RECEIVED
IN OFFICE OF CITY CLERK
1993 JAN 12 PM 4:39
CAMBRIDGE MA.

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: D. Margaret Drury, City Clerk

FROM: Sally Powers, Director of Assessment

SUBJECT: Written protest - Debra McManus, et al, petition

DATE: January 12, 1993

In reply to your memo dated January 12, 1993 please be advised that we have, this day, forwarded to the Engineering Department the written protest to the above-referenced petition.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

D. MARGARET DRURY
CITY CLERK

FAX (617) 349-4307

JOHN E. FLYNN
DEPUTY CITY CLERK

January 12, 1993

TO: SALLY POWERS
BOARD OF ASSESSORS

FROM: D. MARGARET DRURY DMD
CITY CLERK

SUBJECT: WRITTEN PROTEST TO THE PETITION OF DEBRA MCMANUS, ET AL

Enclosed you will find two copies of the written protest received by this office regarding the rezoning petition of Debra McManus, et al.

Would you kindly certify this petition and forward same to the Engineering Dept. as soon as possible.

Your kind attention in this matter will be greatly appreciated.

Corporate Real Estate

Polaroid Corporation
575 Technology Square
Cambridge, Massachusetts 02139

RECEIVED BY
OFFICE OF CITY CLERK
'93 JAN 11 AM 9:35
CAMBRIDGE MA.

Polaroid

January 11, 1993
DELIVERED

Ms. D. Margaret Drury
City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

Polaroid Corporation, being the owner of property affected by proposed amendments to the Cambridge Zoning Ordinance set forth in the Debra McManus et al petition to include parking in the floor area ratio (FAR) calculation, hereby protests such zoning ordinance amendments pursuant to General Laws C. 40A S5. The proposed amendments, if adopted, will have a potential adverse impact on the future business activities of the Company.

The McManus petition was the subject of public hearings before the Planning Board on November 10, 1992, and before the Committee on Ordinances on November 17, 1992.

Polaroid requests that prior to a final vote by the City Council on such amendments, you determine whether the owners of 20% of the area of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendments.

Attached is a listing of the property in Cambridge owned by Polaroid Corporation as of January 1, 1993.

Very truly yours,

POLAROID CORPORATION

Eric V. Benson
Senior Manager
Corporate Real Estate

EVB/jp
Attachment

Corporate Real Estate

Polaroid Corporation
575 Technology Square
Cambridge, Massachusetts 02139

Polaroid

CAMBRIDGE PROPERTY
OWNED BY POLAROID CORPORATION AS OF JANUARY 1, 1993
(REF. REAL ESTATE TAX BILLS)

ASSESSORS MAP/LOT NO.	PROPERTY LOCATION (STREET ADDRESS)	LAND AREA (SQUARE FEET)	
A. INDUSTRY IB DISTRICT			
71-46,47,28,29	586-618 Main St.	59,935	
71-39	640-648 Main St.	33,809	
71-38	650-680 Main St.	51,600	
71-51	63-77 Albany St.	41,365	
71-50,48	28 Osborn St.	83,179	
71-36,1,2,3, 40,41,43,53	21 Osborn St.	116,953	
71-52	177-179 Mass. Ave.	3,894	
70-22	718-734 Main St.	18,872*	
	SUBTOTAL INDUSTRY IB		409,607
B. RESIDENCE C-1 DISTRICT			
74-127,23	123-137 Windsor St.	----	40,770
C. OFFICE O-3 DISTRICT			
128-40,38,39	790-797 Memorial Dr.	182,050	
128-60	385 Putnam Ave.	73,106	
128-36	770-772 Memorial Dr.	8,811	
	SUBTOTAL OFFICE O-3		263,967
TOTAL LAND AREA			714,344 SQ.FT. (16.4 Acres)

GLH/jp
1/11/93

*Assessor's Map shows 18,872 sq. ft.; current tax bill incorrectly shows 9,441 sq. ft.

Corporate Real Estate

Polaroid Corporation
575 Technology Square
Cambridge, Massachusetts 02139

RECEIVED BY
OFFICE OF CITY CLERK
1993 JAN 11 AM 9:35
CAMBRIDGE MA.

Polaroid

January 11, 1993
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City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

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Very truly yours,

POLAROID CORPORATION

Eric V. Benson
Senior Manager
Corporate Real Estate

EVB/jp
Attachment

Corporate Real Estate

Polaroid Corporation
575 Technology Square
Cambridge, Massachusetts 02139

Polaroid

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OWNED BY POLAROID CORPORATION AS OF JANUARY 1, 1993
(REF. REAL ESTATE TAX BILLS)

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71-52	177-179 Mass. Ave.	3,894	
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	SUBTOTAL OFFICE O-3		263,967
TOTAL LAND AREA			714,344 SQ.FT. (16.4 Acres)

GLH/jp
1/11/93

*Assessor's Map shows 18,872 sq. ft.; current tax bill incorrectly shows 9,441 sq. ft.

Sundry written protests received relative to the petition of Debra McManus zoning petition.

In City Council,

January 25, 1993

Referred to the Petition

RECEIVED
OFFICE OF CITY CLERK
1993 JAN -4 PM 3:23
CAMBRIDGE MA.

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: D. Margaret Drury, City Clerk

FROM: Sally Powers, Director of Assessment

SUBJECT: Written protest - Debra McManus, et al, petition

DATE: January 4, 1993

In reply to your memo dated January 4, 1993, please be advised that we have, this day, forwarded to the Engineering Department the written protest to the above-referenced petition.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

December 30, 1992

TO: **SALLY POWERS**
BOARD OF ASSESSORS

FROM: **D. MARGARET DRURY**
CITY CLERK

SUBJECT: **WRITTEN PROTEST TO THE PETITION OF DEBRA MCMANUS, ET AL**

Enclosed you will find two copies of the written protest received by this office regarding the rezoning petition of Debra McManus, et al.

Would you kindly certify this petition and forward same to the Engineering Dept. as soon as possible.

Your kind attention in this matter will be greatly appreciated.

HARVARD UNIVERSITY

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 21 AM 10:28
CAMBRIDGE, MASS.

SALLY ZECKHAUSER
VICE PRESIDENT FOR ADMINISTRATION

MASSACHUSETTS HALL
CAMBRIDGE, MASSACHUSETTS 02138
617-495-1512

December 11, 1992

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge MA 02139

RE:: Inclusion of Parking Structures in the Definition of Floor Area Filed by Debra McManus et al, in August, 1992

Dear Ms. Drury,

Harvard University opposes the above referenced petition to amend the Cambridge Zoning Ordinance. This petition would require that all above-grade parking structures and portions of structures used for parking automobiles be included in the calculation of gross floor area.

Massachusetts General Laws, Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by vote of two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) is necessary to enact the proposed change to the ordinance. Harvard owns real estate which will be affected by the proposed change and now files such a protest.

The changes proposed in the McManus petition are unreasonable and negatively impact construction in Cambridge by indirectly downzoning all areas of the City and by causing undue financial hardship in those areas of the City where underground parking may be prohibitively expensive. Further, the inclusion of structured above-grade parking garages in the definition of gross floor area provides an unwanted incentive for developers to utilize surface parking, which is antithetical to the enhancement of Cambridge's urban landscape. Surface parking is a grossly inefficient land use in urban areas such as Cambridge where landscaped property and open space are limited and are valuable amenities which should be preserved as much as possible.

President and Fellows of Harvard College

By: _____
Sally Zeckhouser

By: _____
Sheldon G. Tandler

Attachment: List of property owned by Harvard

PRESIDENT AND FELLOWS OF HARVARD COLLEGE
CAMBRIDGE LAND

Blk	Lot	ST. NO.	STREET NAME	LAND AREA SQ FT PER ASSESSORS' RECORDS
157	30	1525	MASS AVE	1,188,836
144	1	2–40	OXFORD ST	1,091,550
159	1	1341–1345	MASS AVE	981,136
161	58	962–970	MEMORIAL DR	379,222
130	144	900	MEMORIAL DR	257,503
227	90	47–63	CONCORD AVE	248,542
147	41	136	IRVING ST	222,732
208	2C	1	FERNALD DR	175,375
161	76	18–36	HOLYOKE PL	142,209
136	2	480	BROADWAY	134,098
143	17	1785	CAMBRIDGE ST	133,211
246	9	33	ELMWOOD AVE	113,300
131	70	0	BANKS ST	105,726
161	85	38–50	MT AUBURN ST	95,637
164	5	69	JFK ST	93,384
143	20	42–46	QUINCY ST	79,701
131	65	933–949	MEMORIAL DR	72,913
132	137	18–50	GRANT ST	69,984
165	53	124	MT AUBURN ST	65,338
160	21	75	MT AUBURN ST	60,425
137	42	471–473	BROADWAY	55,784
161	73	25–29	DE WOLFE ST	55,669
136	26	1–9	PRESCOTT ST	50,826
130	1	880	MEMORIAL DR	48,794
160	60	53	BOW ST	47,036
169	94	57–61	BRATTLE ST	45,388
156	26	1653	MASS AVE	42,820
229		243–245	CONCORD AVE	38,458
132	152	10–20	DEWOLFE ST	35,786
162	61	35–41	HOLYOKE ST	35,778
167	11	62–64	BRATTLE ST	35,034

