



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 JAN 29 PM 2:08

BZA Application Form

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 1147479

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Unit 1C 1105 Massachusetts Ave Condominium Nominee Trust C/O John Carmichael

PETITIONER'S ADDRESS: 3 Linda , Windham, NH 03087

LOCATION OF PROPERTY: 1105 MASSACHUSETTS AVE., Unit 1C., Cambridge, MA

TYPE OF OCCUPANCY: Professional Office

ZONING DISTRICT: Business B Zone

REASON FOR PETITION:

/Change in Use/Occupancy/ /Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Renovate an 848 square foot office condominium for use as a single residential dwelling, that aligns with the existing uses of the building.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 5.000	Section: 5.26 (Conversion).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

John G. Carmichael
(Print Name)

Address:

Tel. No.

E-Mail Address:

3 Linda Street Windham, NH
(603) 327-8133
John.Carmichael.jgc@gmail.com
03087

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 John G Carmichael


(OWNER)

Address: Unit 1C, 1105 Massachusetts Avenue, Cambridge MA

State that I/We own the property located at 1105 Massachusetts Avenue,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Unit 1C 1105 Massachusetts Avenue Condominium Nominee Trust

*Pursuant to a deed of duly recorded in the date 08/26/1998, Middlesex South
County Registry of Deeds at Book 29018, Page 202; 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.

Commonwealth of Massachusetts, County of Middlesex

The above-name John G. Carmichael personally appeared before me,
this 18th of December, 2024, and made oath that the above statement is true.

Dianne Sperber Notary

My commission expires December 1, 2028 (Notary Seal)



DIANNE E. SPERBER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 1, 2028

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

RESIGNATION OF TRUSTEE
UNDER THE
UNIT 1 C 1105 MASSACHUSETTS AVENUE
CONDOMINIUM NOMINEE TRUST
Dated: August 11, 1998

I, Virginia Younren, currently serving as a Trustee under The Unit 1 C 1105 Massachusetts Avenue Condominium Nominee Trust, u/d/t dated August 11, 1998, hereby resign as Trustee, effective immediately.

4/13, 2022

Virginia Younren
Virginia Younren

**APPOINTMENT OF SUCCESSOR TRUSTEE
UNDER THE
UNIT 1 C 1105 MASSACHUSETTS AVENUE
CONDOMINIUM NOMINEE TRUST**

Dated: August 11, 1998

WHEREAS, Debora Carmichael, Stephen Sternbach and Virginia Youngren, did execute a TRUST AGREEMENT on August 11, 1998 entitled THE UNIT 1 C 1105 MASSACHUSETTS AVENUE CONDOMINIUM NOMINEE TRUST (the "Trust") of which they were the Grantors and the Trustees; and

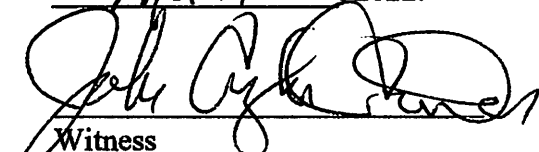
WHEREAS, Virginia Youngren resigned as a Trustee on April 13th, 2021; and

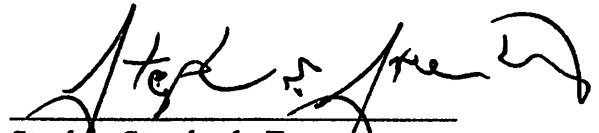
WHEREAS, it is provided in Section 4 of the Trust as follows:

"If any Trustee shall for any reason fail or cease to act or resign or die, then in such event, the survivors shall serve alone and thereafter the sole survivor shall have the power to nominate a successor Trustee, which shall be done in writing, duly notarized, and shall be effective upon recording."

NOW, THEREFORE, pursuant to the provisions of Section 4 of the Trust, the sole Trustee, Stephen Sternbach, hereby appoints John Gregory Carmichael to serve as Successor Trustee.

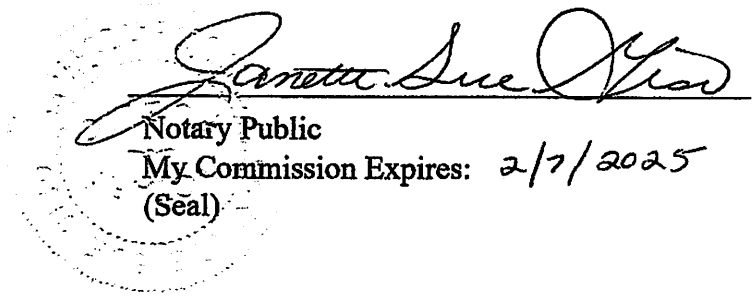
IN WITNESS WHEREOF, I, Stephen Sternbach, hereunto set my hand this 22 day of April, 2022.


Witness


Stephen Sternbach, Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

On April 22, 2022, before me, the undersigned notary public, personally appeared Stephen Sternbach, proved to me through satisfactory evidence of identification, which was either photographic identification with signature issued by a federal or state governmental agency or personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



**APPOINTMENT OF SUCCESSOR TRUSTEE
UNDER THE
UNIT 1 C 1105 MASSACHUSETTS AVENUE
CONDOMINIUM NOMINEE TRUST**

Dated: August 11, 1998

WHEREAS, Debora Carmichael, Stephen Sternbach and Virginia Youngren, did execute a TRUST AGREEMENT on August 11, 1998 entitled THE UNIT 1 C 1105 MASSACHUSETTS AVENUE CONDOMINIUM NOMINEE TRUST (the "Trust") of which they were the Grantors and the Trustees; and

WHEREAS, Debora Carmichael passed away on October 18, 2019;

and

WHEREAS, it is provided in Section 4 of the Trust as follows:

"If any Trustee shall for any reason fail or cease to act or resign or die, then in such event, the survivors shall serve alone and thereafter the sole survivor shall have the power to nominate a successor Trustee, which shall be done in writing, duly notarized, and shall be effective upon recording."

NOW, THEREFORE, pursuant to the provisions of Section 4 of the Trust, the sole Trustee, Stephen Sternbach, hereby appoints John Gregory Carmichael to serve as Successor Trustee.

IN WITNESS WHEREOF, I, Stephen Sternbach, hereunto set my hand this 22 day of

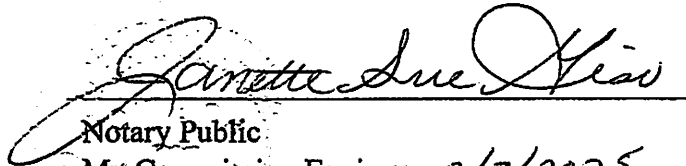
April, 2022.

Witness

Stephen Sternbach, Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

On April 22, 2022, before me, the undersigned notary public, personally appeared Stephen Sternbach, proved to me through satisfactory evidence of identification, which was either photographic identification with signature issued by a federal or state governmental agency or personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires: 2/7/2025
(Seal)

RESIGNATION OF TRUSTEE

UNDER THE

UNIT 1 C 1105 MASSACHUSETTS AVENUE CONDOMINIUM NOMINEE TRUST

Dated: August 11, 1998

I, Virginia Younren, currently serving as a Trustee under The Unit 1 C 1105
Massachusetts Avenue Condominium Nominee Trust, u/d/t dated August 11, 1998, hereby resign
as Trustee, effective immediately.

9/20/22, 2022

Virginia Younren
Virginia Younren

COMMONWEALTH OF MASSACHUSETTS

Virginia Younren
personally appeared before me, the undersigned notary public,
and proved to me his/her identity through satisfactory evidence,
which were MA Drivers License
and acknowledged he/she signed the foregoing instrument
voluntarily for its stated purpose on this 20th day of
September, 2022.



Notary Public



KRISTOPHER L. BECK
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
January 17, 2025

March 15th, 2021

Dear Sir or Madam,

Assignment of Interests

We refer to the Purchase Agreement between John Gregory Carmichael and Virginia Youngren for Unit 1C, 1105 Massachusetts Avenue, Cambridge Massachusetts dated 15th March 2021 (**Purchase Agreement**).

I am writing to let you know that, as part of the Agreement of 15 March 2020, and in accordance with the terms of the Agreement, I am now giving you notice that I have assigned all my rights, title, interest, and benefit in

1. The Unit 1C, 1105 Massachusetts Avenue Joint Venture Agreement, and
2. The Unit 1C, 1105 Massachusetts Avenue Condominium Nominee Trust

to John Gregory Carmichael.

Respectfully yours,


Virginia Youngren

33 Bigelow Street, Apartment #3,
5

Cambridge, MA 02139

NCC
ry

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The conversion and sale of the condominium property was a central part of the retirement planning of the Trustees and the denial of the approval would represent a financial hardship. The building permit application to renovate the unit was held up on account of ISD's determination that the renovation of the unit established a new dwelling, and the City would require a zoning variance.

The Petitioner acquired the subject property in 1998, which consists of a single condominium unit in a large multiunit building constructed in 1974. Unit 1C is located on the second floor of the Tower. The Unit 1C 1105 Massachusetts Avenue Condominium Trust existed to support the psychology practices of the three trustees.

One trustee has died, one has retired, and the remaining trustee wishes to retire. At the time of acquisition, the Trustees believed they had the right (as stated in the Unit Deed) to convert the office unit into a dwelling. The Petitioner sought to renovate and submitted a Permit request to the City of Cambridge.

The inability to renovate and sell the unit will pose a significant financial and practical hardship for the Petitioners. The office unit is aged, small, and needs repairs and improvements. Changes to healthcare reimbursement for virtual therapy has functionally eliminated the demand for this type of office space. Two of the 3 offices have been vacant since 2020. For these reasons, the inability to proceed with the re-establishment as two units will pose financial and logistical hardships.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

These hardships are owing to the unique circumstances of the shape and location of this pre-existing, nonconforming building that is located on a lot that straddles the Residence C-1, Business B, and Harvard Square Overlay districts. The density of units (79 units now and 80 if the BZA approves) is complicated by the more restrictive current zoning regulations that were imposed after this building was constructed in 1974.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The Petitioner worked with an Architect, Contractor and the Condominium Association for the 1105 Massachusetts Avenue building to get the appropriate permits to begin the renovation. There will be no detriment to the public good in allowing for the re-establishment of this unit as a dwelling.

1. The work entails a simple renovation and upgrading of the existing office unit. Any work entailed in the renovation will be scrutinized and approved by ISD, and has already been approved by the condominium association after a careful review of the architectural plans.
2. There will be no exterior changes to the building, nor any interior changes with respect to access/egress to the common areas of the building. There will be no discernable impacts of any kind for the neighborhood.

Date: 1/28/2025

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Unit 1C 1105 Massachusetts Ave Condominium
Nominee Trust

Present Use/Occupancy: Professional Office

Location: 1105 MASSACHUSETTS AVE., Unit 1C,
Cambridge, MA

Zone: Business B Zone

Phone: (603) 327-8133

Requested Use/Occupancy: Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>		
<u>TOTAL GROSS FLOOR AREA:</u>		66,628	66,628	93,513	(max.)	
<u>LOT AREA:</u>		31,171	31,171	22,209	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		2.11	2.14	3		
<u>LOT AREA OF EACH DWELLING UNIT</u>		389.6	384.8	300		
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	294	294	20		
	<u>DEPTH</u>	150	150	none		
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0	0	0		
	<u>REAR</u>	24	24	0		
	<u>LEFT SIDE</u>	0	0	0		
	<u>RIGHT SIDE</u>	0	0	0		
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	80	80	80		
	<u>WIDTH</u>	102	102	0		
	<u>LENGTH</u>	180	180	40		
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0		
<u>NO. OF DWELLING UNITS:</u>		79	80	78		
<u>NO. OF PARKING SPACES:</u>		98	98	0		
<u>NO. OF LOADING AREAS:</u>		3	3	0		
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0		

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

Not applicable

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

1105
Massachusetts
Avenue
Condominium
Trust

1105 Mass Ave.
Unit 1C
Cambridge, MA

Renovation



2 Fern Lane • Sterling, MA 01564
tel: (978) 407-8848
email: jferrera@comcast.net



SHEET TITLE:

DEMO / PROPOSED
PARTIAL
FLOOR PLAN

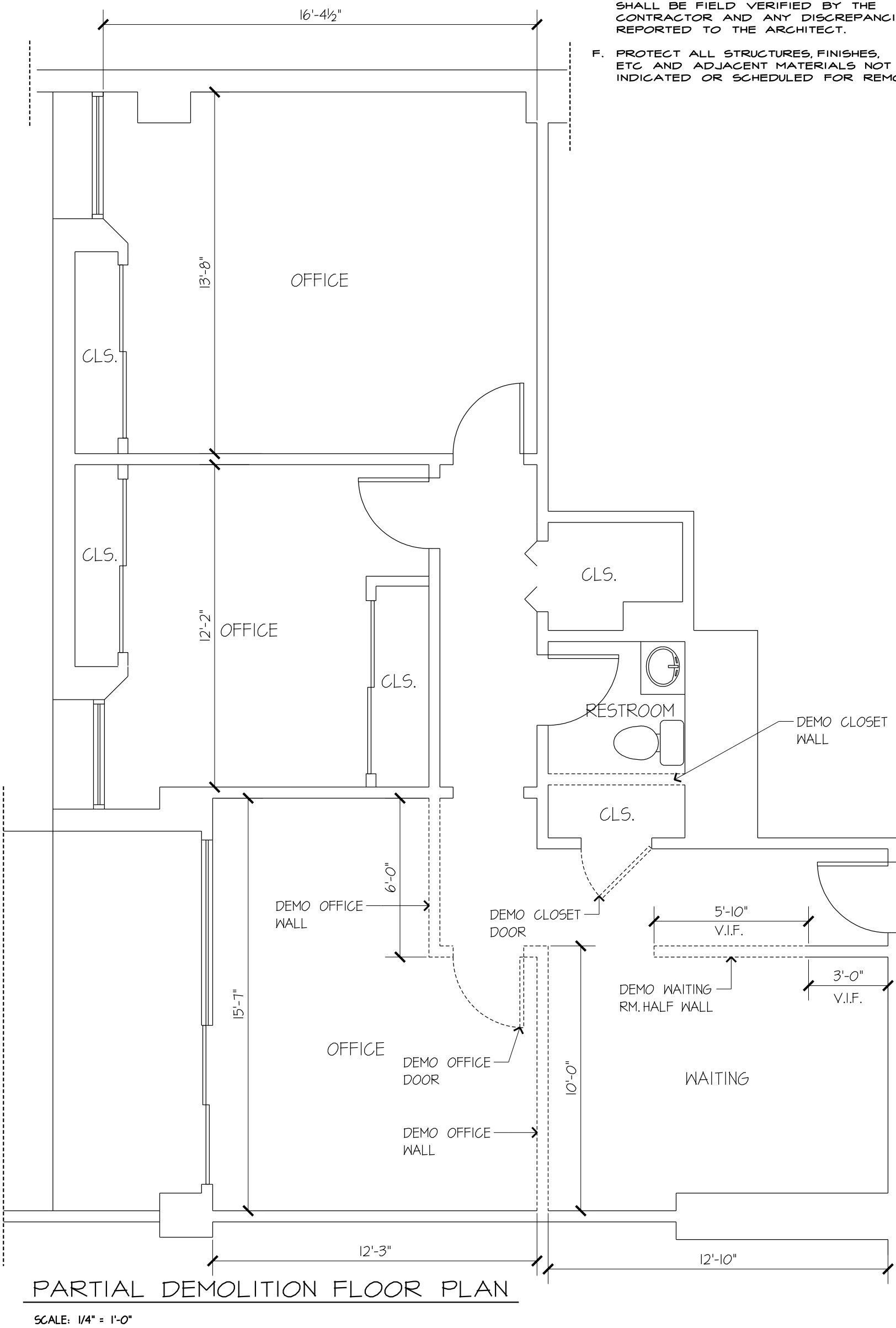
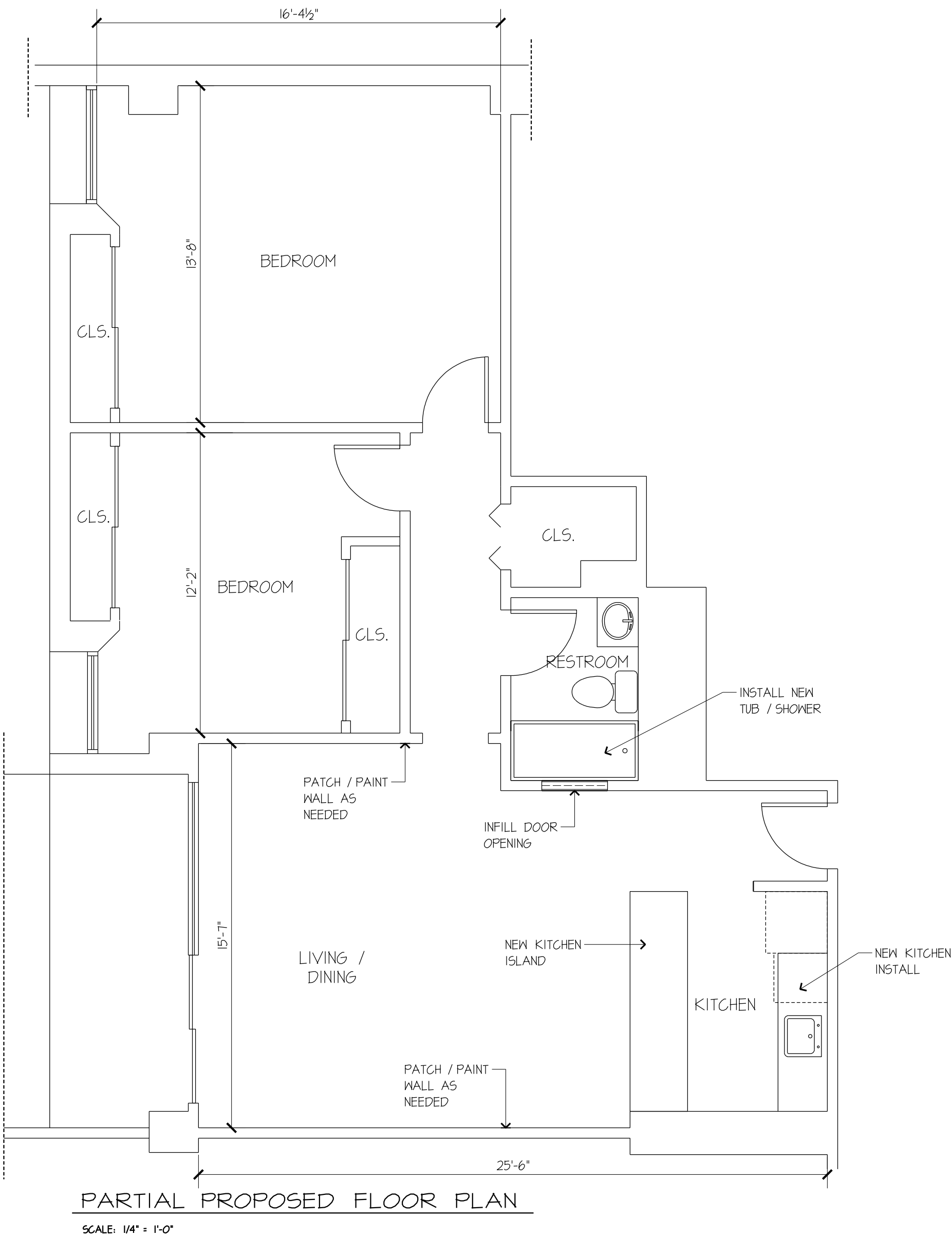
Job No.:	24027
FILE:	
DRAWN:	JAF
SCALE:	AS NOTED
DATE:	09-29-2024

SHEET IDENTIFICATION:

A-1

GENERAL DEMOLITION KEYNOTES:

- A. ALL ABANDONED UTILITIES, TRIPPING HAZARDS IDENTIFIED BY GENERAL CONTRACTOR TO BE REMOVED.
- B. SUB-CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD. CONTRACTOR TO IMMEDIATELY REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION
- C. ALL CONSTRUCTION SHALL COMPLY WITH THE APPROPRIATE PROVISIONS OF THE MASSACHUSETTS STATE BUILDING CODE - NINTH EDITION
- D. ALL GYPSUM BOARD SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED.
- E. THE DRAWINGS INDICATE THE EXTENT AND GENERAL LAYOUT OF THE WORK TO BE PERFORMED. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT.
- F. PROTECT ALL STRUCTURES, FINISHES, ETC AND ADJACENT MATERIALS NOT INDICATED OR SCHEDULED FOR REMOVAL.



MASTER DEED
of the
1105 MASSACHUSETTS AVENUE CONDOMINIUM

[AS AMENDED THROUGH JUNE, 2001]

Max Wasserman and Leo E. Wolf, as they are the Trustees of 1105 Realty Trust under declaration of trust dated June 29, 1973 and registered as Document No. 518802 together with certificate of title No. 142883 in Book 844, Page 133 of the South Middlesex Registry District, (hereinafter collectively called "the Grantor"), the sole owner of the premises in Cambridge, Middlesex County, Massachusetts, hereinafter described, by duly executing and recording this Master Deed, does hereby submit said premises to the provisions of Chapter 183A of the General Laws of Massachusetts, proposes to create, and hereby does create with respect to said premises, a condominium to be governed by and subject to the provisions of Chapter 183A, and to that end declares and provides the following:

1. Name. The name of the condominium shall be:

1105 Massachusetts Avenue Condominium

2. [As amended on September 9, 1974 -- Amendment 1] Description of land. The premises which constitute the condominium consist of 31,171 square feet of land in said Cambridge, generally known as 1105 Massachusetts Avenue, Cambridge, together with the building and improvements thereon. The premises are described by metes and bounds as follows:

That certain parcel of land with the buildings thereof, situated in CAMBRIDGE in the County of Middlesex and the Commonwealth of Massachusetts, said parcel being bounded and described as follows:

BEGINNING at the point of intersection of the northeasterly sideline of Massachusetts Avenue and the southeasterly sideline of Remington Street;

THENCE running by Remington Street, NORTH 39 degrees 00' 40" EAST 102.17 feet and NORTH 32 degrees 58' 03" EAST 14.83 feet to land now or formerly of Louville F. & Mary L. Niles;

THENCE running by said Niles land, SOUTH 64 degrees 05' 23" EAST 63.27 feet and SOUTH 63 degrees 15' 40" EAST 80.00 feet, to land now or formerly of William D. & Laura A. Harrigan (being land shown on Land Court Plan 3482-A);

THENCE running by said Harrigan land, SOUTH 19 degrees 51' 04" EAST 50.00 feet and SOUTH 72 degrees 00' 00" EAST 88.15 feet, to the northwesterly sideline of Trowbridge Street;

THENCE running by Trowbridge Street, SOUTH 18 degrees 00' 00" WEST 85.35 feet to land now or formerly owned by John R. Sennott, Jr.

THENCE running by said Sennott land, NORTH 55 degrees 42' 26" WEST 113.50 feet, and SOUTH 39 degrees 13' 48" WEST 65.00 feet to the northeasterly sideline of Massachusetts Avenue;

THENCE running by Massachusetts Avenue, NORTH 50 degrees 59' 03" WEST 180.56 feet, to the point of beginning.

