 - CPP.DWG

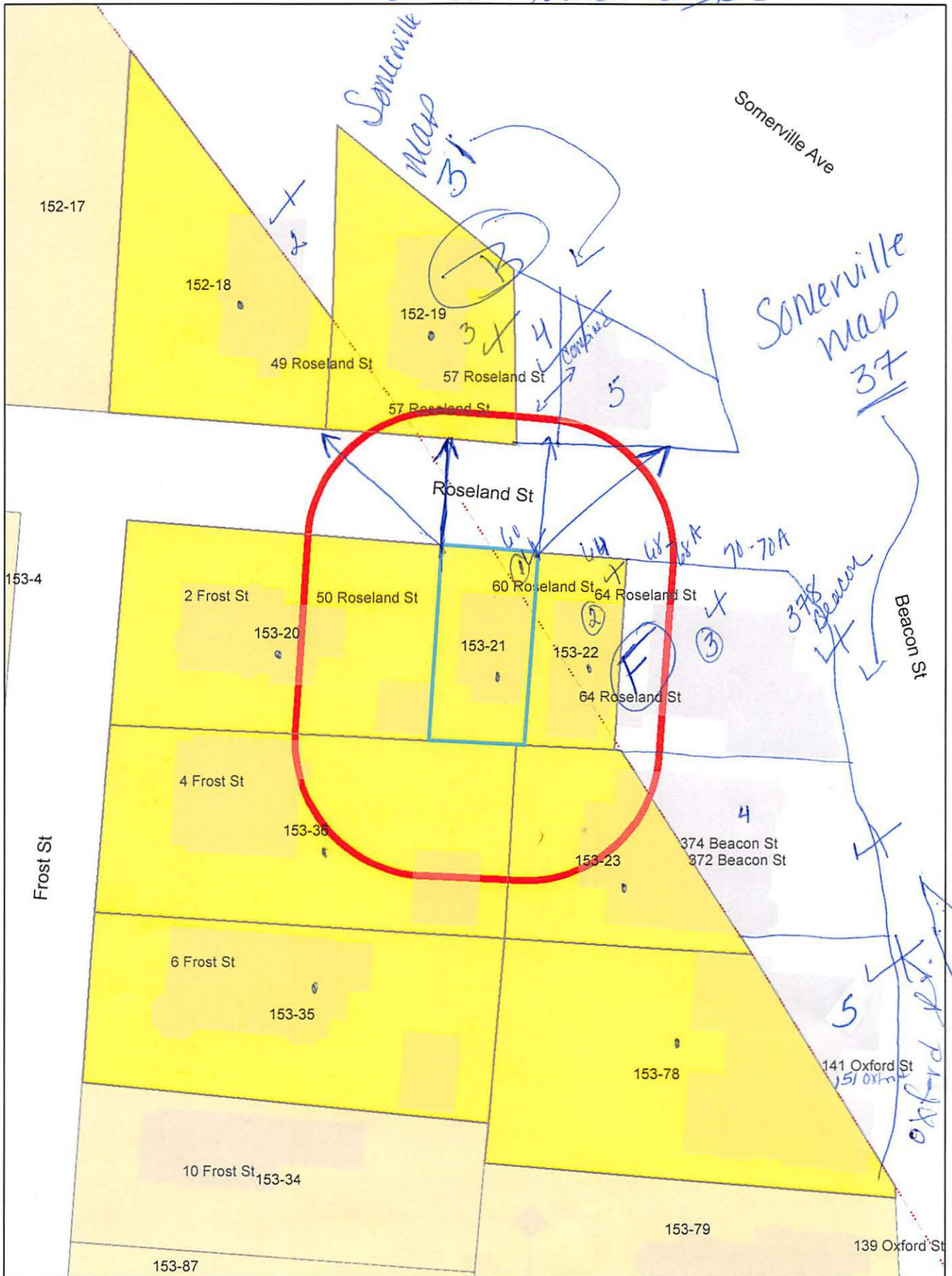


SOUTH ELEVATION - 1" = 4'-0"



EAST ELEVATION -

58-60 Roseland St.