PRESIDENT AND FELLOWS OF HARVARD COLLEGE
CAMBRIDGE LAND

Blk	Lot	ST. NO.	STREET NAME	LAND AREA SQ FT: PER ASSESSORS' RECORDS
208	3	79–81	GARDEN ST	34,725
133	4	13–39	BOW ST	34,415
164	6	75	JFK ST	31,811
146A	110	61	KIRKLAND ST	31,386
136	37	11	WARE ST	30,949
134	1	1201	MASS AVE	30,902
170	35	7–9	APPIAN WAY	28,140
227	90	55–63	CONCORD AVE	28,000
172	60	29	GARDEN ST	27,816
221	91	11–33	SHALER LN	27,591
157	51	15	EVERETT ST	26,994
147	46	42	FRANCIS AVE	26,900
132	97	8–10B	MT AUBURN ST	26,215
132	97	10	MT AUBURN ST	25,613
131	68	79	BANKS ST	24,734
146A	145	10–111	HOLDEN ST	23,397
145	36	1	FRANCIS AVE	23,341
147	47	44	FRANCIS AVE	23,119
169	10/11/1	35	CHURCH ST	22,649
142	45	28–34A	IRVING ST	22,075
155	33	1705	MASS AVE	21,528
132	81	1	COWPERTHWAITE	20,953
169	30	12–22	APPIAN WAY	20,669
137	2	38	QUINCY ST	20,488
143	11	1737	CAMBRIDGE ST	20,180
155	30	7	SACRAMENTO ST	20,000
156	67	20	SACRAMENTO ST	20,000
165	54	3	UNIVERSITY RD	19,163
165	40	122	MT AUBURN ST	19,162
143	4	38	KIRKLAND ST	19,000
147	24	7	BRYANT ST	18,291

Blk	Lot	ST NO.	STREET NAME	LAND AREA SQ FT PER ASSESSORS' RECORDS
137	35	95	PRESCOTT ST	18,180
130	116	888	MEMORIAL DR	18,102
130	116	890	MEMORIAL DR	18,102
165	34	110	MT AUBURN ST	17,578
143	13	34	KIRKLAND ST	17,378
136	39	391	HARVARD ST	16,990
155	28	13	SACRAMENTO ST	16,786
147	35	5	BRYANT ST	16,602
142	18	18	SUMNER RD	16,546
145	39	11	KIRKLAND PL	16,061
168	60	8	STORY ST	15,382
136	34	10-12	PRESCOTT ST	15,060
169	14	51	BRATTLE ST	14,951
132	138	2	MT AUBURN ST	14,870
136	13	20	PRESCOTT ST	14,853
145	38	9	KIRKLAND PL	14,674
160	14	1336	MASS AVE	14,469
160	30	63	MT AUBURN ST	14,347
157	19	27	EVERETT ST	13,712
161	3	68	MT AUBURN ST	13,649
157	20	23	EVERETT ST	13,500
161	94	56	MT AUBURN ST	13,208
145	30	37-41	KIRKLAND ST	12,708
136	29	19	WARE ST	12,491
132	153	34-36	MT AUBURN ST	12,197
145	37	7	KIRKLAND PL	11,803
156	8	24	SACRAMENTO ST	11,287
157	33	1587	MASS AVE	10,916
132	25	37R	BANKS ST	10,636
155	43	3	SACRAMENTO ST	9,506
209	60	49	LINNAEAN ST	9,473

Blk	Lot	ST NO	STREET NAME	LAND AREA SQ FT: PER ASSESSORS' RECORDS
160	38	10-14	HOLYOKE STREET	9,356
133	53	1256	MASS AVE	9,347
149	38	74	HAMMOND ST	9,137
169	12	53	CHURCH ST	9,125
160	25	1304	MASS AVE	9,116
135	44	52	TROWBRIDGE ST	9,000
136	21	387	HARVARD ST	8,700
136	20	7	WARE ST	8,700
216	35	20	GARDEN ST	8,529
136	22	24	PRESCOTT ST	8,395
157	26	1607	MASS AVE	8,377
147	58	127	IRVING ST	8,239
221	90	1-8	SHALER LN	8,000
214	13	34-36	WALKER ST	7,878
147	55	60	FRANCIS AVE	7,786
143	7	11	SUMNER RD	7,778
147	60	70	FRANCIS AVE	7,773
155	6	44	GARFIELD ST	7,700
136	9	8	PRESCOTT ST	7,492
113	65	12-14	MAPLE AVE	7,282
162	32	69-77	DUNSTER ST	7,165
155	7	54	GARFIELD ST	7,150
157	6	18	MELLEN ST	7,080
157	5	16	MELLEN ST	7,056
160	37	16	HOLYOKE ST	6,997
149	41	90	HAMMOND ST	6,876
136	23	472-474	BROADWAY	6,802
147	56	56	FRANCIS AVE	6,780
132	151	29	ATHENS ST	6,750
155	4	34	GARFIELD ST	6,600
155	5	36	GARFIELD ST	6,600

Blk	Lot	ST. NO.	STREET NAME	LAND AREA SQ FT PER ASSESSORS' RECORDS
149	23	84	WENDELL ST	6,543
136	18	17	WARE ST	6,522
136	12	18	PRESCOTT ST	6,479
130	106	28	HINGHAM ST	6,420
130	103	387–389	WESTERN AVE	6,420
149	42	94	HAMMOND ST	6,398
133	3	9	BOW ST	6,355
136	19	15	WARE ST	6,330
136	11	16	PRESCOTT ST	6,300
149	29	97	HAMMOND ST	6,157
162	49	52–54	DUNSTER ST	6,075
132	150	25	ATHENS ST	6,000
162	51	17–19	SOUTH ST	5,977
160	54	5–7	LINDEN ST	5,970
143	5	17	SUMNER RD	5,907
208	4	87	GARDEN ST	5,795
143	10	1727	CAMBRIDGE ST	5,700
149	106	64	OXFORD ST	5,685
132	65	30	BANKS ST	5,640
143	15	7	SUMNER RD	5,385
157	7	20	MELLEN ST	5,310
157	3	10	MELLEN ST	5,310
157	4	12	MELLEN ST	5,274
166	24	140–142	MT AUBURN ST	5,203
208	7	29	ROBINSON ST	5,141
162	63	31	HOLYOKE ST	5,091
156	58	26	SACRAMENTO ST	5,075
169	82	32	CHURCH ST	5,072
149	101	28	GORHAM ST	5,053
208	12	15	ROBINSON ST	5,015
132	78	4	GRANT ST	5,000

Blk	Lot	ST. NO.	STREET NAME	LAND AREA SQ FT: PER ASSESSORS' RECORDS
156	7	22	SACRAMENTO ST	5,000
137	17	94	PRESCOTT ST	4,997
149	33	10	HOWLAND ST	4,900
132	19	20	MT AUBURN ST	4,887
132	51	23	PUTNAM AVE	4,880
149	31	87	HAMMOND ST	4,805
162	14	41	WINTHROP ST	4,800
132	8	13	ATHENS ST	4,797
155	30	7	SACRAMENTO ST	4,761
133	8	22	PLYMPTON ST	4,616
132	107	37–39	PUTNAM AVE	4,552
132	122	6	MT AUBURN ST	4,493
143	16	5	SUMNER RD	4,459
161	57	103	PLYMPTON ST	4,421
137	3	1750	CAMBRIDGE ST	4,420
132	6	24	MT AUBURN ST	4,218
132	28	3–5	GRANT ST	4,200
137	4	1746	CAMBRIDGE ST	4,183
157	49	8	MELLEN ST	4,149
162	7	53	DUNSTER ST	4,138
130	92	89	PUTNAM AVE	4,010
132	86	15	COWPERTHWAITE	4,000
132	87	17	COWPERTHWAITE	4,000
131	43	11	FLAGG ST	4,000
132	31	13	GRANT ST	4,000
132	74	12	GRANT ST	4,000
132	29	7	GRANT ST	4,000
132	75	8	GRANT ST	4,000
132	30	9–11	GRANT ST	4,000
162	11	78	MT AUBURN ST	4,000
132	33	17	GRANT ST	3,993

Blk	Lot	ST NO.	STREET NAME	LAND AREA SQ FT- PER ASSESSORS' RECORDS
155	41	17	SACRAMENTO CT	3,836
132	14	6	ATHENS TER	3,750
132	24	35	BANKS ST	3,708
161	1	28	HOLYOKE ST	3,640
130	113	200	BANKS ST	3,625
130	86	22	FLAGG ST	3,600
156	95	25	WENDELL ST	3,570
162	35	60	JFK ST	3,552
208	10	21	ROBINSON ST	3,468
162	18	98	WINTHROP ST	3,405
166	35	134	MT AUBURN ST	3,312
149	107	3	HAMMOND ST	3,281
143	6	13	SUMNER RD	3,218
132	109	15–15.5	GRANT ST	3,200
147	62	17–21R	BRYANT ST	3,045
149	87	100	HAMMOND ST	2,964
156	93	23	WENDELL ST	2,928
160	36	65R	MT AUBURN ST	2,863
132	112	41–43	BANKS ST	2,794
166	73	2	NUTTING RD	2,760
130	109	204	BANKS ST	2,720
135	43	48	TROWBRIDGE ST	2,656
161	83	61	PLYMPTON ST	2,647
130	3	381	WESTERN AVE	2,641
169	69	3	GARDEN ST	2,600
130	60	27	ELMER ST	2,550
155	40	21	SACRAMENTO CT	2,436
162	48	65	WINTHROP ST	2,384
131	67	25	FLAGG ST	2,350
162	47	67	WINTHROP ST	2,190
132	113	49	BANKS ST	2,130