A portion of said parcel is conveyed subject to the sub-surface right and easement taken by the Commonwealth of Massachusetts (Metropolitan District Commission), by order dated April 15, 1954, recorded with said Deeds in Book 8243, Page 193 and filed with said Registry District as Document 280376, and that portion of said parcel described in a deed from Louville Niles et ux to Jeanne L. Wasserman, dated January 24, 1972 and recorded with said Deeds in Book 12138, Page 197, is conveyed subject to the restrictions contained in said deed.

Subject to a first mortgage to Harvard Trust Company dated August 8, 1972, recorded Book 12350, Page 95 and subject to a 199 year lease dated April 10, 1974 to the Trowbridge Trust of so much of two base levels in the building situated on the premises as are used for garaging automobiles, notice of which lease is recorded in Book 12630, Page 271.

3. Description of building. There is one building (hereinafter referred to as "the Building") located on the land above described. The Building consists of 15 levels or stories, as follows:

Basement Level: contains lower garage area, meter room, pump room, solid waste compactor to serve retail space, and six retail store spaces (Store Nos. 1 - 6). This level is below the grade of Massachusetts Avenue but the store fronts all have full front windows open to daylight.

Upper Garage Level: contains upper garage area, the building lobby, and nine retail store spaces (Store Nos. 7 - 15). This level is approximately half a story above the grade of Massachusetts Avenue and access is by a stairway up.

1st Story: Professional and business offices and superintendent's apartment.

2nd - 12th Stories: Apartments[Trustees' Certificate dated May 5, 1976, permits use of Units on second floor for general office use as well as residential use. Trustees' Certificate dated November 15, 1978, permits use of Units on third floor for general office use as well as residential use.]

Penthouse: Apartments

The basement and upper garage level are a platform for the main apartment tower of 13 stories (inclusive of the penthouse story), which has dimensions of 90 feet by 90 feet. The number of apartments (including those on the 1st floor which may be used for offices) is 94. The building has a steel frame with the carrying beams fire-proofed with asbestos. The exterior is of an earth colored brown brick and exposed concrete. The window frames are of bronzed aluminum and the windows are of insulated glass. Behind the exterior brick facing there is concrete block, fiberglass insulation, and sheet rock wall board. Between apartment units there is an extra layer of sheet rock and insulation. Studs are of aluminum. Heating and air conditioning is electric by means of through the wall appliances in each apartment. There are two Westinghouse passenger elevators. A mechanical penthouse is located on the roof. There is a solid waste disposal chute leading to compactors located on the upper garage level. On each apartment floor there is a laundry room which contains coin operated washers and dryers. Hallways and lobby areas are heated from a source located on the lower roof (the one over the upper garage level). In the lobby are mailboxes and a control panel through which calls to the individual units may be made. Apartment floors are wood parquet. [*This is incorrect. The Trust engaged an independent engineer to test the fireproofing material and it was found not to be asbestos.]*

4. Designation of units and their boundaries. The Condominium Units (hereinafter referred to as "the Units") and the designations, locations, approximate areas, numbers of rooms, immediately

accessible commons areas, and other descriptive specifications thereof are as set forth in Exhibit A hereto annexed and on the floor plans also hereto annexed as Exhibit B. The boundaries of each of the Units with respect to the floors, ceilings, and the walls, doors and windows thereof are as follows:

(a) Floors: The upper surface of the subflooring.

(b) Ceilings: The plane of the lower surface of the ceiling joists or, in the case of Units or portions of Units situated immediately beneath an exterior roof, the plane of the lower surface of the roof rafters.

(c) Interior Building Walls: The plane of the surface facing such Unit of the wall studs.

(d) Exterior Building Walls, Doors and Windows: As to walls, the plane of the interior surface of the wall studs; as to doors, the exterior surface thereof; and as to windows, the exterior surfaces of the glass and the window frames.

(e) [This section added by Amendment 2, October 30, 1974] Terraces and decks. The owners of Units Nos. O-1A, O-1B, O-1C, O-1D, O-1E, O-1F, O-1G and O-1H on the first floor shall have the exclusive use as a terrace of any area marked "T" on Sheet #3 of the floor plans described in Section 6 of this Master Deed and recorded as a part thereof which is shown on said plan as adjoining said Units and each such owner shall have the responsibility of maintaining such owner's terrace area but not the structure thereof at such owner's expense. The owners of PH (Penthouse) Units on the 13th floor shall each have the exclusive use of and the responsibility of maintaining, the deck area marked "d" adjoining the particular PH Unit as shown on Sheet #15 of said floor plans, but not the structure thereof. The "T" and "d" areas above referred to are not included in the approximate area calculations which appear in Exhibit A to the Master Deed. Owners of adjoining "O" Units which have terraces may, at their expense, and with the consent of the Trustees of the 1105 Massachusetts Avenue Trust, join such terraces with a connecting structure.

5. Common areas and facilities. The commons areas and facilities of the Condominium consist of:

(a) The land above described, together with the benefit of and subject to all rights, easements, restrictions and agreements of record so far as the same may be in force;

(b) The foundations, structural columns, girders, beams, supports, exterior walls, roof and entrances and exits of the Building, and common walls within the Building;

(c) The entrance lobbies, halls and corridors serving more than one Unit and the mailboxes, closets, fire extinguishers and other facilities therein, stairways, elevators and laundry rooms;

(d) Installations of central services such as power, light, hot and cold water, heating, and waste disposal, including all equipment attendant thereto (but not including equipment contained within and servicing a single Unit);

(e) All conduits, chutes, ducts, plumbing, wiring, flues and other facilities for the furnishing of utility services or waste removal which are contained in portions of the Building contributing to the structure or support thereof, and all such facilities contained within any Unit, which serve parts of the Building other than the Unit within which such facilities are contained, together with an easement of access thereto for maintenance, repair and replacement, as aforesaid;

(f) All heating apparatus for common areas and facilities and other common equipment wherever located in, on or around the Building and all areas in the basement and upper garage levels, subject to the provisions of paragraph (i) below;

(g) The superintendent's apartment situated on the first floor of the Building;

(h) The yards, lawns, gardens, walkways, and the improvements thereon and thereof, including walls, bulkheads, railings, steps, lighting fixtures and planters;

(i) A leasehold estate in the facilities located in the basement and upper garage levels of the Building, which facilities are the subject of a 155-year lease from Trowbridge Trust to the 1105 Massachusetts Avenue Condominium Trust;

(j) Storage areas if any there be; and

(k) Such additional common areas and facilities as may be defined in Chapter 183A.

Heating and ventilation facilities located on the roof of the Upper Garage Level shall be appurtenant to the commercial units they serve and shall not be common facilities, with the result that the owner of the unit served by the heating and ventilation facility shall be responsible for its maintenance and replacement.

The owners of each Unit shall be entitled to an undivided interest in the common area and facilities in the following percentages set forth opposite each Unit:

[Table of beneficial interest for Apartment Units & Retail Units, including Third Amendment, omitted here]

The common areas and facilities shall be subject to the provisions of the By-Laws of the 1105 Massachusetts Avenue Condominium Trust, hereinafter referred to, and to rules and regulations which may be promulgated pursuant thereto with respect to the use thereof, assignments of certain such facilities to particular Unit owners (e.g. garage space) and payments required therefor.

6. Floor plans. The floor plans of the Building, showing the layout, location. Unit numbers, and dimensions of Units, stating the name of the Building, and bearing the verified statement of a registered engineer or land surveyor, certifying that the plans fully and accurately depict the same, are attached hereto and captioned "1105 Massachusetts Avenue Condominium" consisting of 15 sheets, as follows:

[List of Sheets omitted here]

7. Purposes. The purposes for which the Building, and the Units and other facilities therein, are intended to be used are as follows:

Except for the Units designated in the tabulation in Section 5 with an "O", which Units may be used as an office, and those designated "Retail", which may be used for retail sales and services and as offices, the other 87 Units shall be used solely for residential purposes by not more than one (1) family unit nor more than two (2) unrelated persons, subject to the restrictions set forth in the following section 8.

The Grantor may, until all of said Units have been sold by said Grantor, (a) lease Units which have not been sold and (b) use any Units owned by the Grantor as models for display for purposes of sale or leasing of Units.

8. *Restrictions on use. Unless otherwise permitted by instrument in writing duly executed by a majority of the Trustees of the 1105 Massachusetts Avenue Condominium Trust then in office and pursuant to provisions of the By-Laws thereof:*

(a) No Unit shall be used for any purpose other than a purpose permitted under section 7 above;

(b) No Unit except a Unit designated with an "O" or "Retail" shall be used for any purposes other than for residential purposes by not more than one (1) family unit nor more than two (2) unrelated persons;

(c) The architectural integrity of the Building and the Units shall be preserved without modification, and to that end, without limiting the generality of the foregoing, no balcony enclosure, awning, screen, antenna, sign, banner or other device, and no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to any such Unit or any part thereof without the prior consent of the Trustees of the 1105 Massachusetts Avenue Condominium Trust and without such consent no addition to or change or replacement (except, so far as practicable, with identical kind) of any exterior light, door knocker or other exterior hardware, exterior apartment door, or door frames shall be made, and no painting, attaching of decalcomania or other decoration shall be done on any exterior part of surface of any Unit nor on the interior surface of any window, but this subparagraph (c) shall not restrict the right of Unit owners to decorate the interiors of their Units as they may desire; and

(d) No Unit shall be used or maintained in a manner contrary to or inconsistent with the By-Laws of the 1105 Massachusetts Avenue Condominium Trust and regulations which may be adopted pursuant thereto.

Said restrictions shall be for the benefit of the owners of all of the Units, and the Trustees of 1105 Massachusetts Avenue Condominium Trust, and shall be administered on behalf of said owners by said Trustees and shall be enforceable solely by said Unit owners or Trustees, insofar as permitted by law, and shall, insofar as permitted by law, be perpetual; and to that end may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit owner shall be liable for any breach of the provisions of this paragraph except such as occur during his or her ownership thereof.

9. *Amendments. Except for the special rights of amendment of owners of Retail Units, this Master Deed may be amended by an instrument in writing (a) signed by the owners of Units entitled to seventy-five percent (75%) or more of the undivided interests in the common areas and facilities, and (b) signed and acknowledged by a majority of the Trustees of the 1105 Massachusetts Avenue Condominium Trust and (c) duly recorded with the South Middlesex County Registry of Deeds, provided, however, that:*

(a) The date on which any such instrument is first signed by a Unit owner shall be indicated thereon as the date thereof and no such instrument shall be of any force or effect unless the same has been so recorded within six (6) months after such date;

(b) No instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been signed by the owners of the Unit so altered;

(c) No instrument of amendment which alters the percentage of the undivided interest to which any Unit is entitled in the common areas and facilities shall be of any force or effect unless the same has been signed by the owners of all the Units and said instrument is recorded as an Amended Master Deed;

(d) No instrument of amendment affecting any Unit upon which there is a first mortgage of record held by a bank or insurance company or a purchase money second mortgage held by the Grantor or the Grantor's assigns shall be of any force or effect unless the same has been assented to by the holder of such mortgage; and

(e) No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of said Chapter 183A of the General Laws of Massachusetts shall be of any force or effect. The owners of all the Retail Units may by a written instrument so acknowledged and recorded amend this Master Deed so as to alter the space allocation and percentage interests among the Retail Units.

10. Trust. The Trust through which the Unit owners will manage and regulate the Condominium established hereby is the 1105 Massachusetts Avenue Condominium Trust under Declaration of Trust dated April 12, 1974, to be recorded herewith. Said Declaration of Trust establishes a membership organization of which all Unit owners shall be members and in which such owners shall have an interest in proportion to the percentage of undivided interest in the common areas and facilities to which they are entitled hereunder. The names and addresses of the original and present trustees thereof (therein designated as the Trustees thereof) are as follows:

Michael J. Coyne, c/o Wasserman Development Corporation, 84 Sherman Street, Cambridge, Massachusetts 02140

Max Wasserman, c/o Wasserman Development Corporation, 84 Sherman Street, Cambridge, Massachusetts 02140

Rudolph Kass, c/o Brown, Rudnick, Freed & Gesmer, 85 Devonshire Street, Boston, Massachusetts 02109

Said Trustees have enacted By-Laws, which are set forth in said Declaration of Trust, pursuant to and in accordance with provisions of Chapter 183A of the General Laws of Massachusetts.

11. Application of Condominium Statute. The Units and common areas and facilities, and the Unit owners and Trustees of 1105 Massachusetts Avenue Condominium Trust, shall have the benefit of and be subject to the provisions of Chapter 183A of the General Laws of Massachusetts and in all respects not specified in this Master Deed or in the Declaration of Trust of the 1105 Massachusetts Avenue Trust and the By-Laws set forth therein, shall be governed by provisions of Chapter 183A in their relation to each other and to the Condominium established hereby, including, without limitation, provisions thereof with respect to removal of the Condominium premises or any portion thereof from the provisions of said Chapter 183A.

12. Definitions. All terms and expressions herein used which are defined in Section 1 of Chapter 183A shall have the same meanings herein unless the context otherwise requires.

IN WITNESS WHEREOF, on the 12th day of April, 1974, Max Wasserman and Leo E. Wolf, trustees of 1105 Realty Trust have signed and sealed this Condominium Master Deed.

Trustees of 1105 Realty Trust and not individually

Max Wasserman

Leo E. Wolf

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS. April 12, 1974

Then personally appeared the above-named Max Wasserman and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of 1105 Realty Trust, before me.

Rudolph Kass

Notary Public

My commission expires: 2/17/78

EXHIBIT A TO MASTER DEED [omitted here]

[Undated sheet found in Trust records -- from internal evidence prepared sometime between 9/16/76 and 11/15/78]

SUMMARY OF VARIANCES GIVEN BY WASSERMAN

UNIT; DETAILS; BOOK, PAGE, DATE

4-B "Permission to Dorothy S. Zare to use 4-B for psychological counselling." 12923--115 1-16-76

11-H "To Horace G. Lunt, and Sally H. Lunt permission to use unit 11-H for the practice of psychological counselling." 13020--516 7-21-76

5-D "To Cemal Sirimoglu, owner of unit 5-D, but not to his successor in title, permission to use a room in unit 5-D for psychiatric consultation by Ismail Ersevrim, M.D." 12971--398 5-5-76

9-D "Permission for the practice of psychiatry and other professional office use to M. D. Von Zweck and her successors." 12809--443 6-12-75

11-D "To Torrence C. Harder and Peter L. Falb and their successors and assigns the right to use unit 11-D as an office for an investment advisory service or similar low traffic use." 13059--136 9-16-76

11-E "To Miguel A. Leibovich and his successors in title permission to use unit 11-E for the practice of psychiatry and other professional use." 12662--512 6-28-74

2-A,B,G,D,E,F,G "Permission to use units on the second floor for general office use, in addition to use these units for residential purposes if owners so desire." 12976--278 5-14-76

3rd Floor For general office use. 13585--292, crossed 12630-284 11/15/78
[This last line added by hand]

V455
for your review
return to my box
for filing DC

1105 MASSACHUSETTS AVENUE CONDOMINIUM
CAMBRIDGE, MASSACHUSETTS

UNIT DEED

WE, CHARLES L. HOUSMAN, ANDREW M. GARLAND AND DAVID H. HALPERT, TRUSTEES OF C & A ASSOCIATES REALTY TRUST, u/d/t dated December 10, 1974, recorded with Middlesex South Registry of Deeds in Book 12739, Page 455, of Cambridge, Middlesex County, Massachusetts (Grantor) for consideration of One Hundred Sixty Thousand and 00/100 (\$160,000.00) Dollars paid grants to Debora Carmichael, Stephen Sternbach and Virginia Youngren, Trustees of the Unit 1C 1105 Massachusetts Avenue Condominium Nominee Trust (Grantee) with QUITCLAIM COVENANTS, the condominium unit known as Unit 1C located at 1105 Massachusetts Avenue, Cambridge, Massachusetts. Said condominium unit is part of the condominium known as 1105 Massachusetts Avenue Condominium, created pursuant to G.L. c. 183A by a Master Deed dated April 12, 1974, recorded May 14, 1974 with said Deeds in Book 12630, Page 273, as amended.

This unit is conveyed together with an undivided .009975 percentage interest in the common areas and facilities described in the Master Deed and in the Declaration of Trust of 1105 Massachusetts Avenue Condominium Trust, the by-laws contained in said Declaration of Trust, and rules and regulations from time to time adopted thereunder. Said Declaration of Trust is recorded with said Deeds in Book 12630, Page 284, as amended. This unit is laid out on plans recorded with a deed to the Massachusetts Avenue Condominium Corp. dated May 3, 1977 and recorded with said Deeds on May 10, 1977 in Book 13186, Page 445.

The grantor conveys the said Unit subject to and with the benefit of all applicable provisions in said Master Deed, as amended, and in the said Declaration of Trust, as amended, the by-laws contained in the Declaration of Trust, and rules and regulations from time to time adopted thereunder.

The Unit may be used for residential or office purposes.

The grantee acquires said Unit with the benefit of, and subject to, the provisions of G.L. c. 183A, relating to condominiums, as that statute is written as of the date hereof and as it may in the future be amended.

729.60
MSD 08/26/98 02:39:25
MASS. EXCISE TAX:

For grantors' title see deed of Grantor dated Sept. 1, 1982 and recorded with said Deeds in Book 14718, Page 189.

Witness our hands and seals this 30th day of July, 1998.

Charles L. Housman

Charles L. Housman, as trustee
and not individually

Andrew M. Garland

Andrew M. Garland, as trustee
and not individually

David H. Halpert, Trustee

David H. Halpert, as trustee
and not individually

COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS.

July 30, 1998

Then personally appeared the above-named Charles L. Housman, and acknowledged the foregoing instrument to be his free act and deed as trustee of aforesaid, before me.

BELEN MICOZZI
Notary Public
My Comm. Expires Nov. 20, 2003

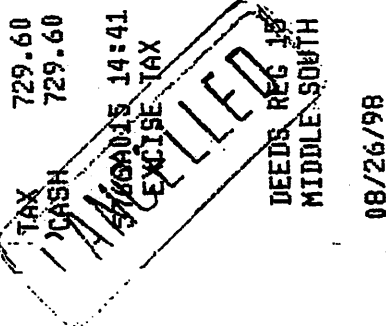
Belen Micozzi
Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

AUG 3, 1998

Then personally appeared the above-named Andrew M. Garland, and acknowledged the foregoing instrument to be his free act and deed as trustee of aforesaid, before me.



Ting L. Wong
Notary Public
My commission expires:

TING L. WONG
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 28, 2003

COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS.

August 10, 1998

Then personally appeared the above-named David H. Halpert, and acknowledged the foregoing instrument to be his free act and deed as trustee of aforesaid, before me.

Pauline R. El
Notary Public

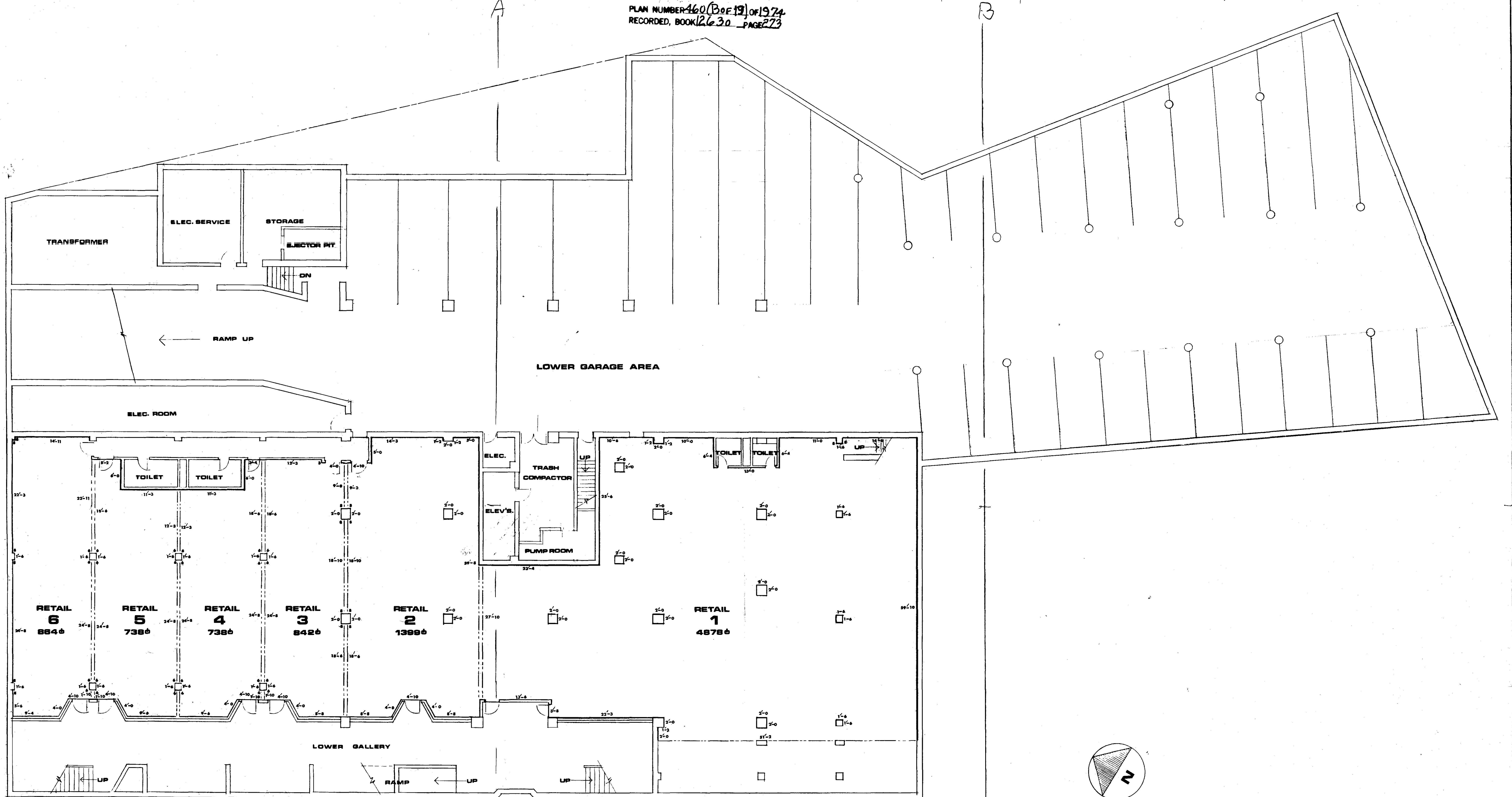
My commission expires: 11-12-99

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 1/8/2025 10:33:52 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
460	PLAN		01974/460	05/14/1974	0.00
Property-Street Address and/or Description					
MASSACHUSETTS AVENUE 1105 CAMBRIDGE					
Grantors					
1105 MASSACHUSETTS AVENUE CONDOMINIUM					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

PLAN NUMBER 460 (COF 19) OF 1974
RECORDED, BOOK 2630 PAGE 273



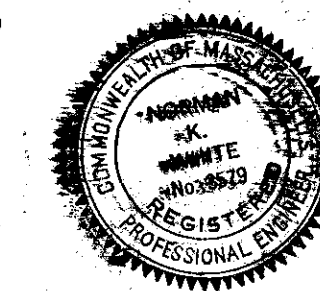
BASEMENT LEVEL PLAN

SCALE IN FEET
0 5 10 20
FLOOR ELEV. 30'-6"
CEILING ELEV. 39'-0"

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, AND DIMENSIONS OF THE UNITS AS BUILT IN 1105 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS.