58-60 Roseland St.

Petitioner

153-20
SOMMER, PETER M. & ROSLYN SOMMER
2 FROST ST, UNIT #1
CAMBRIDGE, MA 02140

153-20
GOODMAN, JOSHUA & ANNA LUMEKSKY
50 ROSELAND ST
CAMBRIDGE, MA 02140

153-21 / 37-F-1
BORCHARD, DOUGLAS C. &
BARBARA G. TALCOTT
60 ROSELAND ST
CAMBRIDGE, MA 02140

152-19 / 31-B-3
RICCI, DOMENICK & JOSEPHINE RICCI
C/O MAREK JITKA
57 ROSELAND STREET #3
SOMERVILLE, MA 02143

152-18 / 31-B-2
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

153-22 / 37-F-2
KERNS, ARTHUR S. & JOLEEN T. WHITE
64 ROSELAND ST
CAMBRIDGE, MA 02140

153-23
JANDL, MARGARET M.,
TR. WARD ONE TRUST C/O MM JANDL
P.O. BOX 382605
CAMBRIDGE, MA 02238

153-35
FARRINGTON REALTY LLC.
28 ROSELAND ST.#1
CAMBRIDGE, MA 02140

153-36
4 FROST ST., LLC
C/O ELLEN CURREN & JOHN LEES HOMENET
P.O. BOX 186
BELMONT, MA 02478

153-78
COMMON PLACE INC
141 OXFORD ST
CAMBRIDGE, MA 02140

31-B-5
ANTHONY DANGERFIELD
5 JOHNSON RD.
MEDFORD, MA 02155

31-B-5-10
JENNIFER & JOHN GOTTLIEB
401 WASHINGTON STREET
SOMERVILLE, MA 02143

31-B-5-2
TRINCA LLC
30 NEWBERNE STREET #1
SOMERVILLE, MA 02144

31-B-5-3
JEFFREY L. BROWN
TR. OF SPRING MOUNTAIN R.T.
691 MASS AVE – SUITE 3
ARLINGTON, MA 02476

31-B-5-4
JAMES M. IGOE, III
40 SKEHAN STREET
SOMERVILLE, MA 02143

31-B-5-5
EMILY H. BAILEY
105 LEXINGTON STREET
CAMBRIDGE, MA 02138

31-B-5-6
EMILY H. BAILEY
105 LEXINGTON STREET
CAMBRIDGE, MA 02138

31-B-5-7 & 8
THEODORE P. WASIK MD
TRACEY A. DECHERT MD
29 ALBION PL.
CHARLESTOWN, MA 02129

31-B-5-9
ZOE LANGOSY
TR. TN TRUST
20 CHILTON STREET #3
CAMBRIDGE, MA 02138

31-B-5-A
MBTA
C/O MARK DOYLE, DIRECTOR
10 PARK PLAZA, SUITE 5720
BOSTON, MA 02116

37-F-3
AHMED & MARISA DERROUCHE
10 BRIDGE STREET
WINCHESTER, MA 01890

37-F-4
MARGARET M. JANDL,
TR. OF WARD ONE TRUST
P.O. BOX 382200
CAMBRIDGE, MA 02238

37-F-5
COMMON PLACE INC.
141 OXFORD STREET
CAMBRIDGE, MA 02140

Somerville Map

City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW

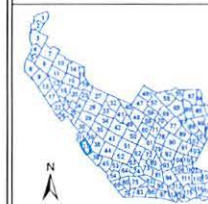
- Lot Dimension
- Lot Number
- Square Footage
- Frontage Dimension
- Street Address



1" = 80'
July 1, 2012

Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by CDM Smith based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



37

49 ROSELAND ST**Location** 49 ROSELAND ST**Mblu** 31/ B/ 2/ /**Acct#** 06259086**Owner** LESLEY REALTY CORP**Assessment** \$647,700**PID** 329**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$75,200	\$572,500	\$647,700

Owner of Record

Owner LESLEY REALTY CORP
Co-Owner C/O LESLEY COLLEGE
Address 29 EVERETT STREET
 CAMBRIDGE, MA 02138