BLK	Lot	ST. NO.	STREET NAME	LAND AREA SQ FT: PER ASSESSORS' RECORDS
162	68	88–90	MT AUBURN ST	2,088
155	20	23	SACRAMENTO PL	2,057
162	52	21	SOUTH ST	2,040
160	74/23	1328	MASS AVE	2,029
132	76	6	GRANT ST	2,000
132	77	6	GRANT ST	2,000
132	133	2	ATHENS TER	1,869
130	84	132	BANKS ST	1,800
130	85	28	FLAGG ST	1,800
169	8	21–25	CHURCH ST	1,536
166	37	8	REVERE ST	1,488
164	9	29	ELIOT ST	1,460
162	5	94	MT AUBURN ST	1,401
132	134	3	ATHENS TER	1,300
162	68	90	MT AUBURN ST	1,124
162	5	92–94	MT AUBURN ST	934
133	54	12	PLYMPTON ST	524
133	56	12	PLYMPTON ST	507
146A	100	97	KIRKLAND ST	500
162	48	65	WINTHROP ST	325
162	47	67	WINTHROP ST	299
TOTAL LAND AREA				8,099,169

LAVERTY ASSOCIATES—REAL ESTATE APPRAISERS AND PROPERTY TAX CONSULTANTS
323 BROADWAY, CAMBRIDGE, MA 02139 (617) 864-0097 FAX: (617) 864-1362

OFFICE OF CITY CLERK
1992 DEC 21 AM 11:22
CAMBRIDGE MA.

December 7, 1992

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Mass. Ave.
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

The undersigned further request that prior to a final vote by the City Council on such amendment you determine whether the owner of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

The following properties and signatures are listed:

NAME OF PROPERTY OWNER	STREET ADDRESS	ASSESSOR'S MAP & LOT #	LAND AREA SQUARE FOOTAGE
Charles R. Laverty Jr.	91 Montgomery St.	190/127	3,760
Charles R. Laverty Jr. & Paul R. Lohnes	100 Banks St.	131/47	13,440
Charles R. Laverty Jr. & Paul R. Lohnes	1925 Mass. Ave.	179/81	3,779
Charles R. Laverty Jr. & Robert C. Laverty	2170 Mass. Ave.	199/031	15,559
Charles R. Laverty Jr. & Paul R. Lohnes	1771 Mass. Ave.	153/14	5,320

NAME OF PROPERTY OWNER	STREET ADDRESS	ASSESSOR'S MAP & LOT #	LAND AREA SQUARE FOOTAGE
Charles R. Laverty Jr. Trustee	323 Broadway	109/51	7,502
Paul R. Lohnes & Richard Lohnes	137 Sixth St.	31/14	67,021
Electric Motor Rlty. Tr. Steven Rosenberg Trustee	179 Fifth St.	27/54	11,450
Fifth St. Rlty. Tr. Steven Rosenberg Trustee	190 Fifth St.	27/70	11,809
			====== 140,640 sq.ft.

Signed

Charles R. Laverty Jr.

Richard Lohnes

Paul R. Lohnes

Steven Rosenberg

DEC 15 1992

RECEIVED &
REGISTERED IN
OFFICE OF CITY CLERK
1992 DEC 21 AM 11:22
CAMBRIDGE MA.

Ms.Margaret M. Drury,Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned, being the owner of the property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

The undersigned further request that prior to a final vote by the City Council on such amendment you determine whether the owner of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Sincerely,

Carl Olson

Carl S. Olson

Name and address of property:
Carl Olson
209-221 Broadway
Cambridge, MA 02139

EQV Code 334
4485 SQ FT

CLASS	RESIDENTIAL -1-	OPEN SPACE -2-	COMMERCIAL -3-	INDUSTRIAL -4-
TAX RATE PER $1000	13.33	0.00	28.40	28.40

THE PARCEL OF REAL ESTATE DESCRIBED BELOW IS AS FOLLOWS:

PROPERTY DESCRIPTION	BETTERMENT & LIENS
EQV CODE 334 SQ FT 4,485 42 14	WI .38 WL 10.24

REAL ESTATE DESCRIPTION	CLASS	VALUE
COMM.	3	249,300
AMT RECVD		---------

TOTAL FULL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAXABLE VALUE
249,300	0	249,300

PROPERTY LOCATION 209-221 BROADWAY

REAL ESTATE TAX	PAYABLE BY NOV. 1, 1992 1st PAYMENT	PAYABLE BY MAY 1, 1993 2nd PAYMENT
7,080.12		
TOTAL DUE		
7,090.74	3,550.68	3,540.06
TOTAL DUE	3,550.68	3,540.06
TOTAL AMOUNT DUE		7,090.74

BILL DATE: 101492 ACCT 445525-34

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ASSESSED OWNER AS OF JAN 1, 1992

OLSON, CARL S.
22 GREENVILLE ST.
SOMERVILLE MA 02143-1905

MAKE PAYMENTS TO: THE CITY OF CAMBRIDGE

MAIL TO:
THE TAX COLLECTOR'S OFFICE, P.O. BOX 390434, CAMBRIDGE, MA 02139

OR PRESENT TO:
JAMES P. MALONEY JR.
COLLECTOR OF TAXES
MON.-FRI. 8:30 AM.-5:00 PM.

005918935 00445525348 000355068

TAXPAYER'S COPY - RETAIN FOR YOUR RECORDS

Required payments not made by November 1, or May 1 are subject to interest at 14% per annum from the first day of the preceding month.

See Reverse side for important information.

COMMONWEALTH OF MASSACHUSETTS
CITY OF CAMBRIDGE

FISCAL YEAR 1993 REAL ESTATE TAX BILL

BASED ON ASSESSMENTS AS OF JANUARY 1,1992 YOUR REAL ESTATE TAX FOR THE FISCAL YEAR BEGINNING JULY 1, 1992 AND ENDING JUNE 30, 1993 ON THE PARCEL OF REAL ESTATE DESCRIBED BELOW IS AS FOLLOWS:

CLASS	RESIDENTIAL -1-	OPEN SPACE -2-	COMMERCIAL -3-	INDUSTRIAL -4-
TAX RATE PER $1000	13.33	0.00	28.40	28.40

PROPERTY DESCRIPTION	BETTERMENT & LIENS
EQV CODE 334 SQ FT 4,485 42 14	WI .38 WL 10.24

REAL ESTATE DESCRIPTION	CLASS	VALUE
COMM.	3	249,300
AMT RECVD		---------

TOTAL FULL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAXABLE VALUE
249,300	0	249,300

PROPERTY LOCATION 209-221 BROADWAY

REAL ESTATE TAX	PAYABLE BY NOV. 1, 1992 1st PAYMENT	PAYABLE BY MAY 1, 1993 2nd PAYMENT
7,080.12		
TOTAL DUE		
7,090.74	3,550.68	3,540.06
TOTAL DUE	3,550.68	3,540.06
TOTAL AMOUNT DUE		7,090.74

BILL DATE: 101492 ACCT 445525-34

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ASSESSED OWNER AS OF JAN 1, 1992

OLSON, CARL S.
22 GREENVILLE ST.
SOMERVILLE MA 02143-1905

MAKE PAYMENTS TO: THE CITY OF CAMBRIDGE

MAIL TO:
THE TAX COLLECTOR'S OFFICE, P.O. BOX 390434, CAMBRIDGE, MA 02139

OR PRESENT TO:
JAMES P. MALONEY JR.
COLLECTOR OF TAXES
MON.-FRI. 8:30 AM.-5:00 PM.

005918935 00445525348 000355068

COLLECTOR'S COPY - RETURN WITH YOUR PAYMENT

Required payments not made by November 1, or May 1 are subject to interest at 14% per annum from the first day of the preceding month.

See Reverse side for important information.

Putnam
Furniture Leasing Company, Inc.

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 21 AM 11:21
CAMBRIDGE MA.



EXECUTIVE OFFICES
614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358
FAX: 617-354-5571

SHOWROOMS
614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358
11 Acton Rd.
Chelmsford, Mass. 01824
508-256-9251
929 Worcester Rd.
Framingham, Mass. 01701
508-879-8383
1280 Oaklawn Ave.
Cranston, RI 02920
401-463-6360
7 Jansen Court
W. Hartford, Conn. 06110
203-953-4015
23 Daniel St.
Milford, Conn. 06460
203-877-2791

December 16, 1992

Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

RE: MCMANUS PARKING IN FAR PETITION AS HEARD BY THE PLANNING BOARD ON NOVEMBER 10, 1992

Dear Ms. Drury:

With reference to the above, please record my opposition for any zoning ordinance amendments per the above. I strongly oppose these proposed amendments as definitely injuring interests of myself and those properties which I am a trustee, all in the City of Cambridge. Said properties are listed below:

Book + Page	Address	Lot #	Square Feet
152-20	815-818 Somerville Avenue	21	10,286
134-33	1045-51 Massachusetts Avenue	34-35	10,501
106-123	614-620 Massachusetts Avenue		10,074
93-73	522-528 Massachusetts Avenue	88	11,791

Sincerely,

Carl F. Barron

CFB/b.0346

Member of
ARNET
AMERICAN RENTAL NETWORK

CITY OF CAMBRIDGE

SECOND PAYMENT NOTICE FISCAL YEAR 1992 REAL ESTATE TAX

YOUR FISCAL YEAR 1992 REAL ESTATE TAX ON THE PARCEL DESCRIBED BELOW THAT IS PAYABLE BY MAY 1, 1992 AS FOLLOWS:

CLASS	RESIDENTIAL - 1-	OPEN SPACE -2-	COMMERCIAL -3-	INDUSTRIAL -4-
TAX RATE PER $1000	12.21	0.00	22.90	22.90

PROPERTY DESCRIPTION

EQV CODE 345
SQ FT 11,791
93 73
88

REAL ESTATE

DESCRIPTION	CLASS	VALUE
AMT RECVD		---------

TOTAL FULL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAXABLE VALUE
1,142,300	0	1,142,300

PROPERTY LOCATION 554 MASSACHUSETTS AVE

	REAL ESTATE TAX	PAYMENT MADE 1st PAYMENT	PAYABLE BY MAY 1, 1992 2nd PAYMENT
	26,158.67		
TOTAL DUE	26,158.67	13,079.34	13,079.33
Payments		13,079.33	.00
TOTAL DUE		.01	13,079.33
TOTAL AMOUNT DUE			13,079.34

BILL DATE: 040192 ACCT 029185-02

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ASSESSED OWNER AS OF JAN 1, 1991

BARRON, CARL F.
% 552 MASS. AVE. REALTY TRUST
554 MASSAHCUSETTS AVE.
CAMBRIDGE MA 02139-3365

MAKE PAYMENTS TO: THE CITY OF CAMBRIDGE

MAIL TO:
THE TAX COLLECTOR'S OFFICE, P.O. BOX 390434, CAMBRIDGE, MA 02139

OR PRESENT TO:
JAMES P. MALONEY JR.
COLLECTOR OF TAXES
MON.-FRI. 8:30 AM. - 5:00 PM.

005918927 00029185022 001307934

TAXPAYER'S COPY - RETAIN FOR YOUR RECORDS

Required payments not made by November 1, or May 1 are subject to interest at 14% per annum from the first day of the preceding month.

See Reverse side for important information.

CITY OF CAMBRIDGE

BASED ON ASSESSMENTS AS OF JANUARY 1,1992 YOUR REAL ESTATE TAX FOR THE FISCAL YEAR BEGINNING JULY 1, 1992 AND ENDING JUNE 30, 1993 ON THE PARCEL OF REAL ESTATE DESCRIBED BELOW IS AS FOLLOWS:

CLASS	RESIDENTIAL -1-	OPEN SPACE -2-	COMMERCIAL -3-	INDUSTRIAL -4-
TAX RATE PER $1000	13.33	0.00	28.40	28.40

PROPERTY DESCRIPTION	BETTERMENT & LIENS
EQV CODE 345 SQ FT 10,074 106 123	

TOTAL FULL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAXABLE VALUE
999,000	0	999,000

REAL ESTATE DESCRIPTION	CLASS	VALUE
COMM.	3	999,000
AMT RECVD		--------

REAL ESTATE TAX	PAYABLE BY NOV. 1, 1992 1st PAYMENT	PAYABLE BY MAY 1, 1993 2nd PAYMENT
28,371.60		
TOTAL DUE		
28,371.60	14,185.80	14,185.80
TOTAL DUE	14,185.80	14,185.80
TOTAL AMOUNT DUE		28,371.60

PROPERTY LOCATION 618-620 MASSACHUSETTS AVE BILL DATE: 101492 ACCT 029190-08

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ASSESSED OWNER AS OF JAN 1, 1992

BARRON, CARL F., TR.
OF CARU REALTY TRUST
40 RANDOLPH STREET
BELMONT MA 02178-3540

MAKE PAYMENTS TO: THE CITY OF CAMBRIDGE

MAIL TO:
THE TAX COLLECTOR'S OFFICE, P.O. BOX 390434, CAMBRIDGE, MA 02139

OR PRESENT TO:
JAMES P. MALONEY JR.
COLLECTOR OF TAXES
MON.-FRI. 8:30 AM.-5:00 PM

005918935 00029190089 001418580

TAXPAYER'S COPY - RETAIN FOR YOUR RECORDS

Required payments not made by November 1, or May 1 are subject to interest at 14% per annum from the first day of the preceding month.

See Reverse side for important information.

CITY OF CAMBRIDGE

YOUR FISCAL YEAR 1992 REAL ESTATE TAX ON THE PARCEL DESCRIBED BELOW THAT IS PAYABLE BY MAY 1, 1992 AS FOLLOWS:

CLASS	RESIDENTIAL - 1-	OPEN SPACE -2-	COMMERCIAL -3-	INDUSTRIAL -4-
TAX RATE PER $1000	12.21	0.00	22.90	22.90

PROPERTY DESCRIPTION

EQV CODE 325
SQ FT 10,501
134 33
34 35

REAL ESTATE

DESCRIPTION	CLASS	VALUE

AMT RECVD

REAL ESTATE TAX	PAYMENT MADE 1st PAYMENT	PAYABLE BY MAY 1, 1992 2nd PAYMENT
47,091.56		
TOTAL DUE		
47,091.56	23,545.78	23,545.78
Payments	23,545.78	.00
TOTAL DUE	.00	23,545.78
TOTAL AMOUNT DUE		23,545.78

TOTAL FULL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAXABLE VALUE
2,056,400	0	2,056,400

PROPERTY LOCATION 1045-1051 MASSACHUSETTS AVE

BILL DATE: 040192 ACCT 900749-01

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ASSESSED OWNER AS OF JAN 1, 1991

BARRON, CARL F., TR.
OF CARU REALTY TRUST
40 RANDOLPH ROAD
BELMONT MA 02178

MAKE PAYMENTS TO: THE CITY OF CAMBRIDGE

MAIL TO:
THE TAX COLLECTOR'S OFFICE, P.O. BOX 390434, CAMBRIDGE, MA 02139

OR PRESENT TO:
JAMES P. MALONEY JR.
COLLECTOR OF TAXES
MON.-FRI. 8:30 AM. - 5:00 PM.

005918927 00900749011 002354578

TAXPAYER'S COPY - RETAIN FOR YOUR RECORDS

Required payments not made by November 1, or May 1 are subject to interest at 14% per annum from the first day of the preceding month.

See Reverse side for important information.

CITY OF CAMBRIDGE

BASED ON ASSESSMENTS AS OF JANUARY 1,1992 YOUR REAL ESTATE TAX FOR THE FISCAL YEAR BEGINNING JULY 1, 1992 AND ENDING JUNE 30, 1993 ON THE PARCEL OF REAL ESTATE DESCRIBED BELOW IS AS FOLLOWS:

CLASS	RESIDENTIAL -1-	OPEN SPACE -2-	COMMERCIAL -3-	INDUSTRIAL -4-
TAX RATE PER $1000	13.33	0.00	28.40	28.40

PROPERTY DESCRIPTION	BETTERMENT & LIENS
EQV CODE 345 SQ FT 10,286 152 20 21	

TOTAL FULL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAXABLE VALUE
654,901	0	654,901

PROPERTY LOCATION 818 SOMERVILLE AVE

REAL ESTATE DESCRIPTION	CLASS	VALUE
COMM.	3	654,901
AMT RECVD		--------

	REAL ESTATE TAX	PAYABLE BY NOV. 1, 1992 1st PAYMENT	PAYABLE BY MAY 1, 1993 2nd PAYMENT
	18,599.19		
TOTAL DUE	18,599.19	9,299.60	9,299.59
TOTAL DUE		9,299.60	9,299.59
TOTAL AMOUNT DUE			18,599.19

BILL DATE: 101492 ACCT 029275-35

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ASSESSED OWNER AS OF JAN 1, 1992

BARRON, CARL F., TR. OF
CARU REALTY TRUST
40 RANDOLPH AVE.
BELMONT MA 02178-3540

MAKE PAYMENTS TO: THE CITY OF CAMBRIDGE

MAIL TO:
THE TAX COLLECTOR'S OFFICE, P.O. BOX 390434, CAMBRIDGE, MA 02139

OR PRESENT TO:
JAMES P. MALONEY JR.
COLLECTOR OF TAXES
MON.-FRI. 8:30 AM.-5:00 PM.

005918935 0029275351 000929960

TAXPAYER'S COPY - RETAIN FOR YOUR RECORDS

Required payments not made by November 1, or May 1 are subject to interest at 14% per annum from the first day of the preceding month.

See Reverse side for important information.

THE MUGAR GROUP INCORPORATED
TWO BURLINGTON WOODS DRIVE
BURLINGTON, MA, USA 01803-4538
(617) 229-2111 FAX (617) 270-9659

CITY CLERK
1992 DEC 21 AM 11:34
CAMBRIDGE MA.

December 17, 1992

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

The owner of property listed below which would be affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protest such zoning ordinance amendments. If adopted, this will have a material adverse effect on the business activities in Cambridge.

We further request that prior to a final vote by the City Council on such amendment you determine whether the owners of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

B & M Realty Trust, c/o The Mugar Group Incorporated, Two Burlington Woods Drive, Burlington, MA 01803

Assessor's Map #179

Lot Nos. 87, 84, 86

Sincerely,

David C. Gilkie
On Behalf of B & M
Realty Trust

DCG/lmb

cc: Ellen M. Lee

Federal Management Co., Inc.

720 STATLER OFFICE BUILDING
20 PARK PLAZA
BOSTON, MASSACHUSETTS 02116

TEL: (617) 482-8925
FAX: (617) 338-8505

December 15, 1992

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 18 AM 9:37
CAMBRIDGE MA.