Morgan & White April 12, 1974



Middlesex Registry of Deeds, St. Dist.
CAMBRIDGE, MASS.
Plan Number 460 (COF 19) OF 1974
Rec'd MAY 14 1974 at 3:58 PM
WMA/MASTER DEED Doc. No. 303
MAX WASSERMAN ET AL, TRS.
Recorded, Book 2630 Page 273

REC'D 20
NL

Attest: *[Signature]*
REGISTER

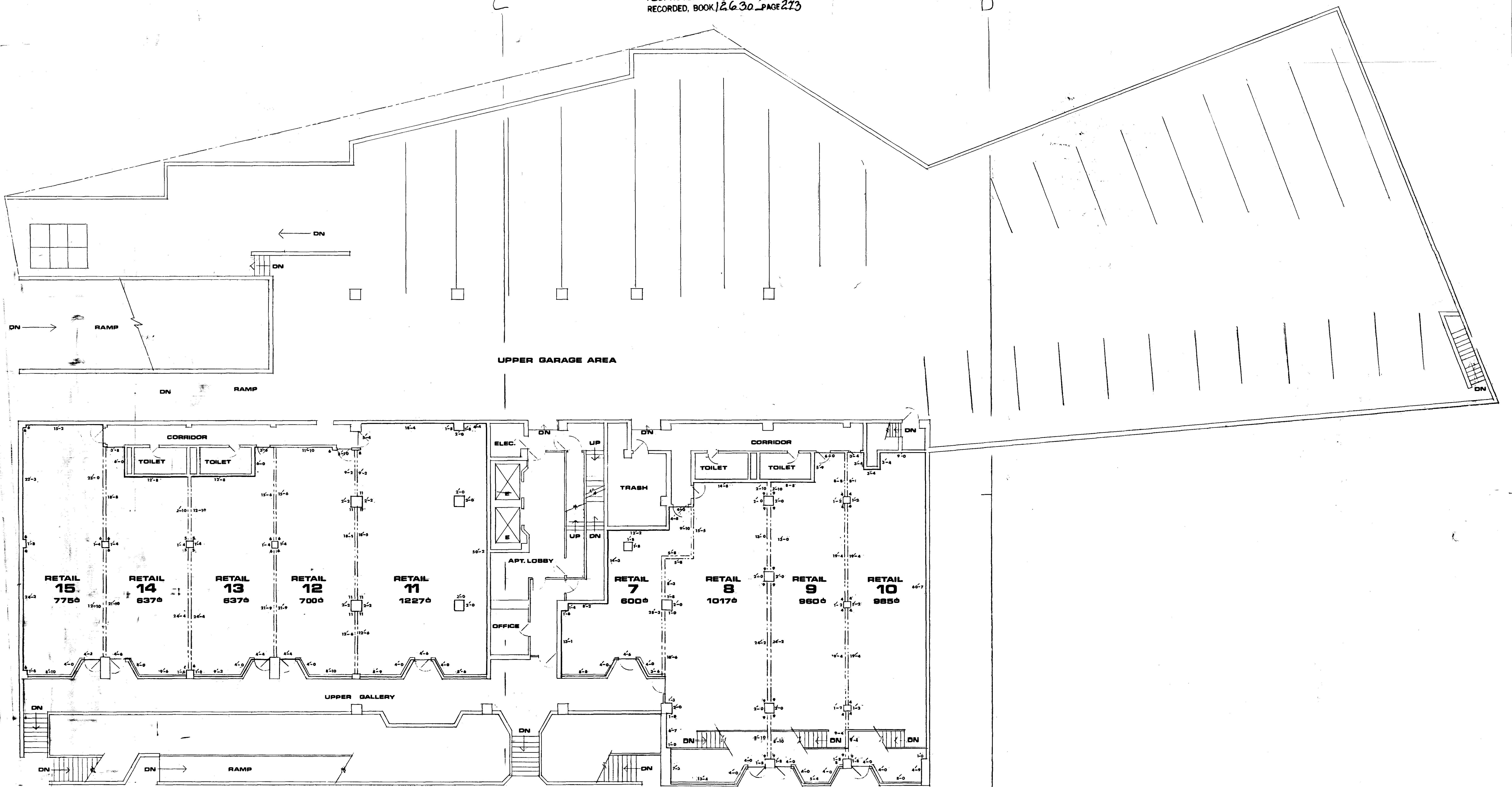
1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

10 JAN., 1974

SHEET #
1
of 15

PLAN NUMBER 460 (COF 19) OF 1974
RECORDED, BOOK 2630 PAGE 273

PLAN NUMBER 460 (E.O.E. 19) OF 1974
RECORDED, BOOK 12630 PAGE 273



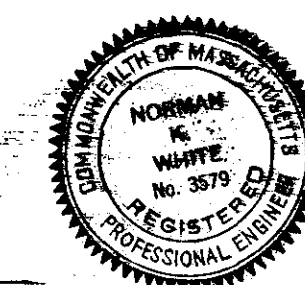
UPPER GARAGE LEVEL PLAN

SCALE IN FEET
0 5 10 20
FLOOR ELEV. 41'-6"
CEILING ELEV. 50'-0"

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, AND DIMENSIONS OF THE UNITS AS BUILT IN 1105 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS.

April 12, 1974 *Norman K. White*



PLAN NUMBER 460 (E.O.E. 19) OF 1974
RECORDED, BOOK 12630 PAGE 273

1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

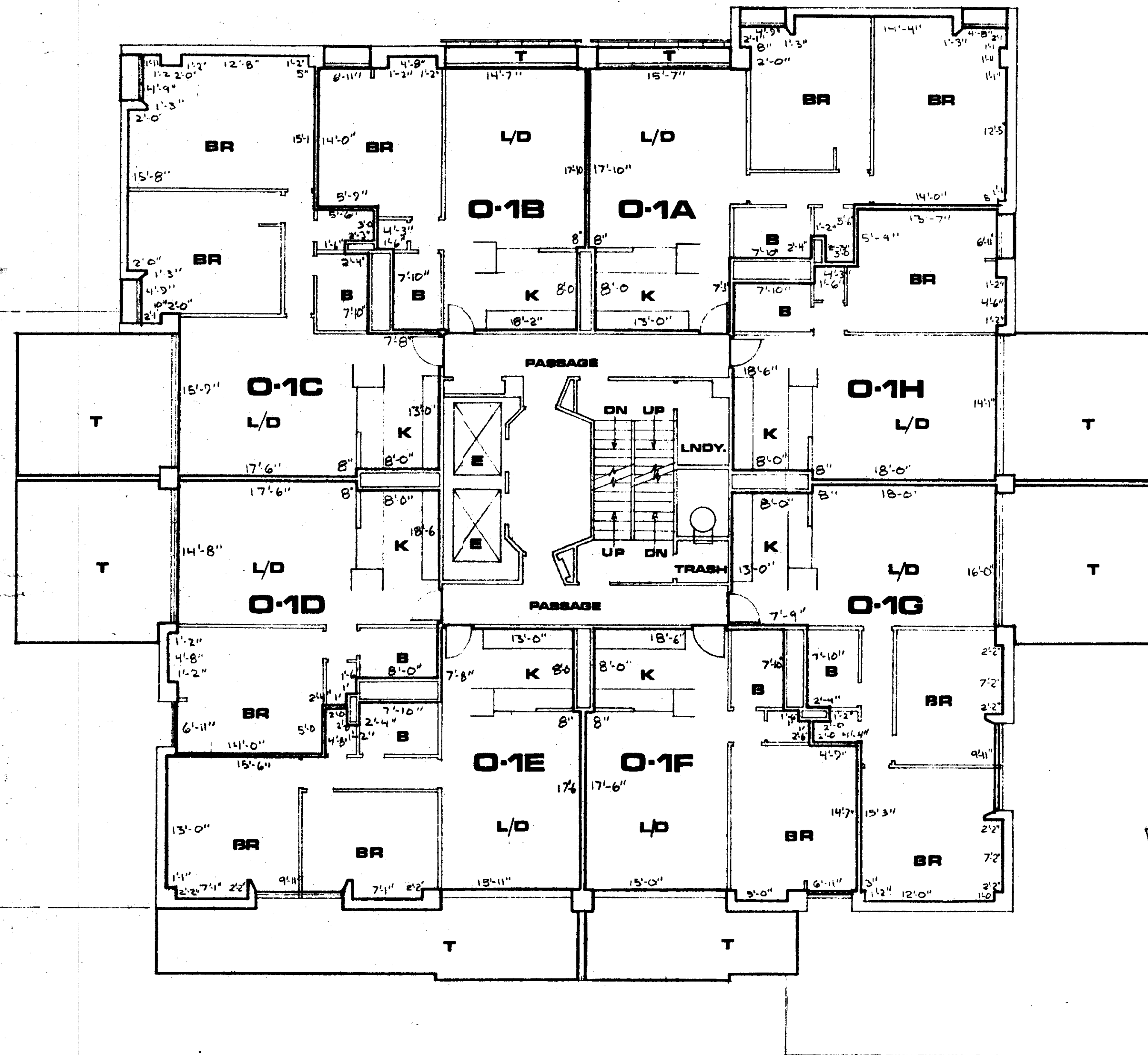
10 JAN, 1974

SHEET#
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of 15

PLAN NUMBER 460 (E.O.E. 19) OF 1974
RECORDED, BOOK 12630 PAGE 273

460

460-2
460
460-2



CONDOMINIUM	A	B	C	D	E	F	G	H
APPROX. AREA IN SQFT	848	621	848	621	763	621	763	621
FLOOR ELEV.	52'-6"							
CEILING ELEV.	60'-4"							

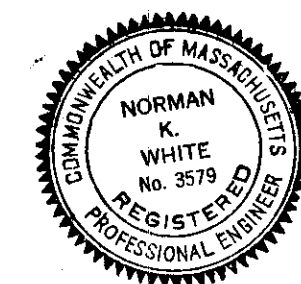
T=AREA OF TERRACE

LEGEND

K	KITCHEN
L	LIVING ROOM
D	DINING AREA
BR	BEDROOM
B	BATH
T	TERRACE
E	ELEVATOR

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, AND DIMENSIONS OF THE UNITS AS BUILT IN 1105 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS.



Norman K. White

April 12, 1974

FIRST FLOOR PLAN

SCALE IN FEET
0 5 10 20

PLAN NUMBER 460 (Go to 19) OF 1974
RECORDED, BOOK 12630, PAGE 273

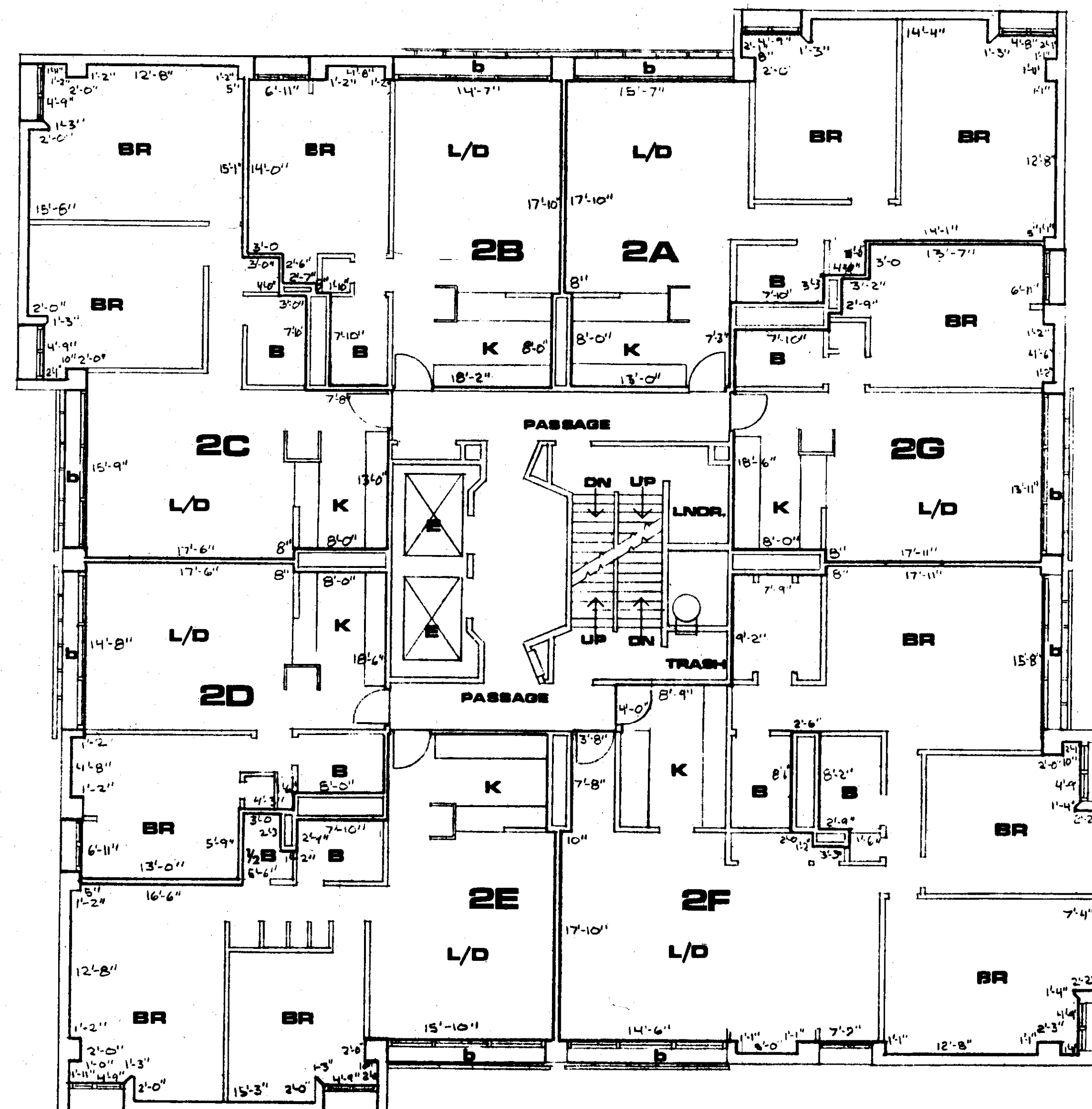
1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

10 JAN., 1974

SHEET #
3
of 15

460-3 18.12 30.0H

460

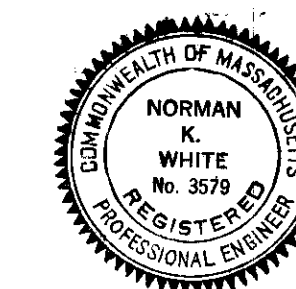


CONDOMINIUM	A	B	C	D	E	F	G
APPROX. AREA IN SQFT	877	619	871	582	877	1545	619
FLOOR ELEV.	62'-0"						
CEILING ELEV.	69'-10"	69'-10"	69'-10"	69'-10"	69'-11"	69'-11"	69'-10"

LEGEND	
K	KITCHEN
L	LIVING ROOM
D	DINING AREA
BR	BEDROOM
B	BATH
b	BALCONY
E	ELEVATOR

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, AND DIMENSIONS OF THE UNITS AS BUILT IN 1105 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS.



Norman K. White

April 12, 1974

PLAN SECOND FLOOR

SCALE IN FEET 0 5 10 20

PLAN NUMBER 460 (HOE 19) OF 1974
RECORDED BOOK 12630 PAGE 273

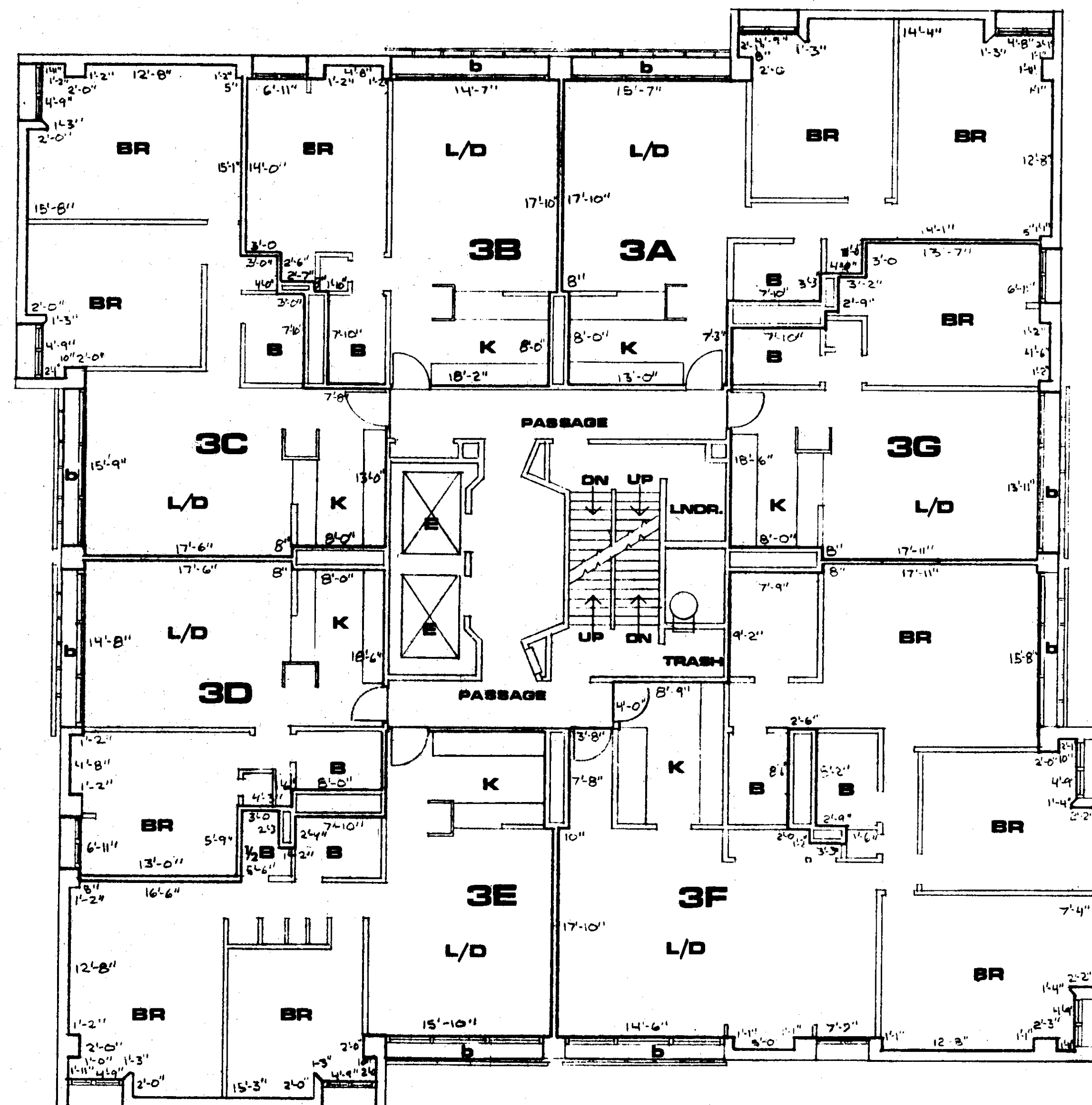
1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

10 JAN, 1974

SHEET #
4
of 15

460-4 1812-30 d12

460

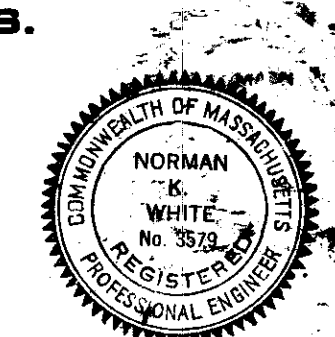


CONDOMINIUM	A	B	C	D	E	F	G
APPROX. AREA IN SQFT	877	619	871	582	877	1545	619
FLOOR ELEV.	71'-6"						
CEILING ELEV.	79'-4"	79'-5"	79'-5"	79'-5"	79'-4"	79'-5"	79'-4"

LEGEND	
K	KITCHEN
L	LIVING ROOM
D	DINING AREA
BR	BEDROOM
B	BATH
b	BALCONY
E	ELEVATOR

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS
THE LAYOUT, LOCATION, UNIT DESIGNATION,
AND DIMENSIONS OF THE UNITS AS BUILT IN
1105 MASSACHUSETTS AVENUE, CAMBRIDGE,
MASSACHUSETTS.