Sale Price \$0
Certificate
Book & Page 24763/ 155
Sale Date 08/05/1994
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LESLEY REALTY CORP	\$0		24763/ 155	1F	08/05/1994
TRUST 1815 REALTY	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1900
Living Area: 4,156
Replacement Cost: \$718,436
Building Percent 10
Good:
Replacement Cost
Less Depreciation: \$71,800

Building Photo

Building Attributes	
Field	Description
Style	Mansard-Apts
Model	Residential
Grade:	Average
Stories:	2 3/4 Stories

57 ROSELAND ST**Location** 57 ROSELAND ST**Mblu** 31/ B/ 3/ /**Acct#** 18572090**Owner** MAREK JITKA**Assessment** \$889,100**PID** 6085**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$393,900	\$495,200	\$889,100

Owner of Record**Owner** MAREK JITKA**Sale Price** \$314,000**Co-Owner****Certificate****Address** 57 ROSELAND ST 3
SOMERVILLE, MA 02143**Book & Page** 21567/ 082**Sale Date** 11/27/1991**Instrument** A**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MAREK JITKA	\$314,000		21567/ 082	A	11/27/1991
FREDERIC RAPHAEL	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1860
Living Area: 3,364
Replacement Cost: \$615,494
Building Percent 64
Good:
Replacement Cost
Less Depreciation: \$393,900

Building Photo

Building Attributes	
Field	Description
Style	3 fam Conv
Model	Residential
Grade:	Average +10
Stories:	2 3/4 Stories

61 ROSELAND ST #1**Location** 61 ROSELAND ST #1**Mblu** 31/ B/ 5/ 1/**Acct#** 20131100**Owner** DANGERFIELD ANTHONY**Assessment** \$110,700**PID** 110218**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$110,700	\$0	\$110,700

Owner of Record**Owner** DANGERFIELD ANTHONY**Sale Price** \$99,000**Co-Owner****Certificate****Address** 5 JOHNSON RD
MEDFORD, MA 02155**Book & Page** 56921/ 151**Sale Date** 05/31/2011**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DANGERFIELD ANTHONY	\$99,000		56921/ 151	00	05/31/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1****Year Built:** 2010**Living Area:** 207**Replacement Cost:** \$97,569**Building Percent** 100**Good:****Replacement Cost****Less Depreciation:** \$109,600**Building Photo**

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #10**Location** 61 ROSELAND ST #10**Mblu** 31/ B/ 5/ 10/**Acct#** 20131190**Owner** GOTTLIEB JENNIFER & JOHN**Assessment** \$97,700**PID** 110227**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$97,700	\$0	\$97,700

Owner of Record**Owner** GOTTLIEB JENNIFER & JOHN**Sale Price** \$80,000**Co-Owner****Certificate****Address** 401 WASHINGTON ST
SOMERVILLE, MA 02143**Book & Page** 56525/ 015**Sale Date** 02/25/2011**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GOTTLIEB JENNIFER & JOHN	\$80,000		56525/ 015	00	02/25/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1****Year Built:** 2010**Living Area:** 124**Replacement Cost:** \$58,447**Building Percent** 100**Good:****Replacement Cost****Less Depreciation:** \$97,700**Building Photo**

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #2**Location** 61 ROSELAND ST #2**Mblu** 31/ B/ 5/ 2/**Acct#** 20131110**Owner** TRINCA LLC**Assessment** \$56,300**PID** 110219**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$56,300	\$0	\$56,300

Owner of Record**Owner** TRINCA LLC**Sale Price** \$40,000**Co-Owner****Certificate****Address** 30 NEWBERNE ST #1
SOMERVILLE, MA 02144**Book & Page** 58601/ 250**Sale Date** 03/02/2012**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRINCA LLC	\$40,000		58601/ 250	00	03/02/2012
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010
WOMANS MENTAL HEALTH COLLECTIVE INC	\$65,000		13698/ 567	1K	05/25/1979