Ms Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

The undersigned further request that prior to a final vote by the City Council on such amendment you determine whether the owner of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

NAME OF PROPERTY OWNER: Cambridge I Associates Limited Partnership
ADDRESS: One Alewife Place
Cambridge, Massachusetts 02140

ASSESSOR'S MAP #: 265D

LOT #: 53

LAND AREA SQUARE FOOTAGE: 106,940 Square Feet

Sincerely,

Jason J. Timmons (ETM)

Jason J. Timmons, CPM, RAM
Federal Management Co., Inc., Agent
for Cambridge I Associates

JJT/etd

ACCREDITED MANAGEMENT ORGANIZATION
INSTITUTE OF REAL ESTATE MANAGEMENT

MEMBER F.D.I.C.

Cambridge Trust Company

1336 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS 02238
HARVARD SQUARE • KENDALL SQUARE • 1720 MASS. AVE. • HURON AVENUE
UNIVERSITY PLACE • WESTON CENTER • CONCORD CENTER

(617) 876-5500
FAX (617) 876-6791

OFFICE OF CITY CLERK
CAMBRIDGE MA.

December 21, 1992

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned, being an owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as McManus Parking in F.A.R. Petition as heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, which if adopted, will have a material adverse effect on the business activities of the undersigned.

The undersigned further requests that prior to a final vote by the City Council on such amendment you determine whether the owners of 20% of the area of the land proposed to be included in such a change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Properties, owned by the Cambridge Trust Company, which are affected by the ordinance are as follows:

Map No.	Lot No.	Address	Area
233	89	353 Huron Avenue	5,150

Thank you for your consideration.

Sincerely,

Norman T. McIver
Senior Vice President

cc: Robert D. Lewis, Executive Director, Cambridge Chamber of Commerce

Arthur D Little

Arthur D. Little
Real Estate Corporation
Acorn Park
Cambridge, Massachusetts
02140-2390
USA

Telephone 617.864.5770
Telefax 617.661.5830
Telex 921436

December 23, 1992

Ms. Margaret Drury, City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

RECEIVED
BY CITY CLERK'S OFFICE
CAMBRIDGE, MASS.
'92 DEC 28 AM 8:55

Amsterdam
Brussels
Cambridge
Caracas
Copenhagen
Hong Kong
Houston
London
Los Angeles
Madrid
Mexico City
Milan
Munich
New York
Paris
Riyadh
San Francisco
São Paulo
Singapore
Taipei
Tokyo
Toronto
Washington
Wiesbaden

Dear Ms. Drury:

As owners of property affected by the McManus, et.al. Zoning Petition, Re: FAR and Required Parking, we hereby protest such zoning ordinance amendment pursuant to General Law c. 40A sec. 5. The proposed amendment, if adopted, will have a material adverse effect on our business activities.

Further, we request that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

The following is a list of our affected properties:

Owner: Arthur D. Little Real Estate Corporation (may be listed as Acorn Properties, Inc. or Arthur D. Little, Inc. on tax bills)
20 Acorn Park
Cambridge, Massachusetts 02140

Property Location	Assessor's Lot #	Assessor's Map #	Land Area (Sq. Ft.)
35 Acorn Park	230	267.2	119,027
37 Acorn Park	239	267.1	402,232
26 Acorn Park	258	267.2	120,861
25 Acorn Park	256	267.2	16,285
Concord Turnpike	252	267.2	6,999

Thank you for your attention to this matter.

Very truly yours,

Karl P. Fagans
President

Arthur D Little

Arthur D. Little, Inc.
Acorn Park
Cambridge, Massachusetts
02140-2390
USA

Telephone 617.864.5770
Telefax 617.661.5830
Telex 921436

December 23, 1992

Ms. Margaret Drury, City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

RECEIVED BY
CITY CLERK'S OFFICE
1992 DEC 28 AM 9:48
CAMBRIDGE, MA.

Amsterdam
Brussels
Cambridge
Caracas
Copenhagen
Hong Kong
Houston
London
Los Angeles
Madrid
Mexico City
Milan
New York
Paris
Riyadh
San Francisco
São Paulo
Singapore
Taipei
Tokyo
Toronto
Washington
Wiesbaden

Dear Ms. Drury:

As owners (through 100% owned subsidiaries) of property affected by the McManus, et.al. Zoning Petition, Re: FAR and Required Parking, we hereby protest such zoning ordinance amendment pursuant to General Law c. 40A sec. 5. The proposed amendment, if adopted, will have a material adverse effect on our business activities.

Further, we request that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Attached is a list of the properties owned by our subsidiaries that are affected by the proposed zoning changes.

Thank you for your attention to this matter.

Very truly yours,

For Acorn Properties II, Inc.
For Acorn Properties III, Inc.
For Acorn Properties IV, Inc.

By: Karl P. Fagans
Vice President

Ms. Margaret Drury
City Clerk
Cambridge City Hall

Owner: Acorn Properties II, Inc.
20 Acorn Park
Cambridge, Massachusetts 02140

Property Location	Assessor's Lot #	Assessor's Map #	Land Area (Sq. Ft.)
243 Concord Turnpike	157	267.1	73,180

Owner: Acorn Properties III, Inc.
(may be listed as Acorn Properties, Inc. on tax bills)
20 Acorn Park
Cambridge, Massachusetts 02140

Property Location	Assessor's Lot #	Assessor's Map #	Land Area (Sq. Ft.)
199 R-205 Concord Turnpike	200 &190	267.1	35,247
195 Concord Turnpike	251	267.2	4,546

Owner: Acorn Properties IV, Inc.
20 Acorn Park
Cambridge, Massachusetts 02140

Property Location	Assessor's Lot #	Assessor's Map #	Land Area (Sq. Ft.)
203 R Concord Turnpike	207	267.1	12,654
203 R Concord Turnpike	206	267.1	21,051
40-40R Acorn Park	197	267.2	19,950
Acorn Park	260	267.2	2,541
31 Acorn Park	232	267.1	42,868
35 Acorn Park	233	267.1	198,340

Consent Comm. # 1

Sundry written protest on the rezoning petition filed by Debra McManus.

In City Council,

January 4, 1993

Referred to the petition

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

JANUARY 13, 1993

Mr. Russell B. Higley
City Solicitor
City Hall
Cambridge, MA 02139

Dear Russ:

Enclosed you will find a copy of a proposed amendment to the Zoning Ordinances of the City of Cambridge which was passed to a second reading as amended at the City Council meeting held on January 11, 1993 on the petition of Debra McManus, et al.

Would you kindly review this amendment and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

DMD/dl

Enc. First publication number 2609

c.c. Councillor Wolf, Chair, Committee on Ordinances
Joseph Cellucci, Inspectional Services Commissioner
Birge Albright, Law Dept.

FIRST PUBLICATION NO. 2609

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Three

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Ordinances of the City of Cambridge is hereby amended by

Amending Article 2.000 - Definitions regarding "Floor Area, Gross," to create a new section (g) to read as follows:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (l) below; and

To delete paragraph (l) and to substitute therefor the following:

(l) At grade off street parking and loading areas which are unroofed and unenclosed, or parking structures which area dedicated exclusively to the service of residential uses.;

To delete the existing Section 5.25 - FAR Exceptions and substitute therefor the following:

(1) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below grade adjoining said structure by a distance of six (6) feet or greater, shall be excluded from gross floor area computations.

(2) The Planning Board may, by Special Permit, exempt from floor area computations up to twenty-five (25) percent of the floor area of that portion of any parking structure floor level higher than six feet (6) below average finished grade adjoining the structure, upon making the specific finding that average floor to floor heights within said above grade parking structure are less than eight and one-half (8 1/2) feet;

To amend the end of the first sentence of Section 6.35 to read as follows:

"Any required amount of parking may be reduced upon issuance of a [illegible] the Board of Zoning Appeal or the Planning Board."

And to amend the end of Section 6.35.6 to read as follows:

"Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Passed to a second reading as amended at the City Council meeting held on January 11, 1993 and on or after January 25, 1993 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
CityClerk

C. C. 106

11/17/92

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, November 17, 1992 at 6:30 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Debra McManus, et al, to amend the Zoning Ordinances of the City of Cambridge as follows:

Amending Article 2.000 - Definitions regarding "Floor Area, Gross," to create a new section (g) to read as follows:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (l) below; and

To delete paragraph (l) and to substitute therefor the following:

(l) At grade off street parking and loading areas which are unroofed and unenclosed, or parking structures which area dedicated exclusively to the service of residential uses.;

To delete the existing Section 5.25 - FAR Exceptions and substitute therefor the following:

(l) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below grade adjoining said structure by a distance of six (6) feet or greater, shall be excluded from gross floor area computations.

C. Duehy
m. 11/5
feet

(2) The Planning Board may, by Special Permit, exempt from floor area computations up to twenty-five (25) percent of the floor area of that portion of any parking structure floor level higher than six (6) below average finished grade adjoining the structure, upon making the specific finding that average floor to floor heights within said above grade parking structure are less than eight and one-half (8 1/2) feet;

To amend the end of the first sentence of Section 6.35 to read as follows:

"Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning Appeal or the Planning Board.";

C. Duehay moved w/ 5-0

6.35.6

And to amend the end of Section ~~6.35.1~~ to read as follows:

> "Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Alice K. Wolf,
Chair

City of Cambridge

The Ordinance Committee held a public hearing on November 17, 1992, beginning at 6:30 p.m. in the Sullivan Chamber, City Hall for the purpose of considering a petition submitted by Debra McManus, et al, to amend the zoning ordinances of the City of Cambridge with reference to the manner in which parking areas are treated in the definition of gross floor area. Present at the hearing were Councillor Alice K. Wolf, Chair of the Committee, Councillor Frances H. Duehay, Councillor Jonathan S. Myers, Councillor Sheila T. Russell, Councillor William W. Walsh, City Clerk Margaret Drury and Deputy City Solicitor Donald Drisdell.