Norman K. White

April 12, 1974

PLAN THIRD FLOOR

SCALE IN FEET 0 5 10 20

PLAN NUMBER 460 (1 of 19) OF 1974
RECORDED, BOOK 12630, PAGE 2773

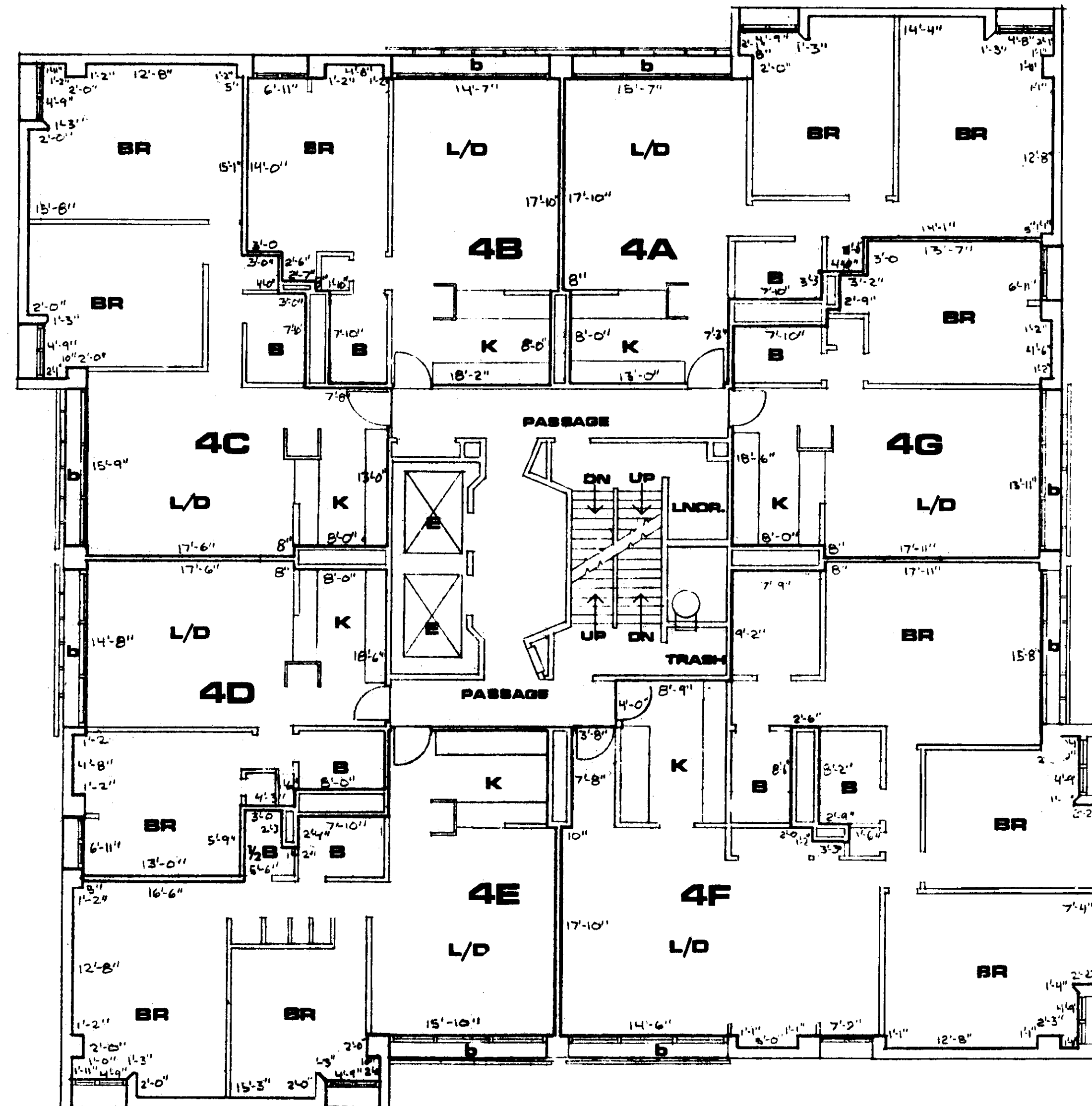
1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

10 JAN, 1974

SHEET #
5
of 15

460-5 18.12 30.07

460



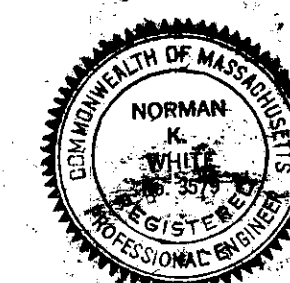
CONDOMINIUM	A	B	C	D	E	F	G
APPROX. AREA IN SQFT	877	619	871	582	877	1545	619
FLOOR ELEV.	81'-0"						→
CEILING ELEV.	88'-11"	88'-10"	88'-10"	88'-10"	88'-10"	88'-11"	88'-11"

LEGEND

K	KITCHEN
L	LIVING ROOM
D	DINING AREA
BR	BEDROOM
B	BATH
b	BALCONY
E	ELEVATOR

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS
THE LAYOUT, LOCATION, UNIT DESIGNATION,
AND DIMENSIONS OF THE UNITS AS BUILT, IN
1105 MASSACHUSETTS AVENUE, CAMBRIDGE,
MASSACHUSETTS.



Norman K. White

April 12, 1974

PLAN NUMBER 460 (1 of 19) OF 1974
RECORDED, BOOK 12630 PAGE 273

PLAN FORTH FLOOR

SCALE IN FEET



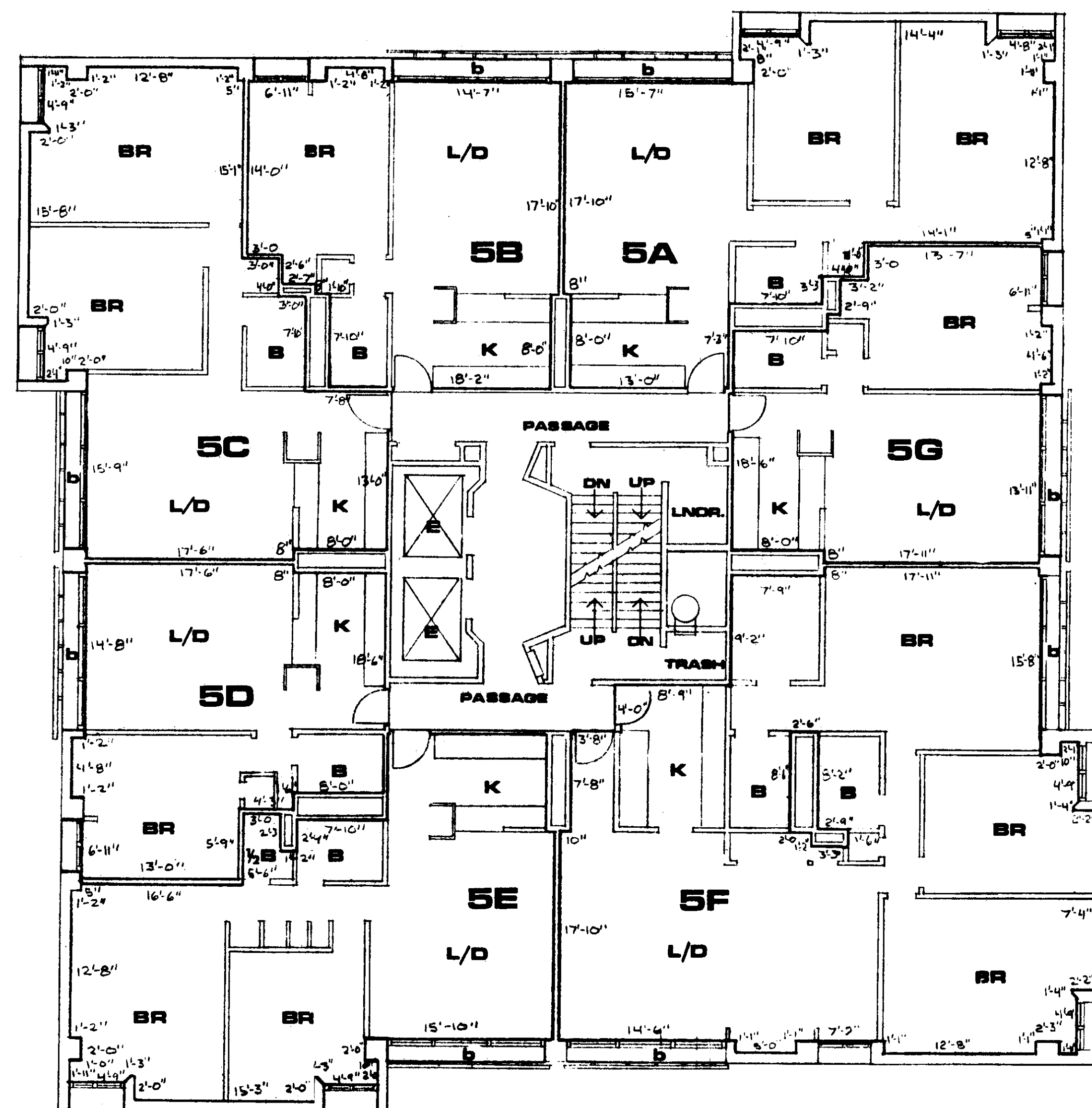
1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

10 JAN., 1974

SHEET #

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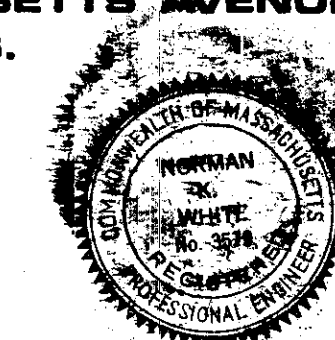


CONDOMINIUM	A	B	C	D	E	F	G
APPROX. AREA IN SQFT	877	619	871	582	877	1545	612
FLOOR ELEV.	90'-6"						
CEILING ELEV.	98'-4"	98'-4"	98'-5"	98'-5"	98'-5"	98'-5"	98'-5"

LEGEND	
K	KITCHEN
L	LIVING ROOM
D	DINING AREA
BR	BEDROOM
B	BATH
b	BALCONY
E	ELEVATOR

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, AND DIMENSIONS OF THE UNITS AS BUILT IN 1105 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS.

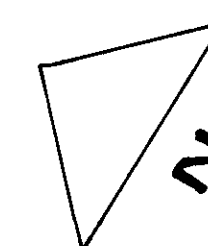


Norman K. White

April 12, 1974

PLAN FIFTH FLOOR

SCALE IN FEET 0 5 10 20



PLAN NUMBER 460 (KOE 19) OF 1974
RECORDED, BOOK 12630, PAGE 273

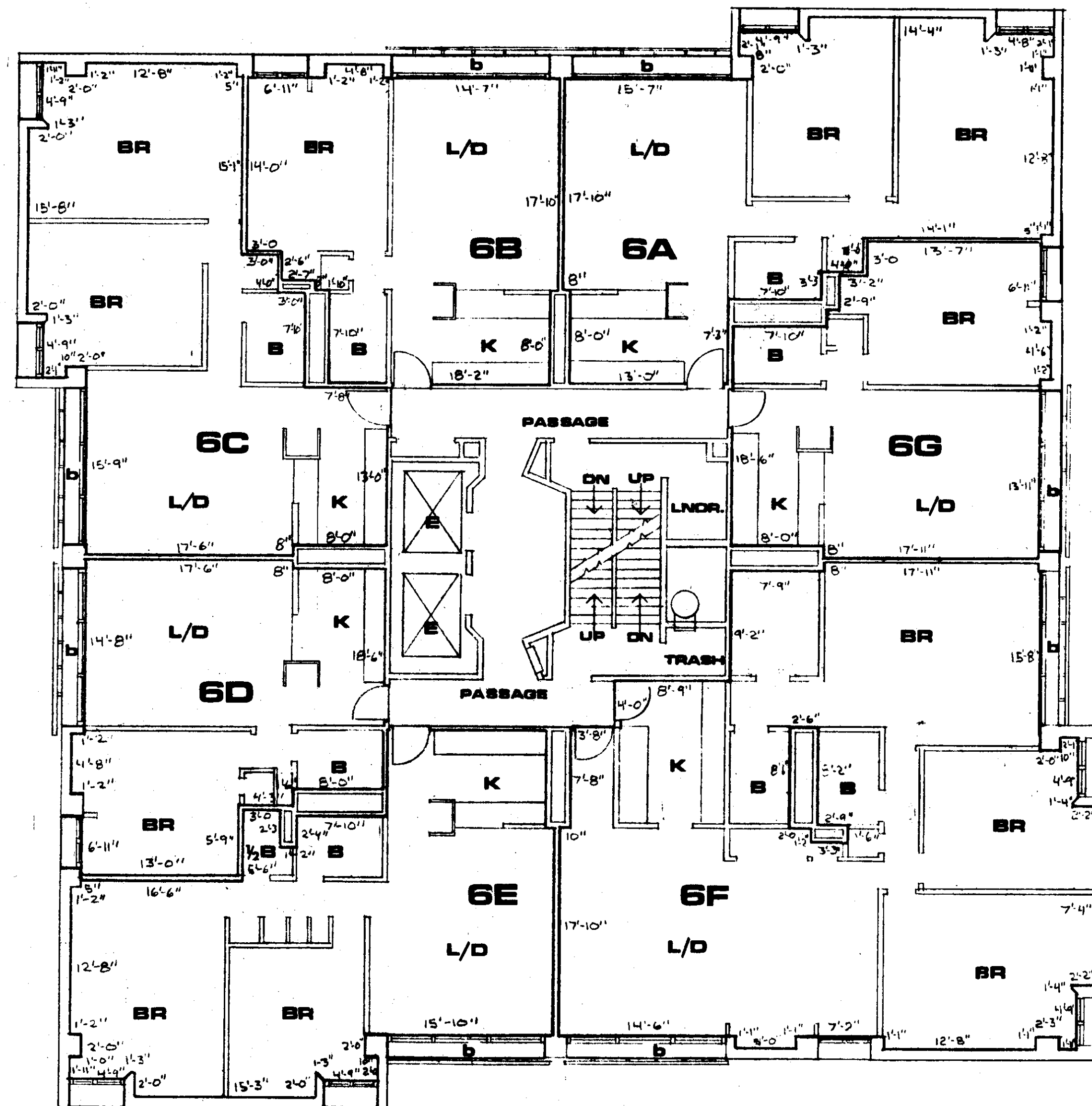
1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

10 JAN, 1974

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of 15

460-7 - K 1812 30-07

460



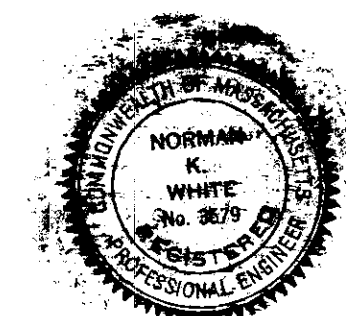
CONDOMINIUM	A	B	C	D	E	F	G
APPROX. AREA IN SQFT	877	619	871	582	877	1545	619
FLOOR ELEV.	100'-0"						
CEILING ELEV.	107'-11"	1107'-10"	107'-11"	107'-11"	107'-11"	107'-11"	107'-10"

LEGEND

K	KITCHEN
L	LIVING ROOM
D	DINING AREA
BR	BEDROOM
B	BATH
b	BALCONY
E	ELEVATOR

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS
THE LAYOUT, LOCATION, UNIT DESIGNATION,
AND DIMENSIONS OF THE UNITS AS BUILT IN
1105 MASSACHUSETTS AVENUE, CAMBRIDGE,
MASSACHUSETTS.

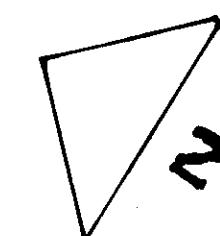


Norman K. White

April 12, 1974

PLAN SIXTH FLOOR

SCALE IN FEET 0 5 10 20

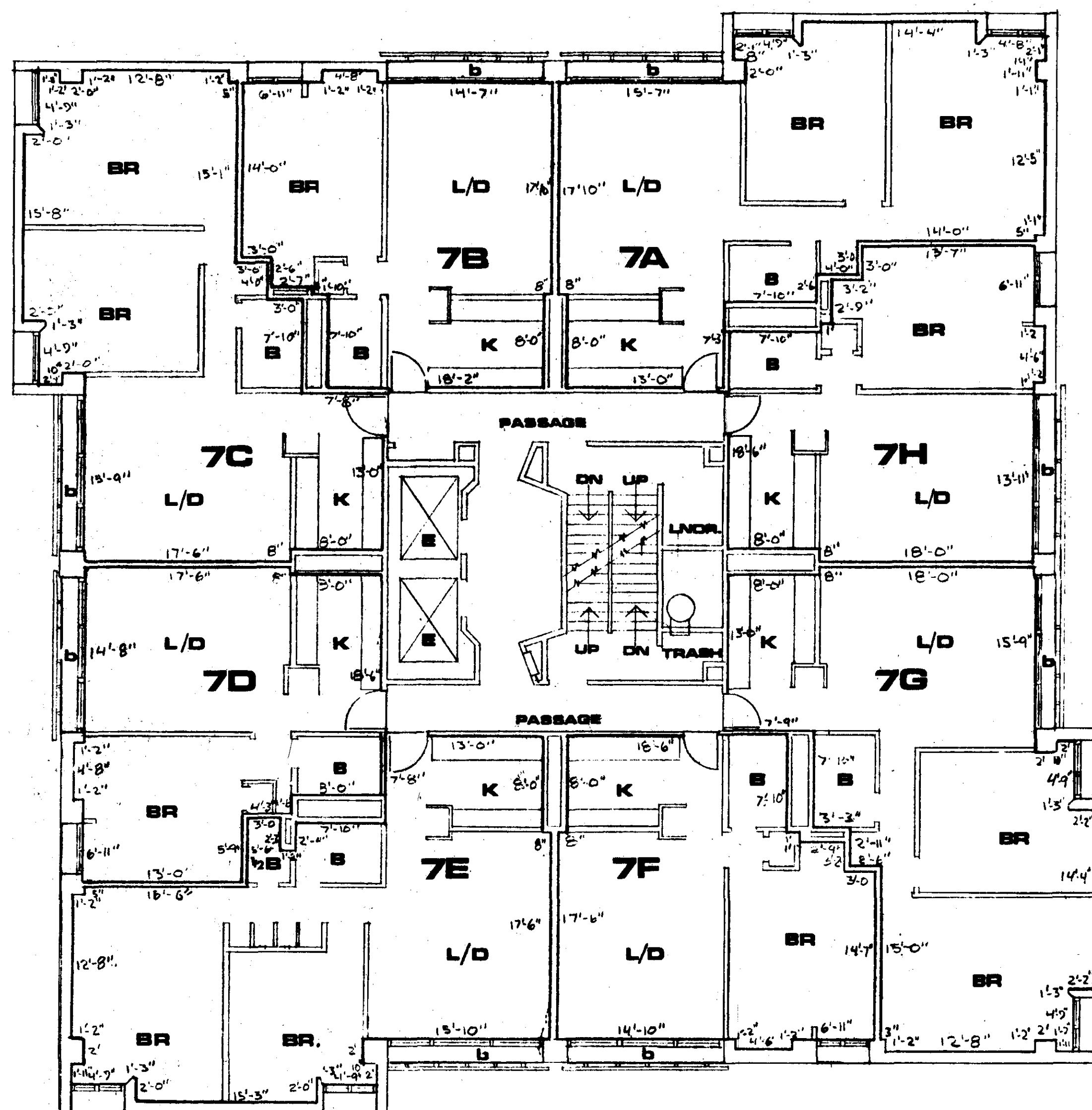


PLAN NUMBER 460 (L.O.E. 19) OF 1974
RECORDED, BOOK 12630, PAGE 275

1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS

10 JAN, 1974

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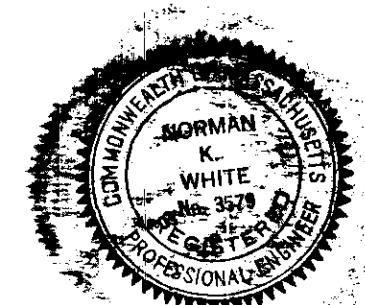


CONDOMINIUM	A	B	C	D	E	F	G	H
APPROX. AREA IN SQFT	877	619	871	582	877	619	877	619
FLOOR ELEV.	109'-6"							
CEILING ELEV.	116'-5"	116'-5"	116'-5"	116'-5"	116'-5"	116'-5"	116'-5"	116'-5"

LEGEND	
K	KITCHEN
L	LIVING ROOM
D	DINING AREA
BR	BEDROOM
B	BATH
b	BALCONY
E	ELEVATOR

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, AND DIMENSIONS OF THE UNITS AS BUILT IN 1105 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS.

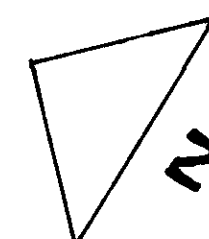


Norman K. White

April 13, 1974

PLAN SEVENTH FLOOR

SCALE IN FEET



PLAN NUMBER 460 (Map 13) OF 1974
RECORDED, BOOK 12630, PAGE 273

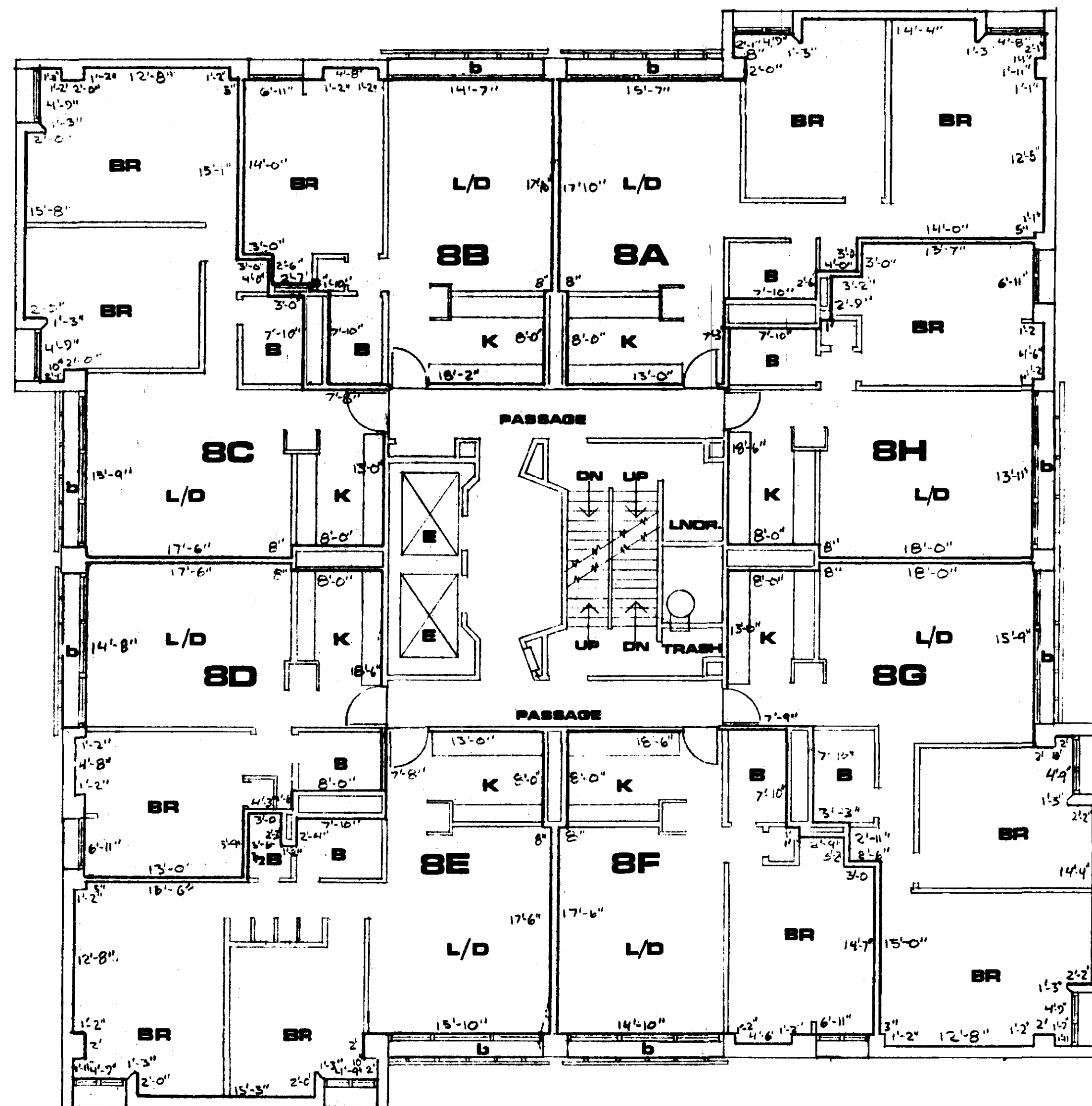
1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

10 JAN., 1974

SHEET #
9
of 15

460-9
18.12 30.074

460



CONDOMINIUM	A	B	C	D	E	F	G	H
APPROX. AREA IN SQFT	877	619	871	582	877	619	877	619
FLOOR ELEV.	119'-0"							
CEILING ELEV.	126'-10"	126'-10"	126'-10"	126'-10"	126'-11"	126'-11"	126'-10"	126'-11"

LEGEND

K	KITCHEN
L	LIVING ROOM
D	DINING AREA
BR	BEDROOM
B	BATH
b	BALCONY
E	ELEVATOR

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS
THE LAYOUT, LOCATION, UNIT DESIGNATION,
AND DIMENSIONS OF THE UNITS AS BUILT IN
1105 MASSACHUSETTS AVENUE, CAMBRIDGE,
MASSACHUSETTS.