Building Information**Building 1 : Section 1****Year Built:** 2010**Living Area:** 135**Replacement Cost:** \$51,224**Building Percent** 100**Good:****Replacement Cost****Less Depreciation:** \$56,300**Building Photo**

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com Condo
Stories:	1

61 ROSELAND ST #3**Location** 61 ROSELAND ST #3**Mblu** 31/ B/ 5/ 3/**Acct#** 20131120**Owner** BROWN JEFFREY L TRUSTEE**Assessment** \$74,000**PID** 110220**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$74,000	\$0	\$74,000

Owner of Record**Owner** BROWN JEFFREY L TRUSTEE**Sale Price** \$65,000**Co-Owner** SPRING MOUNTAIN REALTY TRUST**Certificate****Address** 691 MASSACHUSETTS AVE SUITE #3
ARLINGTON, MA 02476**Book & Page** 57223/ 458**Sale Date** 07/29/2011**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BROWN JEFFREY L TRUSTEE	\$65,000		57223/ 458	00	07/29/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1****Year Built:** 2010**Living Area:** 140**Replacement Cost:** \$65,989**Building Percent** 100**Good:****Replacement Cost****Less Depreciation:** \$74,000**Building Photo**

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #4**Location** 61 ROSELAND ST #4**Mblu** 31/ B/ 5/ 4/**Acct#** 20131130**Owner** IGOE III JAMES M**Assessment** \$109,900**PID** 110221**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$109,900	\$0	\$109,900

Owner of Record**Owner** IGOE III JAMES M**Sale Price** \$100,000**Co-Owner****Certificate****Address** 40 SKEHAN ST
SOMERVILLE, MA 02143**Book & Page** 56675/ 068**Sale Date** 03/31/2011**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
IGOE III JAMES M	\$100,000		56675/ 068	00	03/31/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1****Year Built:** 2010**Living Area:** 204**Replacement Cost:** \$96,155**Building Percent** 100**Good:****Replacement Cost****Less Depreciation:** \$108,100**Building Photo**

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #5**Location** 61 ROSELAND ST #5**Mblu** 31/ B/ 5/ 5/**Acct#** 20131140**Owner** BAILEY EMILY H**Assessment** \$102,900**PID** 110222**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$102,900	\$0	\$102,900

Owner of Record**Owner** BAILEY EMILY H**Sale Price** \$215,000**Co-Owner****Certificate****Address** 105 LEXINGTON ST
CAMBRIDGE, MA 02138**Book & Page** 56813/ 351**Sale Date** 05/03/2011**Instrument** 1G**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BAILEY EMILY H	\$215,000		56813/ 351	1G	05/03/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1****Year Built:** 2010**Living Area:** 192**Replacement Cost:** \$90,499**Building Percent** 100**Good:****Replacement Cost****Less Depreciation:** \$101,700**Building Photo**

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #6**Location** 61 ROSELAND ST #6**Mblu** 31/ B/ 5/ 6/**Acct#** 20131150**Owner** BAILEY EMILY H**Assessment** \$89,400**PID** 110223**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$89,400	\$0	\$89,400

Owner of Record**Owner** BAILEY EMILY H**Sale Price** \$215,000**Co-Owner****Certificate****Address** 105 LEXINGTON ST
CAMBRIDGE, MA 02138**Book & Page** 56813/ 351**Sale Date** 05/03/2011**Instrument** 1G**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BAILEY EMILY H	\$215,000		56813/ 351	1G	05/03/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1****Year Built:** 2010**Living Area:** 169**Replacement Cost:** \$79,658**Building Percent** 100**Good:****Replacement Cost****Less Depreciation:** \$89,400**Building Photo**

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #7**Location** 61 ROSELAND ST #7**Mblu** 31/ B/ 5/ 7/**Acct#** 20131160**Owner** WASIK MD THEODORE P**Assessment** \$46,500**PID** 110224**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$46,500	\$0	\$46,500

Owner of Record

Owner WASIK MD THEODORE P
Co-Owner DECHERT MD TRACEY A
Address 29 ALBION PL
 CHARLESTOWN, MA 02129