Councillor Wolf convened the hearing at 6:30 p.m., and invited Debra McManus to discuss the petition. Debra McManus, 19 McManus Way, described the proposed changes set forth in the petition. She said that the proposal is to include parking in the calculation of floor area ratio (FAR) for zoning purposes. She noted that this would in fact be an effective downzoning. A developer would have to build less in a given area. However, the petition does present an alternative to building less. A developer could apply for a variance to not have parking for the lot or development, which would have clean air benefits to the community.

In response to a question from Councillor Russell, Deputy Solicitor Don Drisdell said that the proposed changes would have no effect on the Vehicle Trip Reduction Ordinance.

Philip Dowds, 48 Banks Street, made additional introductory remarks. He noted that the section which is stated as 6.35.1 in the petition should be numbered 6.35.6. Upon a motion by Councillor Duehay, which carried by a unanimous voice vote, the section number was so amended.

Philip Dowds said that nothing in the proposed amendments would force the building of underground parking. There are three options: underground parking, above-ground parking with the understanding that it will be deducted from the FAR, and application for a special permit to reduce the amount of parking otherwise required by the zoning ordinance on the basis of meeting the tests for a special permit in the ordinance, including the test set forth in the proposed new section, 6.35.6. In response to a question from Councillor Duehay, he said that he does not know how other communities calculate parking area for purposes of FAR. He added that this proposal creates incentives for business to cooperate on other solutions to parking, for example, substitute modes of transportation.

Councillor Russell asked why wouldn't businesses just decide

to move to Boston or Watertown. Mr. Dowds responded that if in the future this happened, this ordinance could be repealed, but Cambridge is not in that position now.

Councillor Russell also asked, with regard to the proposed new section 6.35.6, how can there be adequate protection from the overspill of people with Cambridge parking stickers. Philip Dowds answered that protection can be offered by creating subdistricts that identify commercial nodes. Councillor Wolf noted that the SIP still speaks of the Council looking at whether there should be such zones around squares.

Upon a motion by Councillor Duehay, passed by unanimous voice vote, the proposed Section 5.25(2) was amended by inserting the word "feet" in the third line after "(6)" and before "below."

Councillor Wolf then opened the hearing to testimony in support of the petition.

Gladys Gifford, 85 Sparks Street, spoke in support of the petition. She stated that it could make a marked difference in density, and noted that lately most Harvard Square parking is underground. She said these amendments are long overdue.

Robert LaTremouille, 348 Franklin Street, said that he agrees with the purpose of the proposed amendments. However, he disagrees with treating underground parking differently from other parking, because it should be limited too.

Jack Martinelli, Auburn Street, spoke in favor of the petition and urged adoption.

Councillor Wolf noted that letters in opposition to the petition had been received from Comm Energy, Genzyme, the Cambridge Chamber of Commerce, MIT and Harvard. Upon a motion by Councillor Duehay, passed by unanimous voice vote, the letters were accepted as part of the record of the Committee proceedings.

Thereupon Councillor Wolf opened the hearing to testimony in opposition to the petition.

Jonathan Ginsberg, Director of Public Affairs for the Chamber of Commerce, spoke in opposition to the petition. He said that this issue would be better addressed through the growth policy workshops held by the Community Development Department.

Paul Casey, Commonwealth Energy, opposed the petition. He said that Comm Energy is about to meet with the community in East Cambridge to attempt to resolve zoning differences there, and this proposal may hinder that process. He added that in East Cambridge, the water table is very high, which may be a reason not to encourage underground parking.

Rick Benson, Polaroid, spoke in opposition to the petition. He said that Polaroid already cannot go forward with long-term development plans on land that it owns because of parking issues - there are only twenty spaces in the City's parking bank. He added that the water table where Polaroid's land is situated makes it unlikely that they would be able to go more than one level down, and makes it very expensive to go down even one level. He stated that he believes that other communities handle the issue of whether parking is included in FAR calculations both ways, but in the suburbs, the method of calculation does not matter greatly because the FARs are low. He also said that there are many ways to engage businesses in a dialogue to solve parking problems, but this petition is not an effective way to do so.

At the close of the public testimony, Councillor Duehay moved that the proposed amendments to the zoning ordinances, as amended, be referred to the City Council. The motion was passed unanimously by a voice vote.

Councillor Wolf thanked those in attendance for their participation. The meeting was adjourned at 7:40 p.m.

For the Committee

Alice K. Wolf

Councillor Alice K. Wolf, Chair

COMMITTEE REPORTS

Ordinance Committee Reprot for a hearing held on November 17, 992 regarding a proposed amendment to the Zoning Ordinances on the petition of Debra McManus, et al.

In City Council,

January 11, 1993

Report accepted
Passed to a second
reading as amended
5-4-0

FIRST PUBLICATION NO. 2609

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Three

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Ordinances of the City of Cambridge is hereby amended by

Amending Article 2.000 - Definitions regarding "Floor Area, Gross," to create a new section (g) to read as follows:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (l) below; and

To delete paragraph (l) and to substitute therefor the following:

(l) At grade off street parking and loading areas which are unroofed and unenclosed, or parking structures which area dedicated exclusively to the service of residential uses.;

To delete the existing Section 5.25 - FAR Exceptions and substitute therefor the following:

(l) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below grade adjoining said structure by a distance of six (6) feet or greater, shall be excluded from gross floor area computations.

(2) The Planning Board may, by Special Permit, exempt from floor area computations up to twenty-five (25) percent of the floor area of that portion of any parking structure floor level higher than six feet (6) below average finished grade adjoining the structure, upon making the specific finding that average floor to floor heights within said above grade parking structure are less than eight and one-half (8 1/2) feet;

To amend the end of the first sentence of Section 6.35 to read as follows:

> "Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning Appeal or the Planning Board.";

And to amend the end of Section 6.35.6 to read as follows:

> "Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Passed to a second reading as amended at the City Council meeting held on January 11, 1993 and on or after January 25, 1993 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
CityClerk

FIRST PUBLICATION NO. 2609

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Three

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Passed to a second reading as amended at the City Council meeting held on January 11, 1993 and on or after January 25, 1993 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
CityClerk

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC -9 PM 4:38
CAMBRIDGE, MA.

December 1, 1992

To the Honorable, the City Council:

Subject: Planning Board Recommendation on the McManus, et al Zoning Petition, re: FAR and Required Parking

Recommendation **The Planning Board recommends that the Council take no action on the petition. While the petition raises issues that have long been of concern to the Board, those issues should be analyzed comprehensively as part of the studies required by the recently enacted Vehicle Trip Reduction Ordinance.**

Comment The Planning Board has long recognized the negative visual consequences that can result with the construction of above ground parking structures. In 1984 the Board recommended to the City Council a zoning amendment with provisions very similar to those contained in the McManus petition.

However, in 1992 the development, economic, and regulatory environment has been altered significantly and the provisions of the McManus provisions must be analyzed in the context of that changed environment. In particular, Section 10.17.080 of the Vehicle Trip Reduction Ordinance directs the Planning Board to consider revisions to the Zoning Ordinance which might have the effect of reducing the vehicle miles travelled in the automobile, reducing traffic congestion and increasing the use of commuting alternatives other than the single occupancy automobile.

Among the matters the Board is instructed to review are reductions in permitted density of development, alterations in the minimum and maximum amount of parking required for uses in the city, encouragement of mixed use development, special provisions for carpools and vanpools and **elimination of the exclusion of parking in the calculation of gross floor area.**

In evaluating the merits of any or all of the these possible modifications, the Board is requested to evaluate not only the effectiveness of the changes in improving air quality through reductions in use of the automobile but also **the economic impact of such changes.**

The principal objective of the McManus petition is to deal with the physical, visual impact of above ground parking. Chapter 10.17 of the City Ordinances is encouraging the evaluation of parking related matters for different, air quality, reasons.

Nevertheless, it is the Board's view that the issue of parking and its exclusion from the calculation of gross floor area should be studied and evaluated within the comprehensive context of the interrelated changes proposed in the Vehicle Trip Reduction Ordinance. And it is vital that the economic consequences of any set of recommended changes be known and understood before adoption.

Except for a few large planned projects which have secured an allotment of parking spaces that would permit construction to proceed in the future when market conditions improve, any other significant development in the city, no matter how modest in density or how desirable its mix of uses, is put at risk by the current moratorium on the provision of additional accessory parking. Further, the duration of that moratorium will be subject to the actions or inactions of regional and state agencies charged with developing a regional air quality plan whose provisions will be the subject of considerable controversy.

On top of the uncertainties imposed by the parking moratorium, the McManus petition regulations will have further economic consequences, which might include increased costs of construction (perhaps a ten percent premium) if the parking is placed underground, or reduced parking facilities which would be insufficient to meet the needs of prospective tenants, or in reduced occupiable space in the constructed building. While it might be possible to mitigate some of these cost through adoption of transportation management measures, the days when seemingly unlimited resources were available to private developers are gone. Therefore, the City and the Planning Board must be particularly cognizant of all the consequences when specific implementation actions for one or more of the City's many policy objectives are recommended.