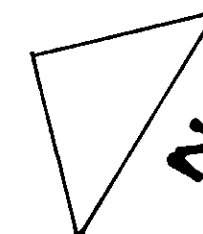


Norman R. White

April 12, 1974

PLAN EIGHTH FLOOR

SCALE IN FEET

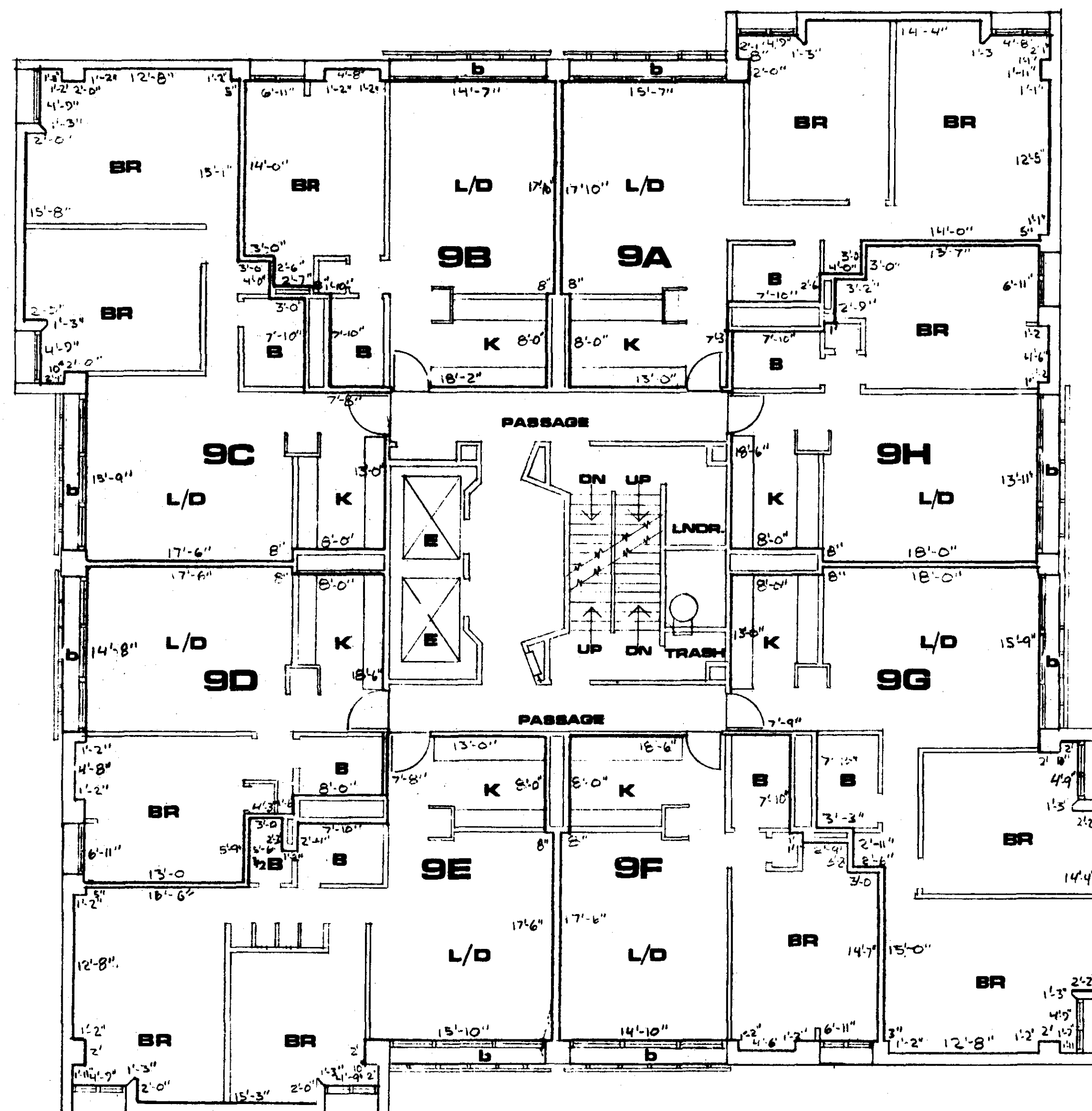


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1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

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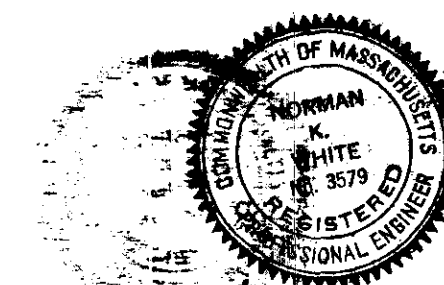


CONDOMINIUM	A	B	C	D	E	F	G	H
APPROX. AREA IN SQFT	877	619	871	582	877	619	877	619
FLOOR ELEV.	128'-6"							
CEILING ELEV.	136'-4"	136'-4"	136'-4"	136'-5"	136'-4"	136'-4"	136'-4"	136'-4"

LEGEND	
K	KITCHEN
L	LIVING ROOM
D	DINING AREA
BR	BEDROOM
B	BATH
b	BALCONY
E	ELEVATOR

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, AND DIMENSIONS OF THE UNITS AS BUILT IN 1105 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS.

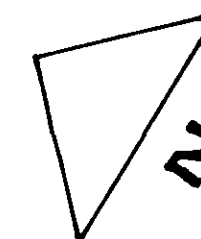


Norman K. White

April 12, 1974

PLAN NINTH FLOOR

SCALE IN FEET



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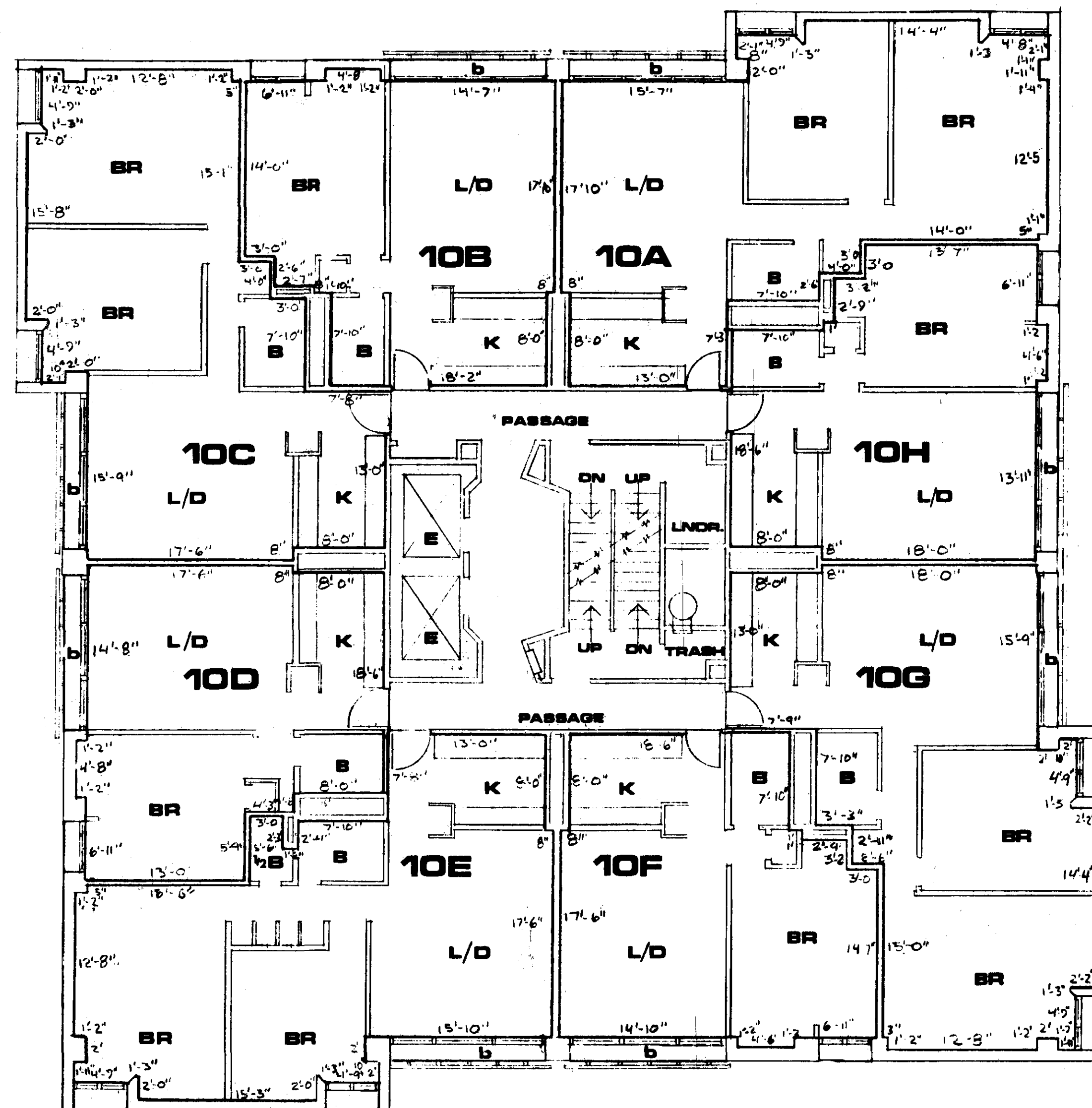
1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

10 JAN., 1974

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of 15

460-11 1812-30-dft

460

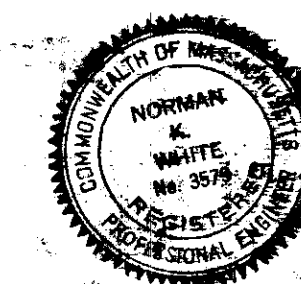


CONDOMINIUM	A	B	C	D	E	F	G	H
APPROX. AREA IN SQFT	877	619	871	582	877	619	877	619
FLOOR ELEV.	138'-0"							
CEILING ELEV.	145'-10"	145'-10"	145'-10"	145'-11"	145'-10"	145'-11"	145'-11"	145'-11"

LEGEND	
K	KITCHEN
L	LIVING ROOM
D	DINING AREA
BR	BEDROOM
B	BATH
b	BALCONY
E	ELEVATOR

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, AND DIMENSIONS OF THE UNITS AS BUILT IN 1105 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS.

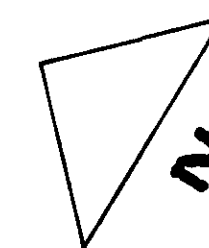


Norman K. White

April 12, 1974

PLAN TENTH FLOOR

SCALE IN FEET



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1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
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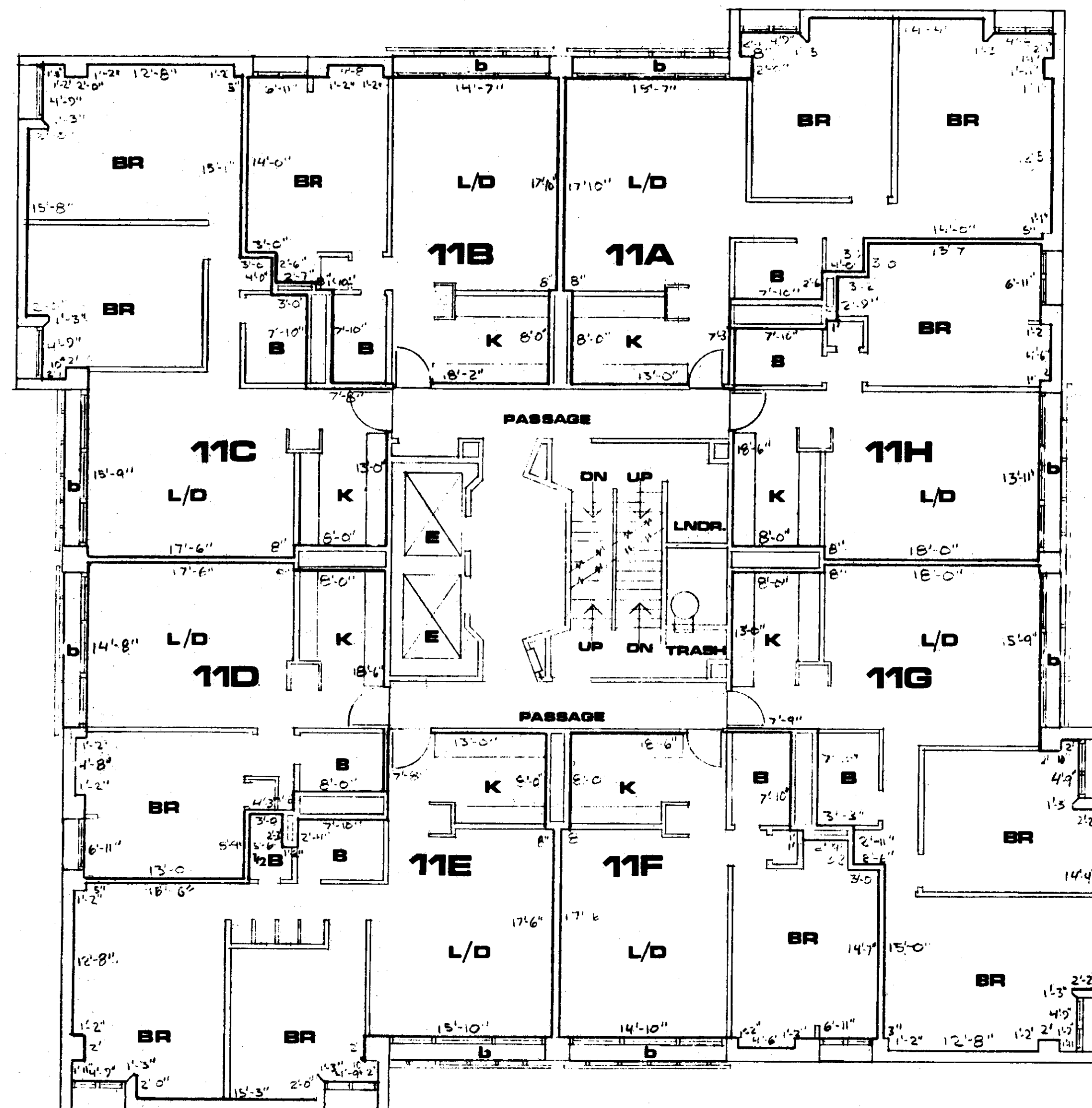
10 JAN., 1974

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460-12

18.12.88.074

460



CONDOMINIUM	A	B	C	D	E	F	G	H
APPROX. AREA IN SQFT	877	619	871	582	877	619	877	619
FLOOR ELEV.	147'-6"							
CEILING ELEV.	155'-5"	155'-5"	155'-4"	155'-4"	155'-5"	155'-5"	155'-4"	155'-5"

LEGEND	
K	KITCHEN
L	LIVING ROOM
D	DINING AREA
BR	BEDROOM
B	BATH
b	BALCONY
E	ELEVATOR

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, AND DIMENSIONS OF THE UNITS AS BUILT IN 1105 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS.

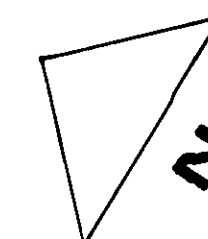


Norman K. White

April 12, 1974

PLAN ELEVENTH FLOOR

SCALE IN FEET



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1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

10 JAN., 1974

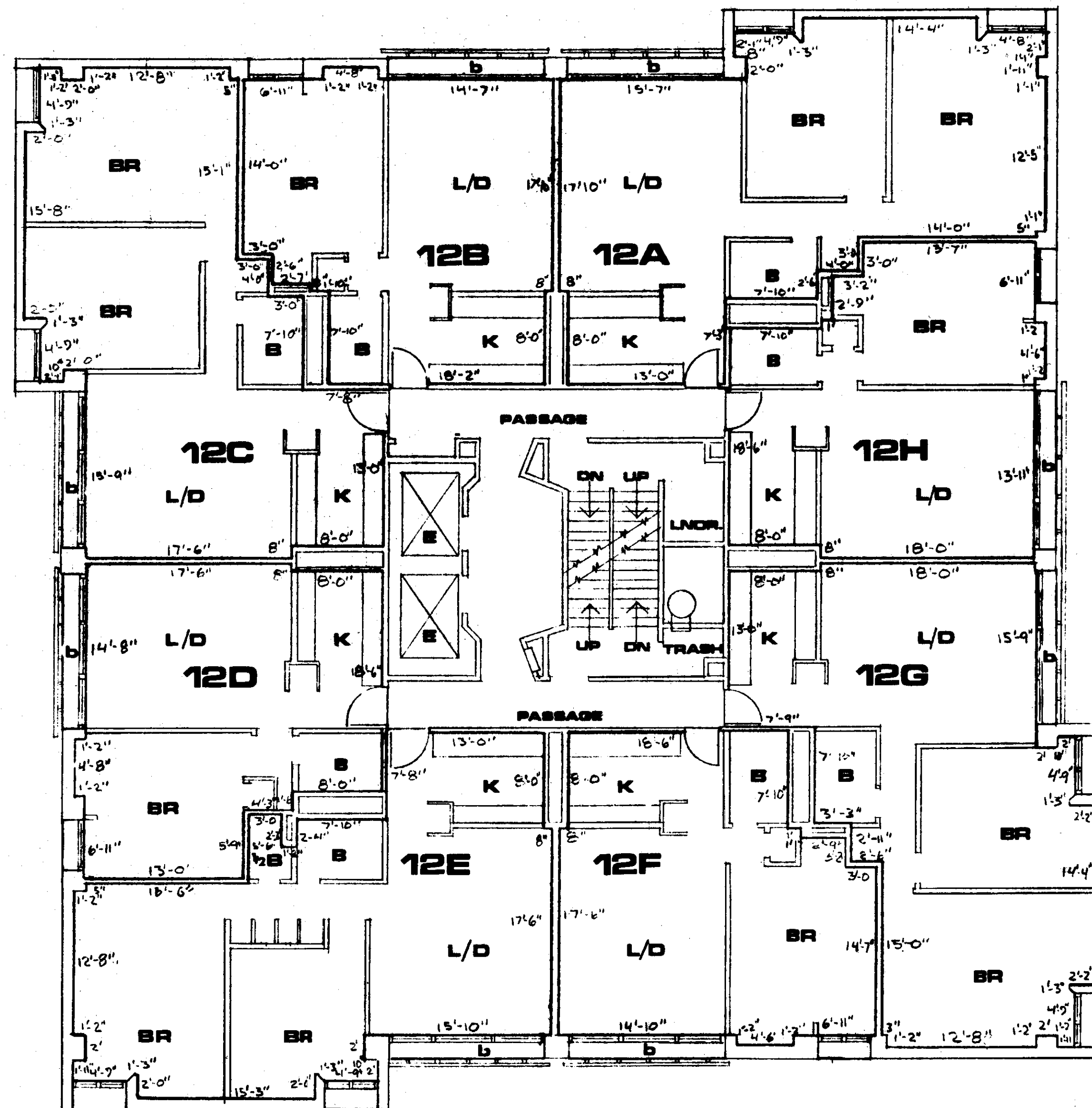
SHEET #
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460-13

Q

18.12 30.07

460

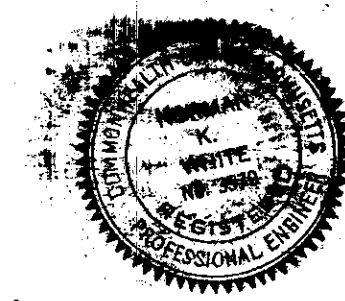


CONDOMINIUM	A	B	C	D	E	F	G	H
APPROX. AREA IN SQFT	877	619	871	582	872	619	877	619
FLOOR ELEV.	157'-6"							
CEILING ELEV.	165'-5"	165'-1"	165'-4"	165'-4"	165'-4"	165'-4"	165'-5"	165'-5"

LEGEND	
K	KITCHEN
L	LIVING ROOM
O	DINING AREA
BR	BEDROOM
B	BATH
b	BALCONY
E	ELEVATOR

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, AND DIMENSIONS OF THE UNITS AS BUILT IN 1105 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS.



Norman K. White

April 12, 1974

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1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

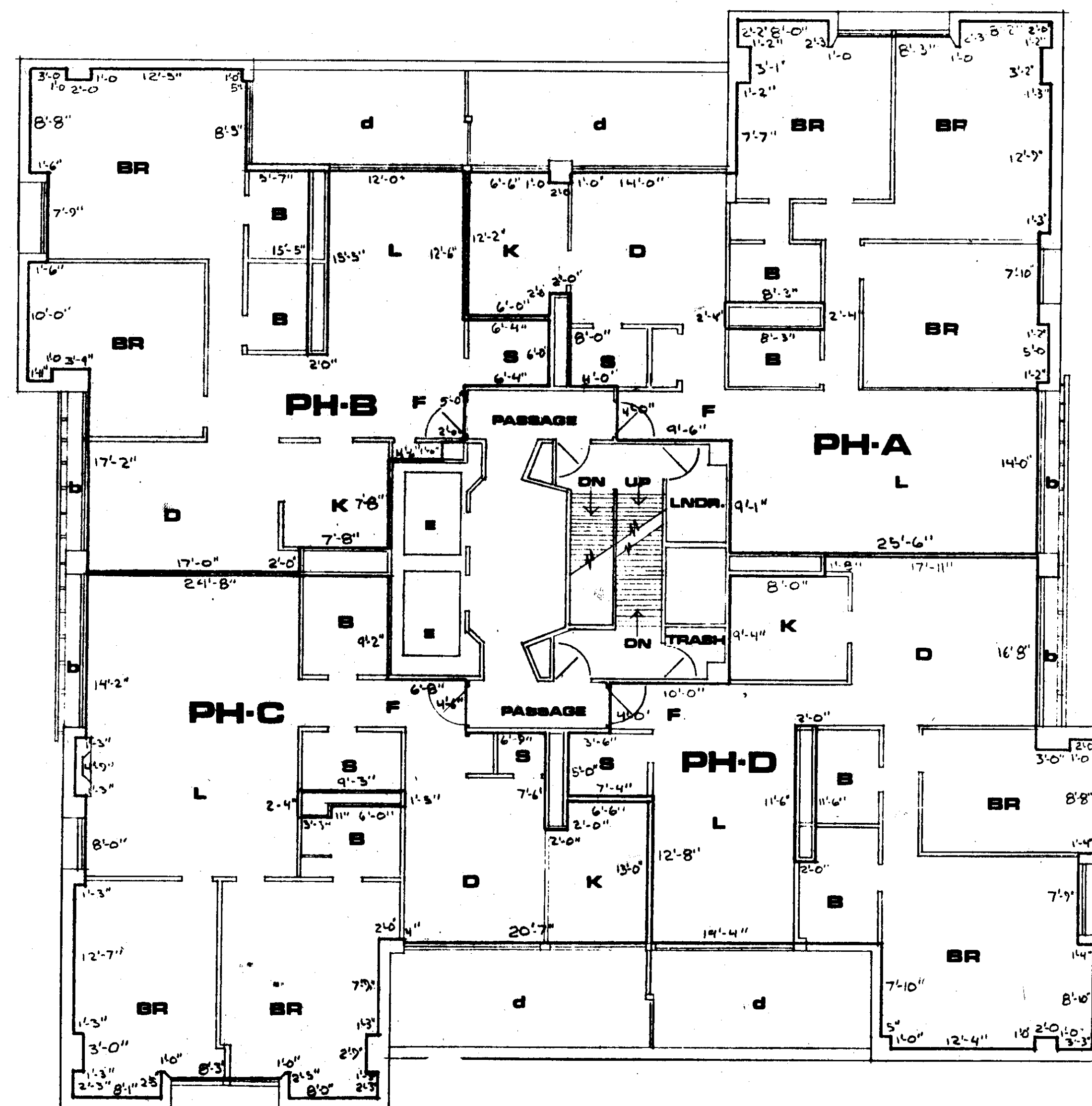
10 JAN., 1974

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of 15

460-14 R

18.12 - 30.00

460



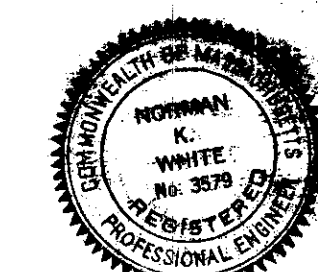
CODOMINIUM	A	B	C	D
APPROX. AREA IN SQFT	1385 d=172	1248 d=144	1486 d=174	1248 d=152
FLOOR ELEV	166'-6"			→
CEILING ELEV	174'-4"	174'-0"	174'-3"	174'-0"

d=area of deck

LEGEND	
K	KITCHEN
L	LIVING ROOM
D	DINING ROOM
BR	BED ROOM
B	BATH
S	STORAGE
d	DECK
b	BALCONY
e	ELEVATOR
F	FOYER

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, AND DIMENSIONS OF THE UNITS AS BUILT IN 1105 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS.