Sale Price \$150,000
Certificate
Book & Page 57090/ 481
Sale Date 07/01/2011
Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WASIK MD THEODORE P	\$150,000		57090/ 481	1V	07/01/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1**

Year Built: 2010
Living Area: 88
Replacement Cost: \$41,479
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$46,500

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #8**Location** 61 ROSELAND ST #8**Mblu** 31/ B/ 5/ 8/**Acct#** 20131170**Owner** WASIK MD THEODORE P**Assessment** \$114,700**PID** 110225**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$114,700	\$0	\$114,700

Owner of Record

Owner WASIK MD THEODORE P
Co-Owner DECHERT MD TRACEY A
Address 29 ALBION PL
 CHARLESTOWN, MA 02129

Sale Price \$150,000
Certificate
Book & Page 57090/ 481
Sale Date 07/01/2011
Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WASIK MD THEODORE P	\$150,000		57090/ 481	1V	07/01/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1**

Year Built: 2010
Living Area: 217
Replacement Cost: \$102,283
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$114,700

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #9**Location** 61 ROSELAND ST #9**Mblu** 31/ B/ 5/ 9/**Acct#** 20131180**Owner** LANGOSY ZOE TRUSTEE**Assessment** \$98,400**PID** 110226**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$98,400	\$0	\$98,400

Owner of Record

Owner LANGOSY ZOE TRUSTEE
Co-Owner TN TRUST
Address 20 CHILTON ST #3
 CAMBRIDGE, MA 02138

Sale Price \$100,000
Certificate
Book & Page 58147/ 509
Sale Date 12/22/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LANGOSY ZOE TRUSTEE	\$100,000		58147/ 509	00	12/22/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1**

Year Built: 2010
Living Area: 186
Replacement Cost: \$87,671
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$98,400

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com Condo
Stories:	1
Grade	Luxurious +

000R BEACON ST**Location** 000R BEACON ST**Mblu** 31/ B/ 5/A /**Acct#** 20131200**Owner** MBTA**Assessment** \$158,000**PID** 110228**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$0	\$158,000	\$158,000

Owner of Record

Owner MBTA
Co-Owner C/O MARK DOYLE R E DIRECTOR
Address 10 PARK PLAZA SUITE 5720
 BOSTON, MA 02116

Sale Price \$0
Certificate
Book & Page 00000/ 000
Sale Date 01/01/1970

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
MBTA	\$0		00000/ 000	01/01/1970

Building Information**Building 1 : Section 1**

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall	

Building Photo

([http://images.vgsi.com/photos/SomervilleMAPhotos//default:](http://images.vgsi.com/photos/SomervilleMAPhotos//default;))

60 ROSELAND ST**Location** 60 ROSELAND ST**Mblu** 37/ F/ 1/ /**Acct#** 02069035**Owner** BORCHARD DOUGLAS C &
BARBARA G TALCOTT**Assessment** \$10,000**PID** 7119**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$0	\$10,000	\$10,000

Owner of Record**Owner** BORCHARD DOUGLAS C & BARBARA G TALCOTT**Sale Price** \$789,000**Co-Owner****Certificate****Address** 60 ROSELAND ST
CAMBRIDGE, MA 02140**Book & Page** 57104/ 42**Sale Date** 07/07/2011**Instrument** 1G**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BORCHARD DOUGLAS C & BARBARA G TALCOTT	\$789,000		57104/ 42	1G	07/07/2011
AGYEMAN JULIAN K	\$680,000		34590/ 250	1G	01/16/2002
WINKLER ALLAN & JOANN R	\$145,000		15867/ 570		11/07/1984

Building Information**Building 1 : Section 1****Year Built:****Living Area:** 0**Replacement Cost:** \$0**Building Percent****Good:****Replacement Cost****Less Depreciation:** \$0**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	

64 ROSELAND ST**Location** 64 ROSELAND ST**Mblu** 37/ F/ 2/ /**Acct#** 19631090**Owner** WHITE JOLEEN T & KERNS
ARTHUR S**Assessment** \$665,100**PID** 7120**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$407,900	\$257,200	\$665,100