The Vehicle Trip Reduction Ordinance charges the Board with delivering its findings within one year. To that end, the Community Development Department and the newly formed Cambridge Environmental Program are developing a work program which will permit the Board to undertake the research necessary to make the findings required in the Ordinance. That work program and the time frame within which it will be completed will be forwarded to the City Council in the near future. The Board can also take the opportunity to explore other approaches to dealing with the design concerns raised by the McManus petition including additional transitional requirements, height restrictions, and mandated design features.

Respectfully submitted for the Planning Board

Paul Dietrich, Chairman

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

October 26, 1992

To Whom It May Concern:

Enclosed you will find a copy of hearing scheduled before the Committee on Ordinances for Tuesday, November 17, 1992 at 6:30 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition from Debra McManus, et al to amend Article 2.000 - Definitions in the section entitled "Floor area, gross"; amend Article 5.000 - Development Standards by deleting Section 5.25 entitled "FAR Exceptions" and substituting in a new section and to amend Article 6.000 - Off Street Parking and Loading Requirements by amending section 6.35 entitled Reduction of Required Parking.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

DMD/dl

Enc.

C. C. 106

PUBLIC NOTICE

RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, November 17, 1992 at 6:30 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Debra McManus, et al, to amend the Zoning Ordinances of the City of Cambridge as follows:

Amending Article 2.000 - Definitions regarding "Floor Area, Gross," to create a new section (g) to read as follows:

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Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Alice K. Wolf,
Chair

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 1, 1992

To the Honorable, the City Council:

Subject: Planning Board Recommendation on the McManus, et al Zoning Petition, re: FAR and Required Parking

Recommendation **The Planning Board recommends that the Council take no action on the petition. While the petition raises issues that have long been of concern to the Board, those issues should be analyzed comprehensively as part of the studies required by the recently enacted Vehicle Trip Reduction Ordinance.**

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Respectfully submitted for the Planning Board

Paul Dietrich, Chairman

9.

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

December 14, 1992

To The Honorable, The City Council:

Attached please find a recommendation from the Planning Board on the McManus, et al Zoning Petition, re: FAR and Required Parking, for your consideration.

Very truly yours,

Robert W. Healy
City Manager

RWH/mev
attachment

100% Recycled Paper

CONSENT AGENDA ITEM #9

Recommendation from the Planning Board on the McManus, et al Zoning Petition re: FAR and Required Parking.

In City Council,

December 14, 1992

Referred to the petition

HARVARD UNIVERSITY

OFFICE OF GOVERNMENT, COMMUNITY
AND PUBLIC AFFAIRS

2 GARDEN STREET
CAMBRIDGE, MASSACHUSETTS 02138
617-495-4955

November 17, 1992

Councillor Alice Wolf
Chair
Ordinance Committee
Cambridge City Council
795 Massachusetts Avenue
Cambridge MA 02139

RE: Inclusion of Parking Structures in the Definition of Floor Area Filed by Debra McManus et al, in August, 1992

Dear Councillor Wolf,

Harvard University opposes the above referenced petition. This petition, which proposes to amend the Cambridge Zoning Ordinance (CZO) to include parking structures and garages in the floor area ratio (FAR), will not only unilaterally reduce development potential across the City but will encourage the building of parking spaces on site, at grade.

While Harvard supports what we presume is the petition's goal of encouraging the building of underground parking by exempting it from the FAR calculation, we believe that this intent will not be achieved. The expense of building underground parking is often prohibitive and therefore maybe an unworkable solution for meeting parking requirements. As a result, we believe that the petition will instead encourage the building of parking spaces on site, at grade which is antithetical to the enhancement of Cambridge's urban landscape.

Currently the CZO requires additional parking for each project. We question whether this requirement for new parking makes sense, as it implicitly promotes additional car traffic with its promise of parking spaces at the new destination. If the goal is to limit development, it seems inappropriate to attempt to do so through parking requirements. We would welcome the opportunity to work with the City Council, the Planning Board and others to identify ways that effectively mitigate traffic congestion associated with appropriate development .

We urge the rejection of this petition. We believe the petition's unilateral downzoning neither results in the enhancement of our urban environment nor recognizes the need for less reliance on automobiles as the transportation solution for the future.

We appreciate having the opportunity to comment on this legislation.

Sincerely,

Happy Green
Director of Community Affairs

cc Paul Dietrich/ Planning Board
Philip Dowds/ CCLN
Jonathan Ginsberg/ Cambridge Chamber of Commerce
John Shattuck

Debra McManus 19 Cornelius Way

C. C. 106

PUBLIC NOTICE

RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

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(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (l) below; and

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(l) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below grade adjoining said structure by a distance of six (6) feet or greater, shall be excluded from gross floor area computations.

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> "Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Alice K. Wolf,
Chair

genzyme

GENZYME CORPORATION
ONE KENDALL SQUARE
CAMBRIDGE, MA 02139-1562, U.S.A.
617-252-7500
TLX 201223 GENCAMB
FAX 617-252-7600

November 17, 1992

Alice Wolf
Chairman
City Council Ordinance Committee
City of Cambridge
Cambridge, MA 02139

Dear Ms. Wolf:

On behalf of Genzyme Corporation, I would like to express the company's opposition to the zoning petition submitted to the City Council by Debra McManus, et al, in connection with the inclusion of parking garages, or portions of structures devoted to parking automobiles, in the calculation of floor area ratio (F.A.R.) computations.

In the current climate of economic recession, it is important to offer competitive advantages to attract and keep new and existing companies. We believe that if this petition for downzoning were adopted, it would have a significantly negative effect on the city's economy by discouraging the expansion of existing businesses and inhibiting the potential for other businesses to locate in Cambridge; it would prevent Cambridge from being able to offer companies the best opportunities for growth.

In addition, adoption of this amendment would impact the value of undeveloped property, the tax base expansion, and ultimately multiple service delivery.

We urge you to consider the negative repercussions that the proposed zoning amendment would have on the city of Cambridge if it were adopted.

Sincerely,

Donna LaVoie

Donna L. LaVoie
Manager, Public Relations
Genzyme Corporation

RECEIVED BY
OFFICE OF CITY CLERK
1992 NOV 17 PM 4:19
CAMBRIDGE MA.

CAMBRIDGE CHAMBER OF COMMERCE

November 17, 1992

RECEIVED BY OFFICE OF CITY CLERK
1992 NOV 17 PM 12:23
CAMBRIDGE MA.

Committee on Ordinances
Cambridge City Council
C/O Councillor Alice K. Wolf, Chair
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Members of the Committee on Ordinances:

The Cambridge Chamber of Commerce is opposed to the zoning petition submitted to the City Council by Debra McManus et al, relative to including parking garages, or portions of structures devoted to parking automobiles, in the calculation of floor area ratio (FAR) computations.

This petition, if adopted, would effectively downzone all non-residential uses over the entire City. Including above-grade structures devoted to parking in the FAR calculation, without adjusting the allowable FAR to accommodate its inclusion, would result in less floor area available for building space. This would have a negative impact on employers and individual property owner's plans for future growth and development, and would expand the number of non-conforming properties. In addition, adoption of this amendment would result in an immediate reduction in the value of undeveloped or underdeveloped property, would negatively impact the value of the non-residential sector of the tax base, and would ultimately affect the City's ability to meet the increasing costs of municipal service delivery.

The inclusion of parking in FAR computations could also represent a disincentive for both expansion of existing business and attracting new enterprises into Cambridge. Such a disincentive would come at a time when our regional economy is in the midst of a recession. This proposal could put Cambridge at an even greater disadvantage with other municipalities in Eastern Massachusetts in competing for the limited number of development projects.

In many areas of the City, employers and property owners have participated in neighborhood planning and rezoning processes in good faith. In return, they expect stability in their zoning parameters for a reasonable period of time. This concern has been clearly expressed in the ongoing Growth Policy Initiative workshops. Adoption of the Parking in FAR petition would run counter to these participatory planning activities in that it attempts to prescribe new growth constraints on the City as a whole, even further downzoning sections of the City which may have recently been downzoned.

859 MASSACHUSETTS AVE. CAMBRIDGE, MA 02139 (617) 876-4100

The Growth Policy Initiative is an ongoing effort to examine for the City Council the future of development in Cambridge. Chamber of Commerce members have been active in participating in the various policy workshops sponsored by the Community Development Department earlier this year. The Growth Policy Initiative would appear to be the best vehicle to discuss the future growth of Cambridge at the macro level.

The Cambridge Chamber of Commerce urges the Committee on Ordinances to recommend to the full City Council that it not adopt this proposed zoning amendment.

Very truly yours,

CAMBRIDGE CHAMBER OF COMMERCE
Government and Community Affairs Committee

By Jonathan A. Ginsberg
Director, Public Affairs and
Community Relations

cc: Tracy Gallagher, Chair, Government and Community Affairs Committee
Robert W. Healy, City Manager
Michael H. Rosenberg, Assistant City Manager for Community Development

CAMBRIDGE HISTORICAL COMMISSION

Notice is hereby given that a public hearing will be held on Thursday, November 5, at 4:00 PM in the third floor conference room at the City Hall Annex, 57 Inman Street, to consider the following matters under M.G.L. Ch. 40C and Ch. 2.78 of the Code of the City of Cambridge:

4:00 P.M. For Certificate of Appropriateness in the Old Cambridge Historic District:

Case 458: 4 Longfellow Park, **Church of Jesus Christ of Latter-Day Saints**. Window replacement and construction of storage shed.