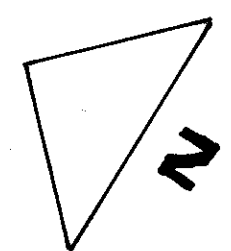


Norman K. White

April 12, 1974

PENTHOUSE PLAN

SCALE IN FEET



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1105 MASSACHUSETTS AVENUE
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18.12-130.07A

460

Key Measurement Points from Survey



We confirmed the key measures from the Survey to ensure that the 100 foot edge of Business B Zone aligned with Axios GIS and the architectural plans for the building from 1974.

Northwest Remington edge of the Lot.

There is a discernible concrete measuring point which allows a sight line confirmation of the 100 foot limit of Zone B.



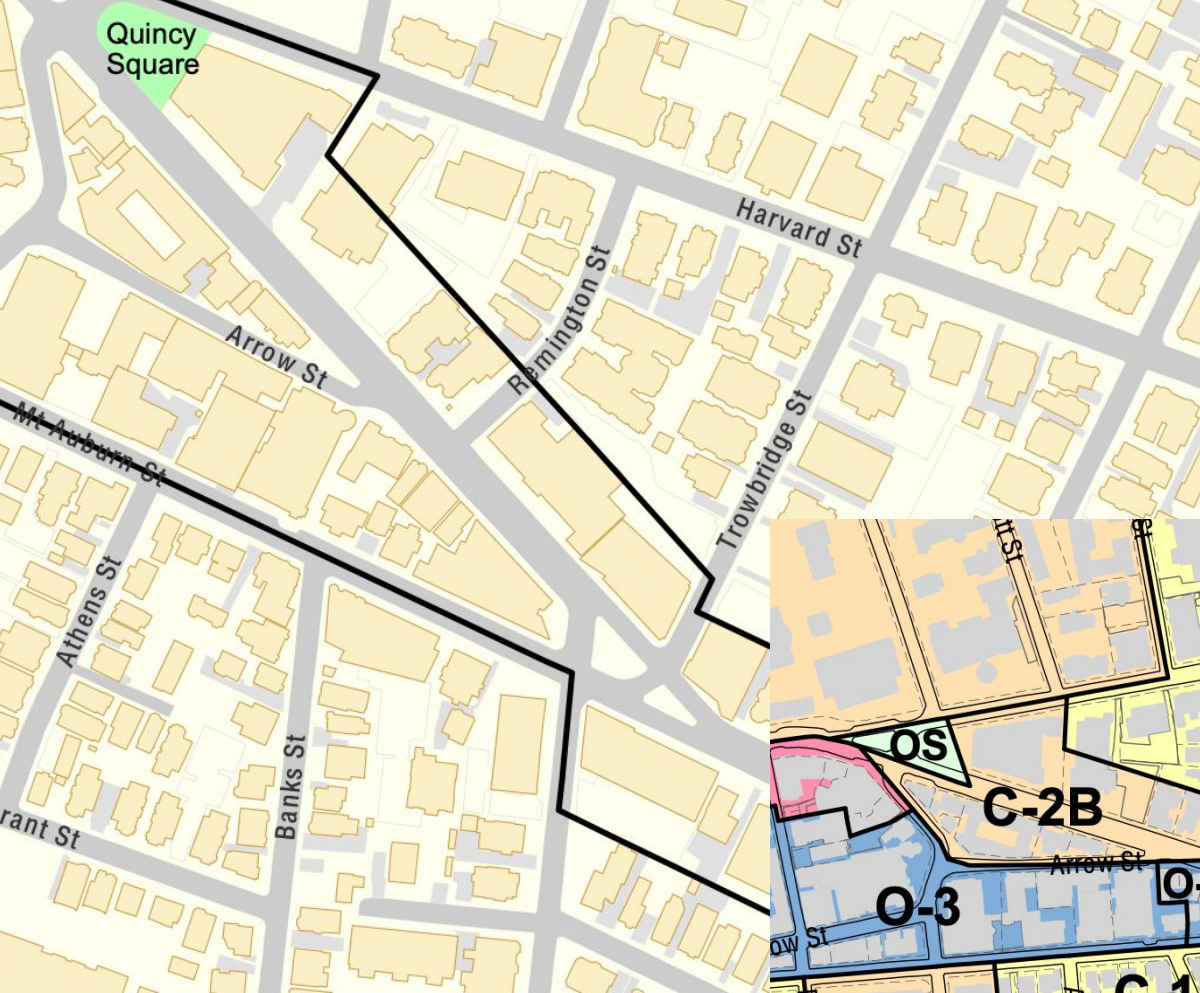
Measuring back 17 feet shows that Zone B aligns with the support columns.



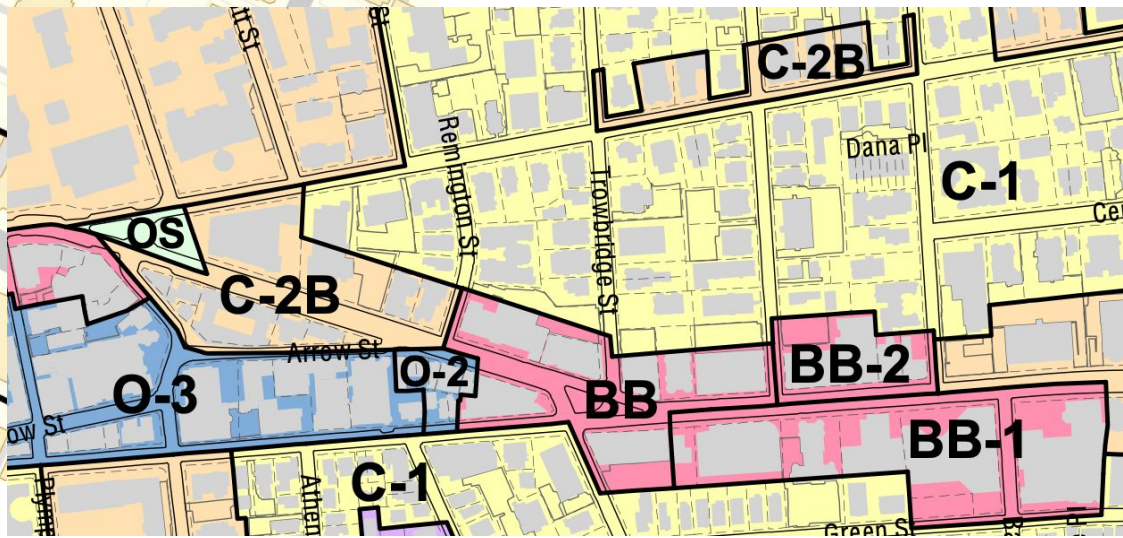
The outer edge of the columns is 100 feet.

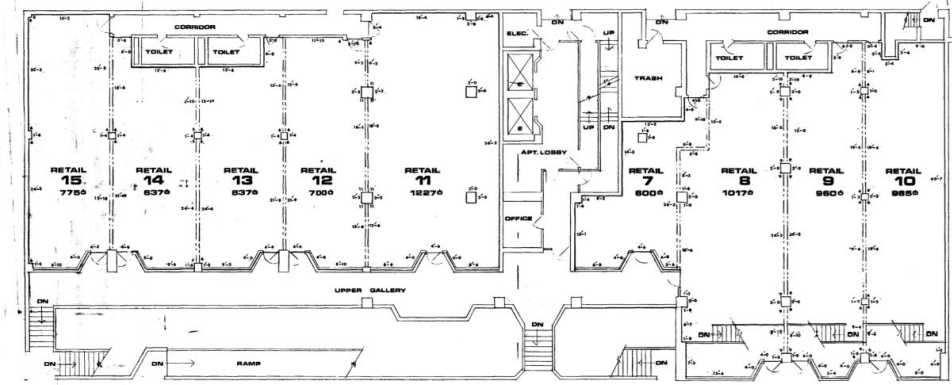
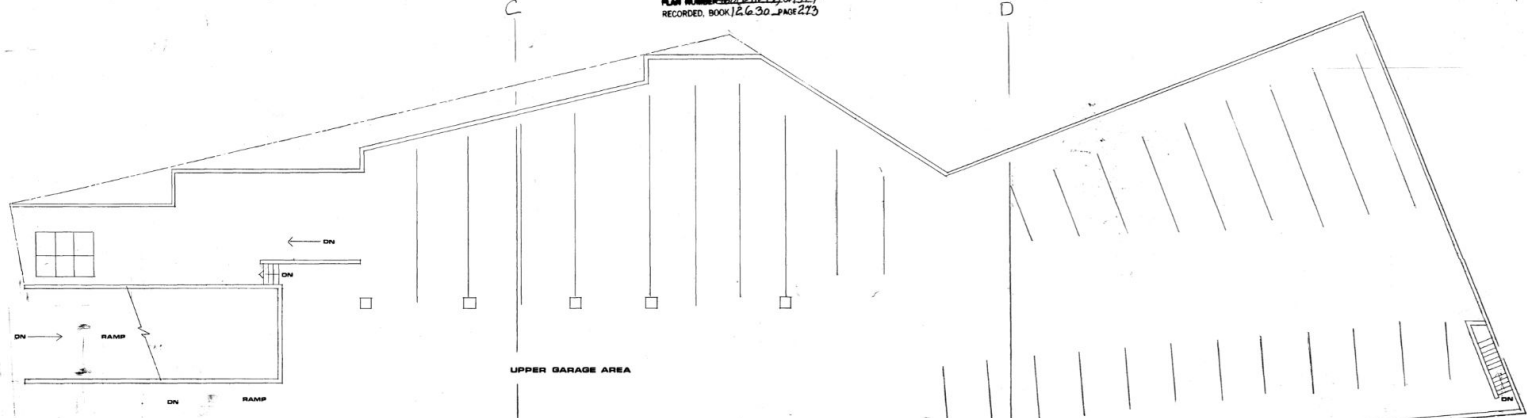






1105 Mass Ave is a 31,171 s.f. lot that straddles the Residence C-1, Business B, and Harvard Square Overlay zoning districts. The Building is in Business B.





UPPER GARAGE LEVEL PLAN

SCALE IN FEET
0 5 10 20

FLOOR ELEV. 47'-6"
CEILING ELEV. 50'-0"

1105 MASSACHUSETTS AVENUE CONDOMINIUM

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April 12, 1974 *Alfonso K. Sobel*



1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

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Site plan data from original 1974 Architectural Plans.

These were used in conjunction with the original 1974 Survey coordinates to develop the Dimensional Table content.

ABC 1812-000

Rem



City of Cambridge, MA

North 50 degrees 59' 03" West

180.56 ft

1105 Massachusetts Ave #



1105 Massachusetts Ave #1C Unit 1C

9 Rem

Layers

1 Rem

1

REMINGTON ST

North 39 degrees 00' 40" East

102.17 ft

North 32 degrees 58' 03" East

14.83 ft

South 64 degrees 05' 23" East

63.27 ft

South 63 degrees 15' 40" East

80.00 ft

South 19 degrees 51' 04" East

50.00 ft

South 72 degrees 00' 00" East

88.15 ft

South 18 degrees 00' 00" West

85.35 ft

TROWBRIDGE ST

North 55 degrees 42' 26" West

113.50 ft

Lot Area: 31,171 Sq. Ft.

Surveyor Data from Master Deed

1105 Mas

1105

1105

North 50 degrees 59' 03" West

180.56 ft

65.00 ft

South 39 degrees 13' 48" West

1073-1081 Mas

1079

1077

1075

1073

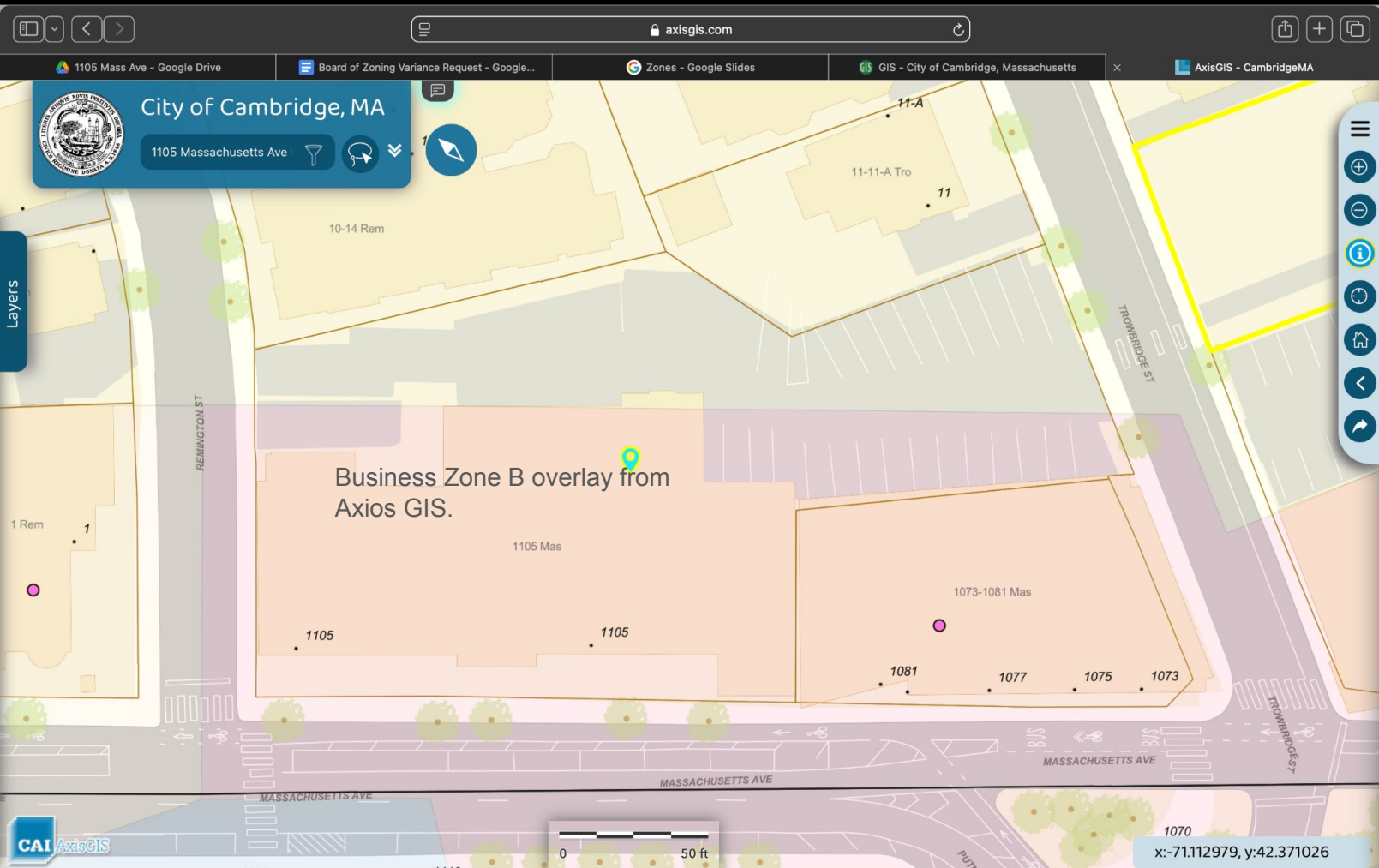
CAI AxisGIS

0

50 ft

MASSACHUSETTS AVE

x:-71.113416, y:42.370457



Area A

Area B

Area C

21,395.64 s.f. in Business B Zone

A: $100 \times 180.56 = 18,056$

B: $25.91 \times 104.41 = 2,705.26$

C: $9.09 \times 113.50/2 = 515.86$

D: $25.91 \times 9.07/2 = 117.50$

UPPER GARAGE LEVEL PLAN

SCALE IN FEET
0 5 10 20

FLOOR ELEV. 41'-6"
CEILING ELEV. 50'-0"

1105 MASSACHUSETTS AVENUE CONDOMINIUM

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, AND DIMENSIONS OF THE UNITS AS BUILT IN 1105 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS.

of 12, 1975

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1105 MASSACHUSETTS AVENUE CONDOMINIUM
1105 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

10 JAN, 1974

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PLAN NUMBER 460 (P of 19) of 1974
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BZA Application (Development Plan)

Petitioner: Unit 1C 1105 Massachusetts Ave Condominium Nominee Trust % John G. Carmichael

Petitioner's Address: 3 Linda Street, Windham NH

Location of Property: Unit 1C, 1105 Massachusetts Avenue, Cambridge MA

Type of Occupancy: Single Professional Office condominium in a mixed (retail, professional office, and residential dwelling) multi-unit building

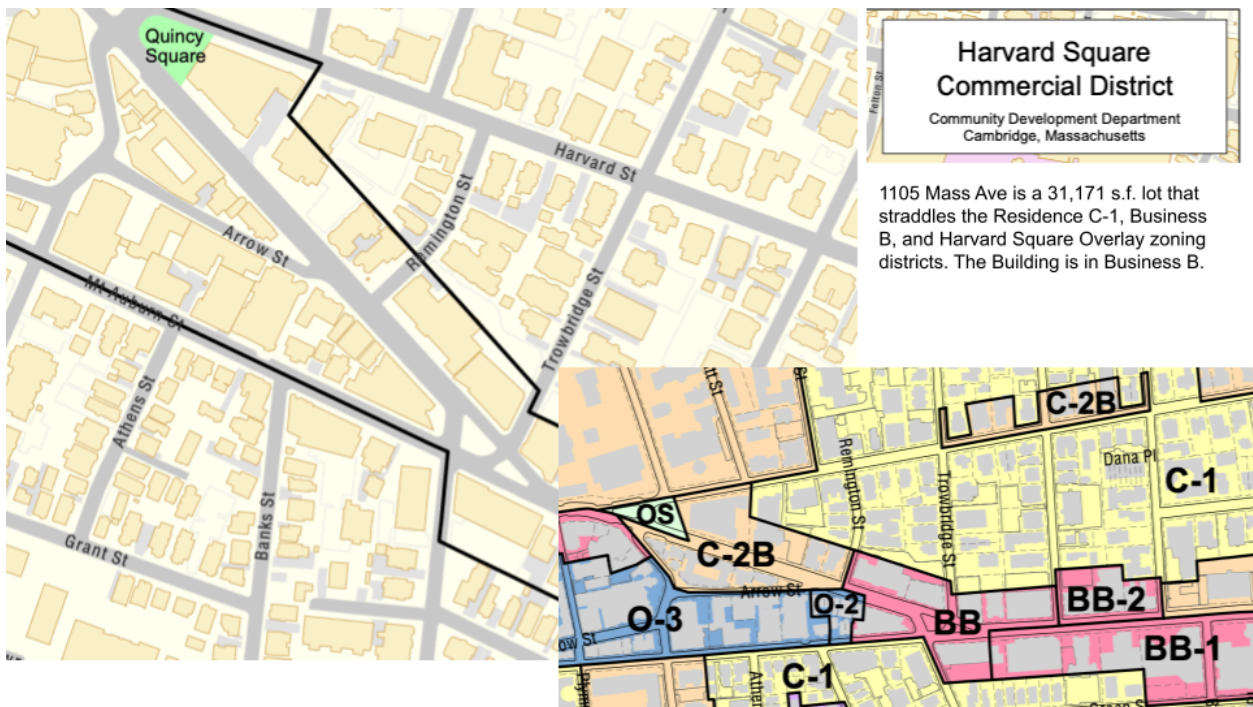
Zoning District: Residence C-1, Business B, within the Harvard Square Overlay Zone

Reason for Petition: Grant a variance for or an additional Dwelling Unit in a non-conforming building.

Description of Petitioner's Proposal: Conversion of an office condominium into a single residential dwelling, that aligns with the existing (and original) uses of the building, and lessens the traffic and congestion impacts on the building and neighborhood.



Constructed in 1974, 1105 Massachusetts Avenue is a mixed use condominium building located near Harvard Square in Cambridge. The building consists of a base accommodating retail enterprises and a tower of office and residential units, facing south onto Massachusetts Avenue. Side streets which the property abuts are Trowbridge on the east and Remington on the west.



The Building

The structure consists of 15 occupied floors and a 2 story mechanical equipment penthouse. The lowest two floors house 15 retail businesses facing Massachusetts Avenue, some at street level, but most at half a level below or above street grade.

On the lowest level behind the businesses is a single story parking garage covered by a parking deck. The first 3 floors immediately above the upper retail level consist of office and residential units. The next 10 floors above those are almost exclusively residential, including penthouses on the topmost floor.

The master deed* designated the 94 condominiums of the tower as 8 Office Units and 86 dwellings. There were 8 large square footage units included in the 86 dwellings listed in the master deed: 2F, 3F, 4F, 6F, and Penthouse 13A,13B, 13C, 13D.

1105 Mass Ave Condominium Areas in Square Feet		
Tower	105,300	
Retail	16,997	
Walkways	1,452	
Common Area	8,100	
Upper Parking	16,500	
Lower Parking	16,500	
Total		164,849

Through amendments and variances the mix of dwellings and offices have changed. The number of offices have increased: units on the second and third floor were allowed to be used as offices via a variance issued by the Board of Trustees.