Owner of Record

Owner WHITE JOLEEN T & KERNS ARTHUR S
Co-Owner
Address 64 ROSELAND ST
 CAMBRIDGE, MA 02140

Sale Price \$835,000
Certificate
Book & Page 59437/ 371
Sale Date 07/02/2012
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WHITE JOLEEN T & KERNS ARTHUR S	\$835,000		59437/ 371	1G	07/02/2012
DERRICK DE PAPP GABRIELLE	\$845,000		46908/ 535	1G	01/31/2006
LANSFORD WENDELL	\$780,000		43080/ 512	1G	06/18/2004
OUTLAW BETTYE J	\$177,450		22641/ 022	1G	11/20/1992
SNITZER HERB & KATE	\$65,000		13724/ 702		

Building Information**Building 1 : Section 1**

Year Built: 1890
Living Area: 2,622
Replacement Cost: \$531,887
Building Percent 76
Good:
Replacement Cost
Less Depreciation: \$404,200

Building Photo

Building Attributes	
Field	Description

378 BEACON ST**Location** 378 BEACON ST**Mblu** 37/ F/ 3/ /**Acct#** 02036030**Owner** DERROUCHE AHMED &
MARISA**Assessment** \$1,453,800**PID** 436**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$956,200	\$497,600	\$1,453,800

Owner of Record**Owner** DERROUCHE AHMED & MARISA**Sale Price** \$1,500,000**Co-Owner****Certificate****Address** 10 BRIDGE ST
WINCHESTER, MA 01890**Book & Page** 47588/ 194**Sale Date** 06/07/2006**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DERROUCHE AHMED & MARISA	\$1,500,000		47588/ 194	00	06/07/2006
BARNARD DAVID L	\$450,000		31598/ 189	00	07/11/2000
BARNARD ROBERT L	\$1		25169/ 599	A	02/08/1995
BARNARD ARLINE	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1900
Living Area: 5,772
Replacement Cost: \$1,287,988
Building Percent Good: 74
Replacement Cost Less Depreciation: \$953,100

Building Photo

Building Attributes	
Field	Description
Style	Conventional-Apts

372 BEACON ST**Location** 372 BEACON ST**Mblu** 37/ F/ 4/ /**Acct#** 10333155**Owner** TRUST WARD ONE**Assessment** \$1,396,700**PID** 437**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$700,700	\$696,000	\$1,396,700

Owner of Record

Owner TRUST WARD ONE
Co-Owner MARGARET M JANDL TRUSTEE
Address PO BOX 382200
 CAMBRIDGE, MA 02238

Sale Price \$1
Certificate
Book & Page 29837/ 301
Sale Date 02/24/1999
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST WARD ONE	\$1		29837/ 301	1F	02/24/1999
TRUST JANDL MARGARET M	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1920
Living Area: 10,248
Replacement Cost: \$1,094,856
Building Percent 64
Good:
Replacement Cost
Less Depreciation: \$700,700

Building Photo

Building Attributes	
Field	Description
STYLE	Apartments
MODEL	Commercial
Grade	Average
Stories:	3

141 OXFORD ST**Location** 141 OXFORD ST**Mblu** 37/ F/ 5/ /**Acct#** 03139111**Owner** COMMON PLACE INC**Assessment** \$714,400**PID** 438**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$271,300	\$443,100	\$714,400

Owner of Record

Owner COMMON PLACE INC
Co-Owner
Address 141 OXFORD ST
 CAMBRIDGE, MA 02140

Sale Price \$0
Certificate
Book & Page 12394/ 584
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
COMMON PLACE INC	\$0		12394/ 584	

Building Information**Building 1 : Section 1**

Year Built: 1920
Living Area: 11,937
Replacement Cost: \$1,808,856
Building Percent Good: 15
Replacement Cost Less Depreciation: \$271,300

Building Attributes	
Field	Description
Style	3-Decker-Apts
Model	Residential
Grade:	Average
Stories:	3 Stories
Occupancy	8
Exterior Wall 1	Stucco/Masonry

Building Photo

(<http://images.vgsi.com/photos/SomervilleMAPotos//\01\00\88\05.jpg>)