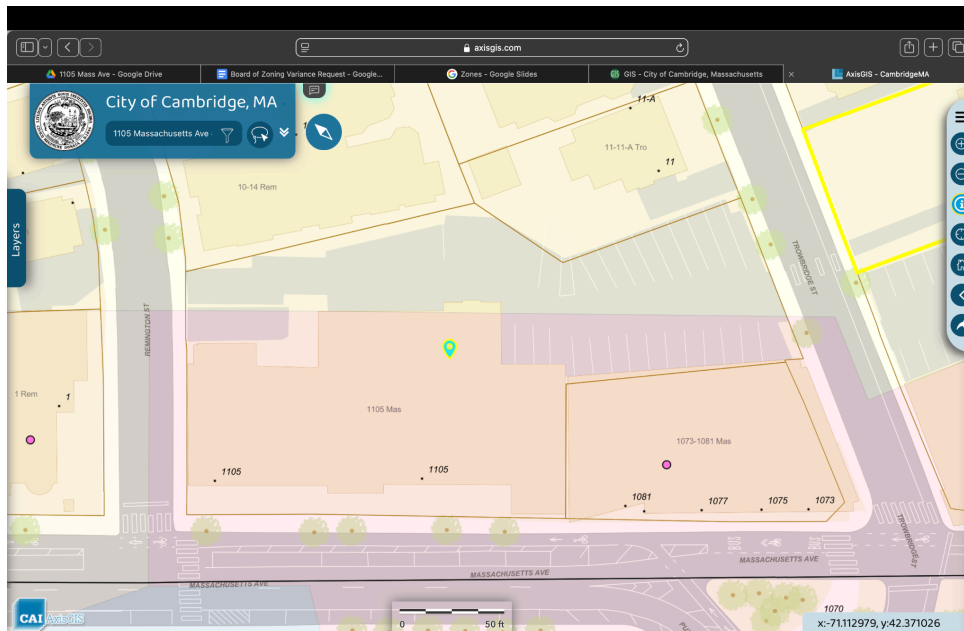
The overall number of units has decreased from 94 to 91 due to the combination of residential units. The following units have been combined: 8F and 8G, 10A and 10B, 10F and 10G.* The number of dwellings has decreased by 83 to 79 due to variances that converted dwellings into offices.*

*Confirmed by ELN Property Management in the email dated 12/4/24 Attachment B

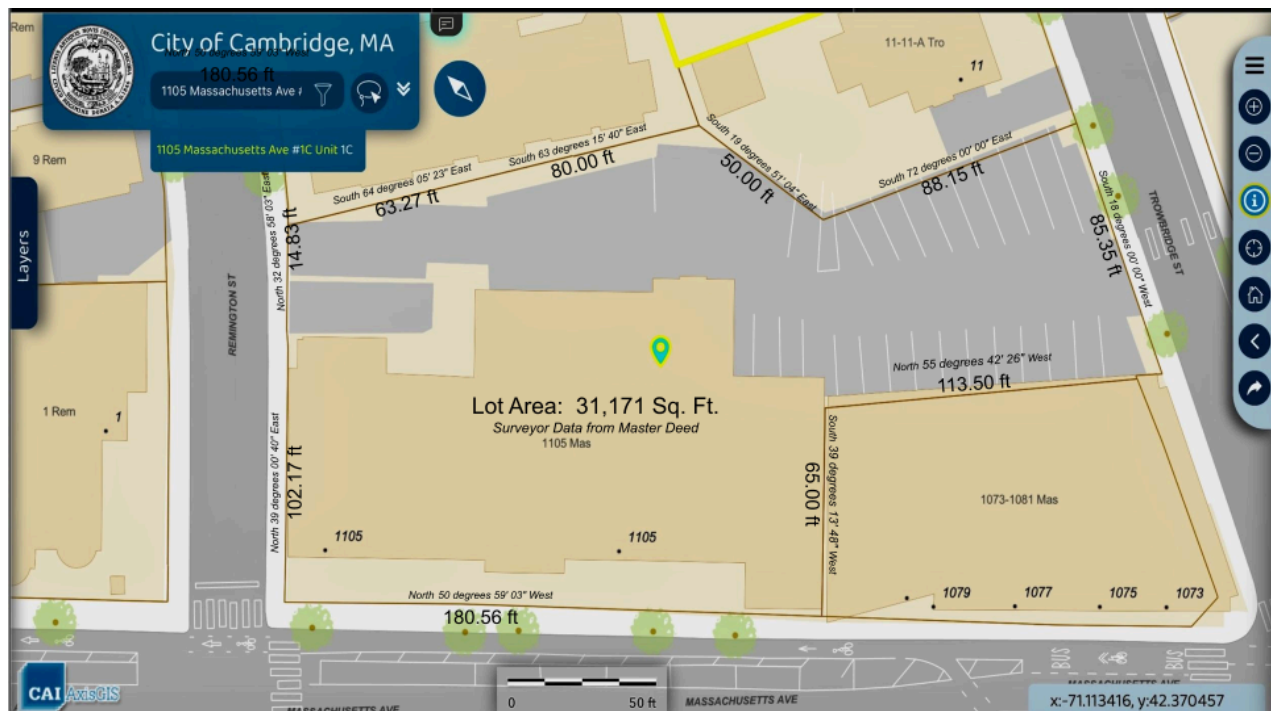
Tower Configuration	1974	2024
Offices	8	12
Dwellings	86	79

Site

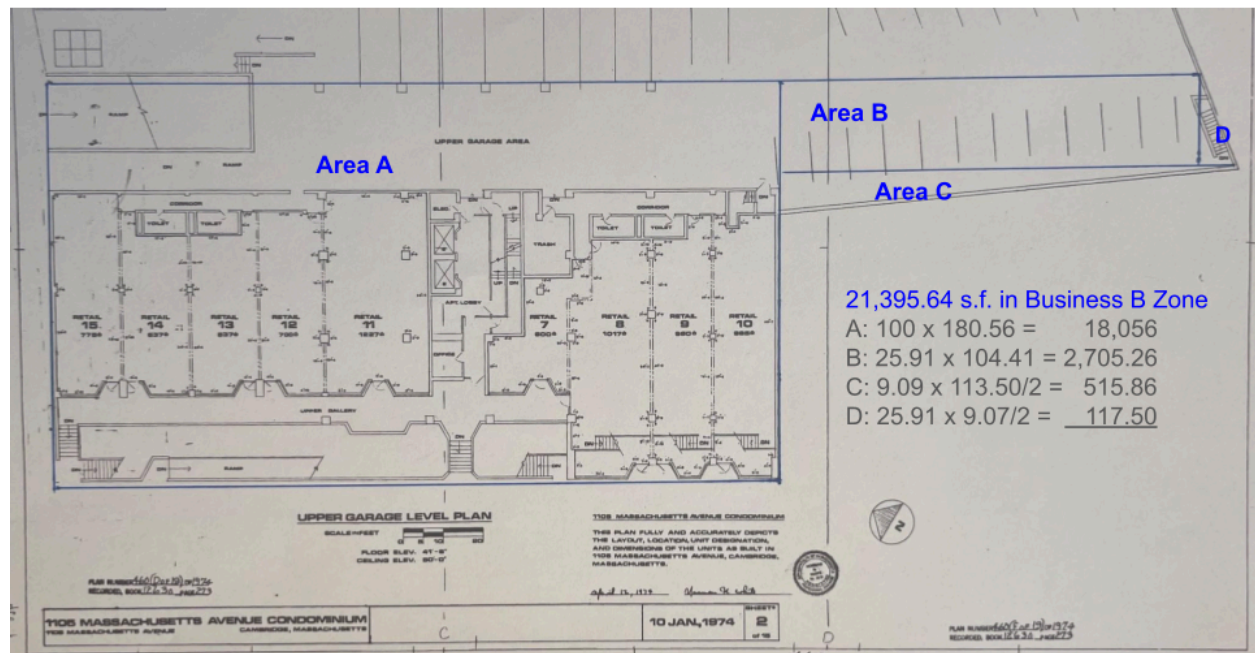
The Lot is 31,171 square feet with a unique shape and location that straddles the Residence C-1, and Business B districts, within the Harvard Square Overlay district.



In the screenshot below the survey perimeter and area measurements from the Master Deed overlay the Cambridge Axis GIS mapping system.*



Direct measurement of the visible perimeter edges and the building with the survey data from the Master Deed confirms what is visible in Axis GIS. The Axis GIS map below has the overlays for Residence C-1 and Business B zones and at the ground level 9,776 s.f of parking area in the back of the lot are in Residential C-1.



*Included in Attachment D

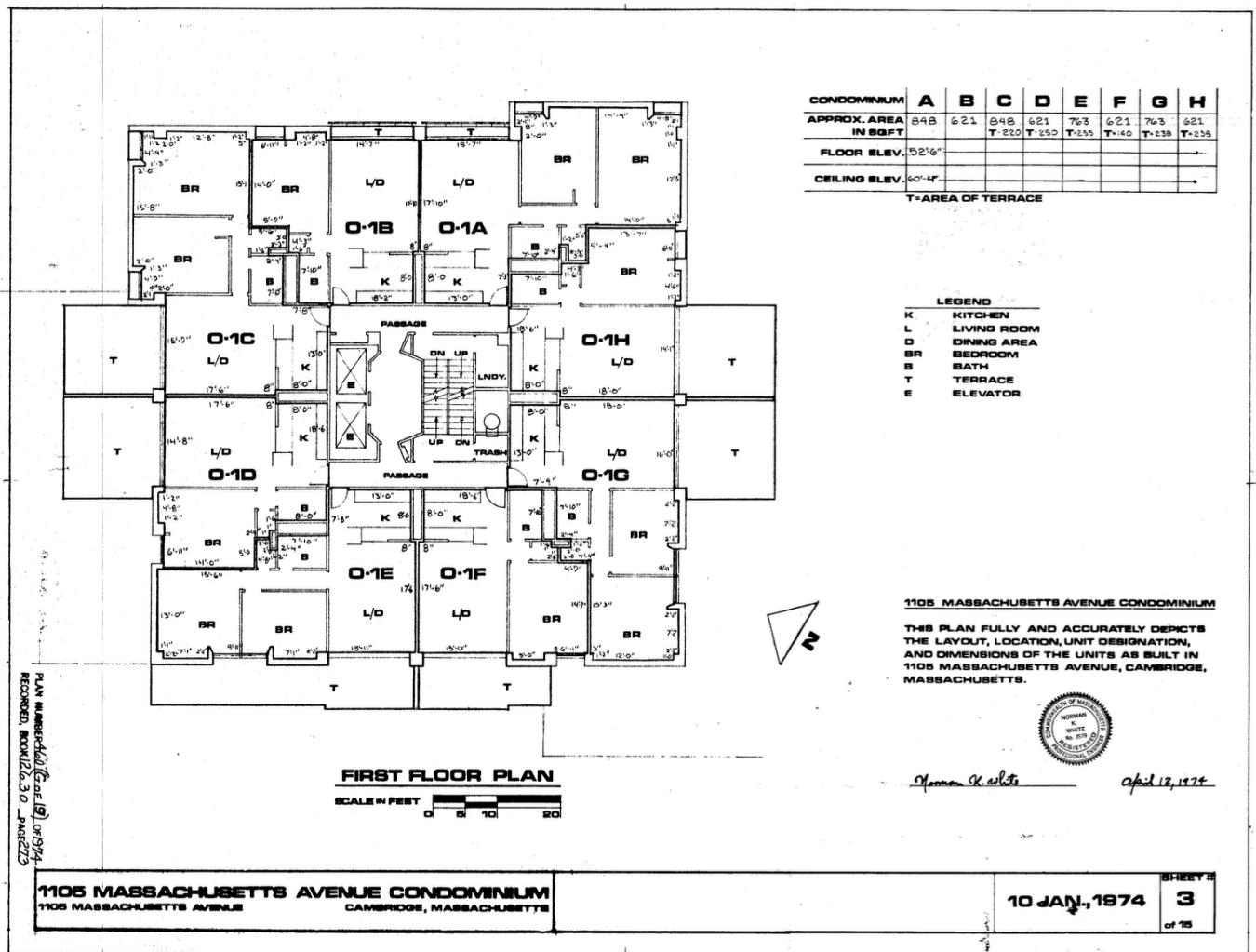
Business B Zoning extends 100 feet into the lot parallel with Massachusetts Avenue. The 9,775 square feet of the Upper Parking Deck comprises the section of the lot that is part of Residence C-1 and is 32% of the Lot. The remaining 21,396 square feet includes the condominium building and is part of the Business B and Harvard Square Overlay districts.

District Dimensional Regulations Worksheets

Gross Floor Area Permitted

- Tower has 13 occupiable floors; Gross area per floor is 90 x 90 or 8100 sf per Master Deed
- Square footage per unit obtained from Master Deed Exhibit A
- Identification of residential and professional units obtained from Management Co.
- Walkway, Other Common area and Parking area obtained from Management Co.

Original 1974 Architectural Floor Plan



1105 Massachusetts Avenue Gross Floor Area

A: [99,069 s.f. Non-Residential Space / 164,849 Total s.f. = 60.1%]

B: [65,780 s.f. Residential Space / 164,849 Total s.f. = 39.9%]

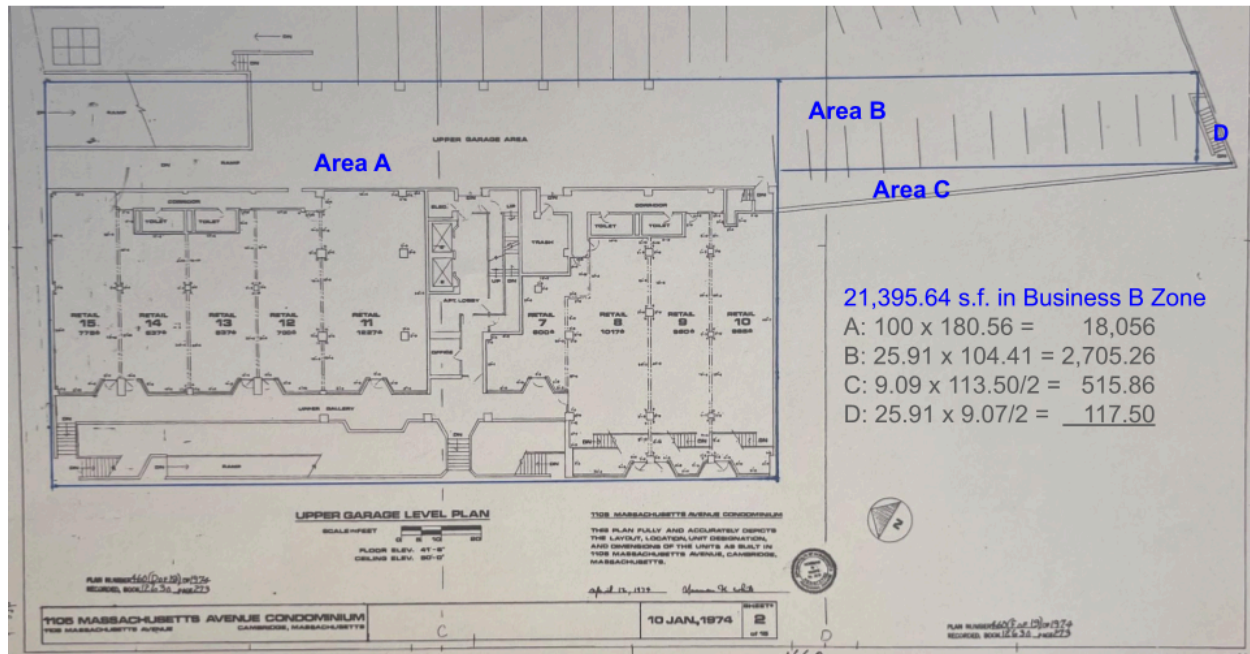
Gross Floor Area Permitted = 90,006 s.f.

$[(60.1\% \times 2.75) \times 31,171 \text{ Lot Area} = 51,517.87] + [(39.9\% \times 3) \times 31,171 \text{ Lot Area} = 37,311.69]$

- Retail Space: 59,549
- Professional: 12,090
- Tower Common 27,430
- Non- Residential Space: 99,069 60.1%
- Residential Space: 65,780 39.9%

Maximum Number of Dwelling Units

Using the original Survey site measurements and the original Architectural drawings from 1974 to measure area geometry: The total area of the lot is 31,171 s.f. The Area of the lot in Business B Zone is 21,396 s.f and the Area of the lot in Residence C-1 Zone is 9775 s.f.



Article 5.27.1 required the allocation of 89.4 of Zoning B requirements and 10.6 of Zoning C-1 dwelling requirements when completing the Dimensional Table.

The total number of dwelling units allowed shall be the sum of the total dwelling units allowed in each district, determined by adding the lot area in each district divided by the minimum lot area per dwelling unit for each district.

$$\text{Max \# dwelling units} = \frac{\text{Lot area in district 1}}{\text{district 1 min. lot area/du}} + \frac{\text{Lot area in district 2}}{\text{district 2 min. lot area/du}}$$

Where the computation of the total number of dwelling units allowed in each district results in two fractional numbers and where the sum of the resulting remainders from both districts equals or exceeds one, an additional unit shall be permitted.

$$\text{Lot 1 Business B Area } 21,395 / 300 \text{ min} = 71.32$$

$$\text{Lot 1 Residential C-1 Area } 9,775 / 1500 \text{ min} = 6.52$$

$$\text{Max \# of Dwelling Units} = 79$$

There will be no detriment to the public good in allowing for the re-establishment of this unit as a dwelling. The work entails a simple renovation and upgrading of the existing office unit. Any work entailed in the renovation will be scrutinized and approved by ISD, and has already been approved by the condominium association after a careful review of the architectural plans. There will be no exterior changes to the building, nor any interior changes with respect to access/egress to the common areas of the building. There will be no discernable impacts of any kind for the neighborhood.

- A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The Petitioner acquired the subject property in 1998, which consists of a single condominium unit in a large multi-unit building constructed in 1974. Unit 1C is located on the second floor of the Tower. The Unit 1C 1105 Massachusetts Avenue Condominium Trust existed to support the psychology practices of the three trustees. One trustee has died, one has retired and the remaining trustee wishes to retire. The Petitioner worked with an Architect, Contractor and the Condominium Association for the 1105 Massachusetts Avenue building to get the appropriate permits to begin the renovation.

At the time of acquisition, the Petitioners believed they had the right (as stated in the Unit Deed) to convert the office unit into a dwelling. The Petitioner sought to renovate and submitted a Permit request to the City of Cambridge. The conversion and sale of the condominium property was a central part of the retirement planning of the Trustees and the denial of the approval would represent a financial hardship. The building permit application to renovate the unit was held up on account of ISD's determination that the renovation of the unit established a new dwelling and the City would require a zoning variance.

The Master Deed was amended and the Unit Deed for Unit 1C states that "the unit may be used for residential or office purposes." The current number of dwellings (79 units now and 80 if the Board approves the project) is less than the originally approved number of 86 units.

The inability to renovate and sell the unit will pose a significant financial and practical hardship for the Petitioners. The office unit is aged, very small, and in need of repairs and improvements prior to being suitable for commercial rental. Changes to therapy healthcare reimbursement for virtual sessions, has functionally eliminated the demand for this type of office space. Two of the 3 offices have been vacant since 2020. For these reasons, the inability to proceed with the re-establishment as two units will pose financial and logistical hardships.

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

These hardships are owing to the unique circumstances of the shape and location of this pre-existing, nonconforming building that is located on a lot that straddles the Residence C-1, Business B, and Harvard Square Overlay districts. The density of units (79 units now and 80 if the BZA approves) is complicated by the more restrictive current zoning regulations that were imposed after this building was constructed in 1974.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- a) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

There will be no detriment to the public good in allowing for the re-establishment of this unit as a dwelling. The work entails a simple renovation and upgrading of the existing office unit. Any work entailed in the renovation will be scrutinized and approved by ISD, and has already been approved by the condominium association after a careful review of the architectural plans. There will be no exterior changes to the building, nor any interior changes with respect to access/egress to the common areas of the building. There will be no discernable impacts of any kind for the neighborhood.

- b) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Variance relief may be granted in furthering the laudable goals of increasing the supply of housing and allowing for necessary renovations and improvements to the existing housing stock.

**1105 MASS. AVE. CONDOMINIUM TRUST
C/O ELN MANAGEMENT CO.
P. O. BOX 798
SUDBURY, MA 01776
978-440-8330
FAX 978-440-8334**

June 11, 2024

To Whom It May Concern:

Regarding renovations being made to Unit 1C at 1105 Mass. Ave. Condominium Trust, the Board of Trustees of 1105 Mass. Ave. Condominium Trust is aware that the unit owner, Steven Sternbach, is converting an office unit back to residential. The Board has reviewed a description of the renovations planned. The owner has the right to make these changes inside their unit.

This authorization is conditional upon properly licensed contractors obtaining the necessary building, plumbing and electrical permits from the City of Cambridge. Permits and final sign-off by the City of Cambridge are to be submitted to this office.

Certificates of Insurance have been received and copies of licenses have been requested for the contractor.

If you have any questions regarding this letter, please feel free to give me a call.

Sincerely,

1105 MASS. AVE. CONDOMINIUM TRUST
ELN MANAGEMENT CO.
For the above

A handwritten signature in black ink, appearing to read "Myra Finn Miller". The signature is stylized with a large, looped "M" and "F".

Myra Finn Miller
Property Manager

**1105 MASS. AVE. CONDOMINIUM TRUST
C/O ELN MANAGEMENT CO.
P. O. BOX 798
SUDBURY, MA 01776
978-440-8330
FAX 978-440-8334**

June 11, 2024

To Whom It May Concern:

Regarding renovations being made to Unit 1C at 1105 Mass. Ave. Condominium Trust, the Board of Trustees of 1105 Mass. Ave. Condominium Trust is aware that the unit owner, Steven Sternbach, is converting an office unit back to residential. The Board has reviewed a description of the renovations planned. The owner has the right to make these changes inside their unit.

This authorization is conditional upon properly licensed contractors obtaining the necessary building, plumbing and electrical permits from the City of Cambridge. Permits and final sign-off by the City of Cambridge are to be submitted to this office.

Certificates of Insurance have been received and copies of licenses have been requested for the contractor.

If you have any questions regarding this letter, please feel free to give me a call.

Sincerely,

1105 MASS. AVE. CONDOMINIUM TRUST
ELN MANAGEMENT CO.
For the above

A handwritten signature in black ink, appearing to read "Myra Finn Miller". The signature is stylized with a large, looped "M" and "F".

Myra Finn Miller
Property Manager

This map illustrates a residential area in Lowell, Massachusetts, with a central development site highlighted in yellow. The site is bounded by Harvard St to the north, Remington St to the east, Trowbridge St to the south, and Massachusetts Ave to the west. A red line with arrows indicates a proposed road layout or development path through the yellow-highlighted area. The map includes surrounding streets such as Ware St, Arrow St, Mt Auburn St, Putnam Ave, and Trowbridge St. Numerous property lots and addresses are labeled throughout the map, including 134-1 through 134-59 and 135-17 through 135-23. A central road is labeled 'ROAD'.

1105 Mass Ave #1C

1 of 6

134-56
1105B, LLC
105 WASHINGTON STREET UNIT C1
SOMERVILLE, MA 02143

134-56
YOON, SHIMBOON & PRABDA YOON
241 S. ARDMORE RD
BEXLEY, OH 43209

UNIT 1C 1105 MASS AVE CONDO TRUST
C/O JOHN CARMICHAEL
3 LINDA STREET
WINDHAM, NH 03087

134-56
GUPTA, DAMAYANTI
1105 MASSACHUSETTS AVE - UNIT 7D
CAMBRIDGE, MA 02138

134-56
AXELROD, NANCY
40 DUNSTER RD.
SUDBURY, MA 01776

134-56
SEIPP, DAVID J.
1105 MASSACHUSETTS AVE - UNIT 8F
CAMBRIDGE, MA 02138

134-56
DEGUILLEBON, HENRI F.,
TR OF THE DEGUILLEBON FAMILY TRUST
9 WASHINGTON ST
ESSEX COUNTY
MANCHESTER/SEA, MA 01944

134-56
LEVINE, STEPHANIE
1105 MASSACHUSETTS AVE - UNIT 9B
CAMBRIDGE, MA 02138

134-56
KOPP, BRUCE R.
1169 CLEARVIEW ROAD
KING FERRY, NY 13081

134-56
LANDAU RICHARD B & BEVERLY A THORNTON TR
RICHARD B LANDAU & BEVERLY A THORNTON RE
1105 MASSACHUSETTS AVE - UNIT 10A
CAMBRIDGE, MA 02138

134-56
SUN, KATHLEEN M
TRS. THE KATHLEEN M SUN TR
132 CRICKET HILL RD
COLUMBIA, SC 29223

134-20
CHU, TIFFANY T
14 REMINGTON ST UNIT 23
CAMBRIDGE, MA 02138

134-56
FIROUZBAKHT, SAEAD & SHALA HAGHAYEGHI
1105 MASSACHUSETTS AVE - UNIT 10G
CAMBRIDGE, MA 02138-5207

134-56
LANDAU, RICHARD B. & BEVERLY A. THORNTON
TRS. RICHARD B. & BEVERLY A. REVOC.TRUST
1105 MASSACHUSETTS AVE - UNIT 10H
CAMBRIDGE, MA 02138

134-56
MEYER, DONALD
1105 MASSACHUSETTS AVE - UNIT 11E
CAMBRIDGE, MA 02139

134-56
GIANNACOPOULOS, PETER AS
TR. OF DIMAS REALTY TRUST
11 EDGEWATER DRIVE
NEEDHAM, MA 02492

134-56
ROSENTHAL, FRANNE J.
1105 MASSACHUSETTS AVE - UNIT 9C
CAMBRIDGE, MA 02138

134-9
BOUTIN, ERIC
380 HARVARD ST 5
CAMBRIDGE, MA 02138

134-15
ZHANG, LU & XIANGHONG HUA
201 FREEMAN ST UNIT A8
BROOKLINE, MA 02446

134-20
EDWARDS, PAMELA G. &
CITY OF CAMB TAX TITLE
14 REMINGTON ST
CAMBRIDGE, MA 02138-5244

134-20
MCCORD, RAYMOND SCOTT
10 REMINGTON ST UNIT 9
CAMBRIDGE, MA 02138

134-20
MOSKOW, JEREMY I.
14 REMINGTON STREET UNIT 302
CAMBRIDGE, MA 02138

134-20
MAHONEY, JOSEPH B ANNE M FAIRBANK
213 OLD MAIN RD
NORTH FALMOUTH, MA 02556

134-20
MCCORD, RAYMOND SCOTT
10 REMINGTON ST. UNIT#19
CAMBRIDGE, MA 02138

134-20
ALONSO, JUAN M. AND VIOLA G. THOMAS
14 REMINGTON ST UNIT 24
CAMBRIDGE, MA 02138-5244

134-20
VELEZ, ANA
12 REMINGTON ST UNIT 305
CAMBRIDGE, MA 02138

134-20
SU, YING-HSIU, WEI SONG & JANET SONG
1707 OSPREY DR
AUDUBON, PA 19403

134-15
DAVIDSEN, CAROL L.
917 N. WAYNE ST APT B4
ARLINGTON, VA 22201-5925

134-15
IGUCHI, TETSUO
15 TROWBRIDGE ST UNIT 4
CAMBRIDGE, MA 02138

134-15
VORVIS, ELENI
15 TROWBRIDGE ST UNIT 10
CAMBRIDGE, MA 02138

1105 Mass Ave #1c

2 of 6

134-15
IGUCHI, TETSUO
15 TROWBRIDGE ST UNIT 12
CAMBRIDGE, MA 02138

134-20
RESIDENT
14 REMINGTON ST UNIT 12
CAMBRIDGE, MA 02138

134-20
MARRON, PAMELA
14 REMINGTON ST. UNIT 204
CAMBRIDGE, MA 02138-5244

134-20
BAYM, NANCY K. & REX CLARK
6 ROLLING CT
CAMBRIDGE, MA 02139

134-20
GRIFFIN, KATHLEEN A.
10-14 REMINGTON ST UNIT UNIT 29
CAMBRIDGE, MA 02138

134-20
NOUBARY, FARZAD
10-14 REMINGTON ST UNIT 30
CAMBRIDGE, MA 02138

133-31
GWEN MARIE LLC.,
50 BRIDGE ST.
LEXINGTON, MA 02421

134-6
BECKWITH, KRISTIN & THOMAS OBOE LEE
9 REMINGTON ST., UNIT B
CAMBRIDGE, MA 02138-5202

134-14
SHERWOOD, WALLACE W.,
TR. OF ABACO REALTY TRUST
10 TROWBRIDGE ST UNIT 1
CAMBRIDGE, MA 02138-5334

134-15
CAI, ZHENG
848 STOCKTON ST., RM 207
SAN FRANCISCO, CA 94108

134-20
MOSKOW, JEREMY I.
14 REMINGTON STREET UNIT 302
CAMBRIDGE, MA 02138

134-20
MOSKOW, JEREMY I.
14 REMINGTON STREET UNIT 302
CAMBRIDGE, MA 02138

134-20
BRAGA, DANIEL P.
10-14 REMINGTON ST UNIT 10
CAMBRIDGE, MA 02138

134-20
MARRON, PAMELA
14 REMINGTON ST., UNIT 204
CAMBRIDGE, MA 02138-5244

134-20
TSERING, LHAMO
4 BRIDLE PATH
SUDBURY, MA 01776

134-56
CARMICHAEL, DEBORA, STEPHEN STERNBACH
VIRGINIA YOUNGREN, TRUSTEES
1105 MASSACHUSETTS AVE - UNIT 1C
CAMBRIDGE, MA 02139

134-56
MILLER, SERA M & PAUL W. MILLER TRS. THE
OAK STREET PROPERTIES TRUST
1105 MASSACHUSETTS AVE - UNIT 1G
CAMBRIDGE, MA 02138

134-56
1105 MASSACHUSETTS AVENUE LLC
1105 MASSACHUSETTS AVE - UNIT 2C
CAMBRIDGE, MA 02139

134-56
OWADES, STEPHEN H.
1105 MASSACHUSETTS AVE - UNIT 3A
CAMBRIDGE, MA 02138-5207

134-56
FRIEDMAN, HOLLY, STEVEN LUZ-ALTERMAN &
LINDA LUZ-ALTERMAN
1105 MASSACHUSETTS AVE UNIT 3C
CAMBRIDGE, MA 02138-5207

134-56
NIAMIR, KAZEM P. , MATILDA S. NIAMIR,
TRS OF THE NIAMIR FAMILT TR
1492 CHARTWELL DR
WEST VANCOUVER, BC V7S 2S1

134-9
PNI HARVARD LLC.
C/O STEVEN J. MURPHY
1646 CENTRE STREET
WEST ROXBURY, MA 02132

134-9
JACOBSON, JOSEPH & JACOBSON, SANDRA W.
22869 HIGHBANK DR.
BEVERLY HILLS, MI 48025

134-56
SULLIVAN, PETER F.
TR. OF THE PETER F. SULLIVAN 2017 TR.
1105 MASSACHUSETTS AVE - UNIT 6D
CAMBRIDGE, MA 02138

134-56
STOKEY, LUCY M.
PO BOX 2035
HANOVER, MA 02339

134-56
MULLINS, MARTIN
1105 MASSACHUSETTS AVE - UNIT 7A
CAMBRIDGE, MA 02138

134-56
GONG, ZHENG & LI JIA
8 ROYAL ST
WINCHESTER, MA 01890

134-56
CHUN, RAPHAEL W.
1105 MASSACHUSETTS AVE - UNIT 8D
CAMBRIDGE, MA 02139

134-56
GIANNACOPOULOS, PETER
TR. OF DIMAS REALTY TRUST
11 EDGEWATER DR
NEEDHAM, MA 02492

134-56
BERNSTEIN, RONALD M. &
KRYSZYNA E. WOLSKI, TRUSTEES
8981 E. PERSHING AVE
SCOTTSDALE, AZ 85260

134-56
LIM, JONGWON BOOYONG LIM TRS
2 MULBERRY LN
LEXINGTON, MA 02420

134-56
MARKENSCOFF, XANTHIPPI
% DEPT. OF AMES, UCSD
LA JOLLA, CA 92093-0310

134-56
GIANNACOPOULOS,
PETER TR. OF DIMAS REALTY TRUST
11 EDGEWATER DR
NEEDHAM, MA 02492

134-56
GIANNACOPOULOS, JOHN & PETER
GIANNACOPOULOS
1105 MASSACHUSETTS AVE - UNIT 11G
CAMBRIDGE, MA 02139

134-56
MULYK, MICHAEL J., & MICHAEL PRATT
20 BELLEVUE STREET
BOSTON, MA 02125

134-33
CARU SQUARE, LLC
620 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

134-56
R. S. T. REALTY, INC.
239 MARLBOROUGH ST
BOSTON, MA 02116

134-56
AXELROD, ALAN
1105 MASSACHUSETTS AVE - UNIT 5A
CAMBRIDGE, MA 02138

134-56
MULKERIN, MARGARET H.
1105 MASSACHUSETTS AVE - UNIT 5E
CAMBRIDGE, MA 02138

134-56
KONG, DAVID & SHING KONG
72 HILLCREST AVE.
LEXINGTON, MA 02420

134-56
LAVI, ALTA & SHOSHAN LAVI
443 S. OAKHURST DR. APT 305
BEVERLY HILLS, CA 90212

134-20
WEISSMAN, NICKEMIA C/O ARIA WEISSMAN
10-14 REMINGTON ST UNIT 307
CAMBRIDGE, MA 02138-5244

134-36
SHERWOOD, WALLACE W.,
TRUSTEE THE WALLACE W. SHERWOOD TRUST
10 TROWBRIDGE ST
CAMBRIDGE, MA 02138

134-37
SHERWOOD, SANDRA W.
TRUSTEE OF SANDRA W. SHERWOOD TRUST
14 TROWBRIDGE ST
CAMBRIDGE, MA 02138

134-56
MICHON, KEITH W.
TRUSTEE OF 1105 HARVARD NOMINEE TRUST
308 HARVARD RD
STOW, MA 01775

134-56
SCHWARTZ, JOSEPH M
1105 MASSACHUSETTS AVE - UNIT 2A
CAMBRIDGE, MA 02139

134-56
AKERSON, MARY, TR OF LJA REALTY TRUST
1105 MASSACHUSETTS AVE - UNIT 2F
CAMBRIDGE, MA 02138

134-56
AKERSON, MARY,
TR. OF CEA OFFICE REALTY TRUST
1105 MASSACHUSETTS AVE - UNIT 2F
CAMBRIDGE, MA 02138-5207

134-56
OWADES, STEPHEN H.
1105 MASSACHUSETTS AVE - UNIT 3G
CAMBRIDGE, MA 02138-5246

134-56
THOMPSON, NORMA JUNE
1105 MASSACHUSETTS AVE - UNIT 4D
CAMBRIDGE, MA 02138-5244

134-56
BERNSTEIN 1105 LLC
8981 E. PERSHING AVE.
SCOTTSDALE, AZ 85260

134-56
CHEN, JUNYING,
TRUSTEE OF JM REALTY TRUST
P.O. BOX 390623
CAMBRIDGE, MA 02139

134-56
FRANCISCO ANTONIO TOURREILLES ACEBEDO &
SABINA TOURREILLES TRS ET-AL
1336 PINE TREE RD.
MCLEAN, VA 22101-2418

134-56
OSULLIVAN, ROGER F.,
TRUSTEE THE ROGER F. OSULLIVAN REV TRUST
1105 MASSACHUSETTS AVE - UNIT 9F
CAMBRIDGE, MA 02138

134-56
1105 MASS AVE 12C LLC
70 FORREST ST, APT 11C
STAMFORD, CT 06901

134-9
LEONI, JESSICA
TRS THE 380 HARVARD STREET U6 REALTY TR
380 HARVARD ST - UNIT 6
CAMBRIDGE, MA 02139

134-6
VON STEIGER, JOY L
TRS J.L. VON STEIGER REVOCABLE TR
9 REMINGTON ST
CAMBRIDGE, MA 02138

134-56
WESTBOURNE RESOURCES LTD
534 CHARLES RIVER ST
NEEDHAM, MA 02492

134-56
SEVILLA, JOSEPH PATRICK P.
12305 MAIN CAMPUS DRIVE
LEXINGTON, MA 02421

134-56
CHU, ANDREW C. & MICHELLE I. LAI TRUSTEES
10849 N. STELLING RD
CUPERTINO, CA 95014

134-56
FOROUTAN, MOJAN
1105 MASSACHUSETTS AVE - UNIT PHD
CAMBRIDGE, MA 02138

134-51
LIN, NI
770 WASHINGTON AVE - UNIT 401
REVERE, MA 02151

134-15
PAKO TROWBRIDGE LLC
17 PRENTISS ST
CAMBRIDGE, MA 02140

133-33
SUN LIFE ASSURANCE CO OF CANADA
C/O BENTALL KENNEDY (US) LP
PO BOX 92129
SOUTHLAKE, TX 76092

134-7
BELLTREE, LLC
1188 CENTRE ST
NEWTON, MA 02459

134-10
SEAFOAM LLC
C/O GO MANAGEMENT
1105 MASS AVE UNIT 6D
CAMBRIDGE, MA 02138

134-20
MOSKOW, JEREMY I.
14 REMINGTON STREET UNIT 302
CAMBRIDGE, MA 02138

134-20
MOSKOW, JEREMY I.
14 REMINGTON ST UNIT 302
CAMBRIDGE, MA 02138

134-50
SUNDANCE AT HARVARD SQUARE HOLDING LLC,
C/O RAT K. DHANDA
166 HARVARD ST
BROOKLINE, MA 02446

134-56
R. S. T. REALTY, INC.
239 MARLBOROUGH ST
BOSTON, MA 02116

134-56
RUSNOCK, JOHN T.
1105 MASSACHUSETTS AVE - UNIT 1E
CAMBRIDGE, MA 02138

134-56
MIN, JIAJIAN BOROU YU
30 CAMBRIDGEPARK DR APT 4126
CAMBRIDGE, MA 02140

134-56
MCCARTER, ROBERT HARRIS GOODMAN &
ROCHELLE LAZERSON DAVIS TRUSTEES
C/O ROCHELLE L. DAVIS
1105 MASSACHUSETTS AVE 2B
CAMBRIDGE, MA 02140-5207

134-56
DILLER, EMMELINE
1105 MASSACHUSETTS AVE - UNIT 2D
CAMBRIDGE, MA 02138-5207

134-56
LEVINE, JOHN B.
1105 MASSACHUSETTS AVE - UNIT 3D
CAMBRIDGE, MA 02138

134-56
HAGHAYEGHI, HOSSEIN
1105 MASSACHUSETTS AVE, PHA
CAMBRIDGE, MA 02138

134-56
GERAGHTY, EDWARD T. & LENA LAI MING LAU
43 LANGDON ST UNIT 2
CAMBRIDGE, MA 02138

134-56
LEVINE, HOWARD A., BRANDA SHERMAN &
ALEXANDRA MONCHICK
1105 MASSACHUSETTS AVE - UNIT 6B
CAMBRIDGE, MA 02138

134-56
PARDEE, THOMAS W. & YA-WEN CHUANG
1105 MASSACHUSETTS AVE - UNIT 7E
CAMBRIDGE, MA 02138

134-56
BROWNE, THOMAS P.
1105 MASSACHUSETTS AVE - UNIT 7G
CAMBRIDGE, MA 02138-5207

134-56
HEIPLE, JEANNE M.
TRS JEANNE M. HEIPLE TR
63 ORANGE ST
WALTHAM, MA 02453

134-56
SADAGHIANI, ROAXANE S
1105 MASSACHUSETTS AVE UNIT 3B
CAMBRIDGE, MA 02138

134-56
HAGHAYEGHI SHAHLA
1105 MASSACHUSETTS AVE - UNIT 10F
CAMBRIDGE, MA 02139

134-56
SCHEL REAL ESTATE LLC
621 WEST UNIVERSITY PARKWAY
BALTIMORE, MD 21210

134-20
SHU, MIAO
TR THE BAI FAMILY TRUST
153 BEACON ST
BROOKLINE, MA 02446

134-56
SCHEL REAL ESTATE LLC
621 WEST UNIVERSITY PARKWAY
BALTIMORE, MD 21210

134-56
GIANNACOPOULOS, PETER,
TR. OF DIMAS REALTY TRUST
11 EDGEWATER DR.
NEEDHAM, MA 02492

134-56
1105 MASS AVE 12G LLC
ATTN: THOMAS S. WONG
70 FORREST ST, APT 11C
STAMFORD, CT 06901

134-56
HAGHAYEGHI, EHTERAM
1105 MASS AVE. UNIT PHA
CAMBRIDGE, MA 02138-5207

134-56
FOROUTAN, MOJAN & HOSSEIEN HAGHAYEGHI
1105 MASSACHUSETTS AVE - UNIT PHD
CAMBRIDGE, MA 02138

134-56
JUO, SHARON
1105 MASSACHUSETTS AVE - UNIT 9E
CAMBRIDGE, MA 02138

134-20
O'CONNOR, MARK & DAVID O'CONNOR
TRS. OF O'CONNOR BROTHERS IRREVOCBLE TR.
25-27 CHAUNCY ST
CAMBRIDGE, MA 02138

134-56
OHARA MICHAEL K
TRS OHARA NANCY TRS
704 WASHINGTON ST
BRIGHTON, MA 02135

134-56
FIROUZBAKHT KIAN & FARZANEH DAVARI
TRS EQUINOX II REALTY TR
250 HAMMOND POND PKWY - UNIT 1001S
CHESTNUT HILL, MA 02459

134-56
ANU PROPERTY LLC
533 W JEFFERSON AVE
NAPERVILLE, IL 60540

133-29
CUPERUS, BENJAMAS LENDORFF GUIDO
CUPERUS LENDORFF
42 MAPLE AVE. UNIT 3
CAMBRIDGE, MA 02139

134-15
MARANGOZ, MEHMET SERCAN
KERRY RYAN CHANCE
15 TROWBRIDGE ST UNIT 7
CAMBRIDGE, MA 02138

134-56
1105 MASS AVE 7H LLC
70 FORREST ST APT 11C
STAMFORD, CT 06901

134-20
O'CONNOR, MARK & DAVID O'CONNOR
TRS OF O'CONNOR BOTHERS IRREVOC. TRUST
25-27 CHAUNCY ST
CAMBRIDGE, MA 02138

133-28
1130 MASS AVE LLC
328 HURON AVE
CAMBRIDGE, MA 02141

134-15
SHEN, BEI
6 LORING RD
LEXINGTON, MA 02421

134-15
WU YIFEI
15 TROWBRIDGE ST 6
CAMBRIDGE, MA 02138

134-15
ADL PROPERTIES, LLC
ATTN: JUDIT SAENZ-BADILLOS
2 NOKOMIS WAY
NATICK, MA 01760

134-9
ZHAO, GUO
380 HARVARD ST UNIT 1
CAMBRIDGE, MA 02138

134-15
ETCHISON, SHELANE C.
15 TROWBRIDGE ST UNIT 12A
CAMBRIDGE, MA 02138

134-56
LEE, JING-FUN
TRUSTEE OF THE JING-FUN LEE TRUST
5848 HUBBARD DR
ROCKVILLE, MD 20852

134-15
LIU RUIHAN
15 TROWBRIDGE ST - UNIT 3
CAMBRIDGE, MA 02138

134-16
SHERWOOD NICHOLAS W
TRS ABACO REALTY TR
10 TROWBRIDGE ST
CAMBRIDGE, MA 02138

134-56
GUIONNEAU ANNE VON
11 CHASE LINKS CIR - UNIT 4E
NANTUCKET, MA 02554

134-56
NFG EXCHANGE CO LP,
601 ISLAND HOUSE ROAD
BETHANY BEACH, DE 19930

134-56
SETTLE BRADLEY
1105 MASSACHUSETTS AVE - UNIT 6E
CAMBRIDGE, MA 02138

134-56
1105 MASS AVE 5B LLC
6 GENNARO CIR
WAYLAND, MA 01778

134-56
1105 MASS AVE 12H LLC
6 GENNARO CIR
WAYLAND, MA 01778

134-20
REID, JAMES A. A LIFE ESTATE
336 ANNURSNAC HILL RD
CONCORD, MA 01742

134-56
WHITAKER, ROBERT B & LISA A COSGROVE
1105 MASSACHUSETTS AVE - UNIT 7B
CAMBRIDGE, MA 02138

133-30
1120 MASSACHUSETTS LLC
116 HUNTINGTON AVE STE 600
BOSTON, MA 02116

134-20
TOSI, LINDA
TRS 12 REMINGTON SREET 5 REALTY TR
83 CAMBRIDGE PKWY - UNIT 303
CAMBRIDGE, MA 02142

134-56
WANG HELEN H
1105 MASSACHUSETTS AVE - UNIT 4F
CAMBRIDGE, MA 02139

133-29
SIGMA CHI FOUNDATION INC
1714 HINMAN AVE
EVANSTON, IL 60201

134-20
TU, LORING W. TRS THE LORING W. TU LIVING TR
186 WILLOW AVE - UNIT 1
SOMERVILLE, MA 02144

1105 Mass Ave #1C

696

134-20
TU, LORING W.
TRS THE LORING W. TU LIVING TRUST
186 WILLOW AVE - UNIT 1
SOMERVILLE, MA 02144

134-56
CHARLIE5F LLC
C/O CAREY GOLDBERG
24 WILLIAM ST
BROOKLINE, MA 02446

134-56
GUIONNEAU, ANNE VON
11 CHASE LINKS CIRCLE
NANTUCKET, MA 02554

134-9
CONTARINO LISA & LUCA A CONTARINO TRS
380 HARVARD ST - UNIT 2
CAMBRIDGE, MA 02139

134-56
SUN, KATHLEEN M
TRS THE KATHLEEN M SUN TR
132 CRICKET HILL RD
COLUMBIA, SC 29223