Case 464-467: Hollis, Soughton, Thayer and Matthews Halls, President & Fellows of Harvard College. Complete rehabilitation, including new roofs, window sash and screens, and access ramps; removal of fire escapes; change of trim color; and masonry cleaning and repointing.

Case 468: 56 Brattle Street, **Cambridge Center for Adult Education**. Install new chimney caps.

5:00 P.M. For Landmark Designation under Ordinance 1002:

Agassiz School, 32 Sacramento Street

William B. King
Chairman

(C)Oct.22,29
#15234

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Antonio B. Rodene** and **Celania Rodene** to First Eastern Mortgage Corporation dated December 10, 1990 and recorded with Middlesex County (Southern District) Registry of Deeds, Book 20916 Page 290, of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 A.M. on the 12th day of November A.D. 1992, on the mortgaged premises hereinafter described all and singular the premises described in said mortgage, to WIT:

The land with the buildings thereon situated in Cambridge, Middlesex (sic. Middlesex) County, Massachusetts, being shown as Lot B on a "Plan of Premises in Cambridge, belonging to Francisco de Mello Tavares, W.A. Mason & Son, Surveyors, Cambridge, Mass., December 20, 1927", which plan is recorded with Middlesex South District Deeds in Plan Book 408, Plan 6. Said plan is bounded:

NORTHWESTERLY by Elm Street, 31.90 feet;

NORTHEASTERLY by owners unknown, 59.99 feet;

SOUTHEASTERLY by Lot D on said plan, 31.49 feet; and

SOUTHWESTERLY by Lot A on said plan, 59.99 feet.

Said premises are now known as and numbered **214-216 Elm Street, Cambridge, Massachusetts.**

Being all and the same premises conveyed to Mortgagors by deed of Antonio R. Rodene to Celanie Rodene and Ann Marie Michelle Rodene recorded with said Deeds immediately prior hereto.

SAID PREMISES IS NOW KNOWN AS AND NUMBERED 214-216 ELM STREET, CAMBRIDGE, MA 02139.

TERMS OF SALE:

Said premises will sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water liens, if any there are. A deposit of FIVE THOUSAND DOLLARS in cash, certified check, or bank check will be required to be paid by the purchaser at the time and place of sale, with the balance of the purchase price to be paid within TWENTY (20) days thereafter.

Other terms to be announced at the sale.

DATED: OCTOBER 16, 1992

Farragut Mortgage Co., Inc.
The present holder of the mortgage
by Richard Forman, Esq. Attorney
Chrysler First Financial Services Corporation
Richard Forman, Esq.
470 Atlantic Avenue
Boston, MA 02210
(617) 482-7005

(C)Oct.22,29,Nov.5
#15395

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Charles Darling** to Citicorp Mortgage, Inc. dated February 1, 1991, recorded with Middlesex County (Southern District) Registry of Deeds, Book 20992, Page 039, of which mortgage the undersigned is the present holder, for breach of conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 9:00 A.M. on November 10, 1992, on the mortgaged premises as below described, being known as **36-9 Irving Street, Cambridge, Middlesex County, Massachusetts,** all and singular the premises described in said mortgage.

To Wit:

SCHEDULE A

A certain parcel of land in Cambridge, said Middlesex County, with the improvement thereon, being shown as Lot No. 9 on a plan entitled "Plan of Land in Cambridge, Mass." dated July 13, 1978 by Ernest H. Fagerstrom, Registered Land Surveyor, which Plan is recorded with Middlesex South District Registry of Deeds in Book 13493, Page 693, being more particularly bounded and described according to said Plan as follows:

WESTERLY by Irving Street, sixty-six and 50/100 (66.50) feet;

NORTHERLY by Lot 1 of said Plan, twenty-nine and 37/100 (29.37) feet;

EASTERLY by Lot 8 on said Plan, sixty-six and 50/100 (66.50) feet; and

SOUTHERLY by land of the President and Fellows of Harvard, twenty-nine and 37/100 (29.37) feet.

Containing, according to said Plan, 1953 square feet of land.

The premises are conveyed subject to an easement to Maintain, repair, and replace utility lines as shown on said Plan, for the benefit of Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7 and Lot 8 on said Plan and hereby reserved by the Grantors as owner of Lot 1 on said Plan, their successors and assigns, for the benefit of said Lot; subject to an easement for passage by foot and by vehicle, as shown on said Plan, for the benefit of said Lot 2 and Lot 3, said Lot 4, said Lot 5, said Lot 6, said Lot 7 and said Lot 8; and hereby reserved by the Grantors as owners of said Lot 1, their successors and assigns for the benefit of said Lot 1; and subject to a permanent easement to maintain any slight encroachment which any part of the building located on said Lot 8 may have onto said Lot 9, for the benefit of said Lot 8.

The premises are conveyed together with an easement to maintain, repair and replace utility lines as shown on said Plan over said Lot 1, said Lot 2, said Lot 3, said Lot 4, said Lot 5, said Lot 6, said Lot 7, and said Lot 8; together with an easement right or passage by foot and by vehicle, as shown on said Plan, over said Lot 1, and said Lot 8; and together with the right to maintain any slight encroachment which any part of the building located on said Lot 9 may have onto said Lot 8.

The entry onto any lot shown on said Plan for the purpose of exercising the easement right to maintain, repair, and replace utility lines is accompanied with the obligation to restore that portion of the lot which is entered upon and which is disturbed by, the exercise of such right to its condition immediately prior to such entry.

There is hereby imposed upon said Lot 9 for the benefit of said Lot 1, said Lot 2, said Lot 3, said Lot 4, said Lot 5, said Lot 6, said Lot 7 and said Lot 8, the following restrictions which shall expire fifty (50) years from the date hereof:

1. The color of the exterior of the building shall not be changed.

2. No tree existing on the day of the deed more than four inches in calibre shall be cut down of living.

3. No fence shall be erected on any portion of said Lot 9 over which there exists the utility easement referred to above.

By acceptance of this Deed, the Grantee agrees for himself, his heirs, executors, administrators and assigns, to share equally with other owners of lots shown on said Plan in the cost of maintaining the paved driveway areas, being the area within the easement for passage by feet and by vehicle as shown on said Plan, and in the cost of removing snow therefrom. This Agreement shall inure to the benefit of said other lot owners.

Being the same premises conveyed to me by deed of Debral Realty, Inc. of even date to be recorded herewith.

The above premises will be sold subject to all outstanding tax titles, municipal or other public taxes, assessments, betterments, or liens, if any.

TERMS OF SALE

Ten Thousand ($10,000.00) Dollars will be required to be paid in cash or by Bank Cashiers Check or Bank Treasurers Check or Certified Check by the Purchaser at the time and place of sale as earnest money. The balance of the purchase price is to be paid in cash or by Bank Cashiers Check or Bank Treasurers Check or Certified Check upon delivery of the deed within twenty (20) days of the date of sale. Other terms will be announced at the sale.

Citicorp Mortgage, Inc.
Present Holder of Said Mortgage
By its Attorney
Donald H. Carvin
Dated: October 8the, 1992
From the office of:
Donald H. Carvin, Esquire
44 Adams Street
P.O. Box 9074
Braintree, MA 02184
(617) 848-4140
TR36786

(C)Oct.15,22,29
#14768

CITY OF CAMBRIDGE
Traffic and Parking

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 92-34

Regulation No. 66-1 Schedule 6D "Parking Prohibited At All Times On Certain Sides Of Certain Streets, Tow Away Zone" (Handicapped Persons and Disabled Veterans) is hereby amended by adding the following:

Sciarappa Street, east side, 78' N of Hurley Street to 100' N of Hurley Street.

Rindge Avenue, north side, 250' W of Mass. Ave. to 272' W of Mass. Ave.

This regulation shall take effect 2 November 1992.

PROMULGATED DATE
Oct. 6, 1992

George Teso
Traffic Director

(C)Oct.15,22,29
#14126

COMMONWEALTH OF MASSACHUSETTS
Middlesex ss. Probate Court
No. 89D-2628-D1
Silvia Cortez Mercedes Plaintiff
vs.
Rafael Mercedes Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Silvia Cortez Mercedes, seeking a divorce.

You are required to serve upon Daniel G. Hovanesian, plaintiff's attorney, whose address is 43 Thorndike Street, Cambridge, MA 02141 your answer on or before January 4, 1993. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
October 9, 1992

Donna M. Lambert
Register of Probate

(C)Oct.15,22,29
#14776

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
Case No. 92A0610-T1

To the alleged father of parts unknown represented to be the father of **Baby Girl Hamilton**, a minor child received by The Adoption Center Inc. under the provisions of General Laws, Chapter 119, Section 23.

A petition has been presented to said Court by Judith Muzzioli Bailey of Cambridge Ma praying that said Court establish that the consent of said alleged father shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended.

If you desire to object thereto, you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the 7th day of December 1992, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 28th day of September 1992.

Donna M. Lambert
Register

(C)Oct.15,22,29
#14125

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **GLEN WICKE** to **THE MONEY STORE** dated June 23, 1987 recorded at the Middlesex County South District Registry of Deeds at Book 18252 Page 137, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises reportedly located at **Unit No. 1 of 10-12 Shepard Street Condominium, 10-12 Shepard Street, Cambridge,** Middlesex County, Massachusetts, will be sold at Public Auction at 10:00 a.m. on **Friday, the 20th day of November, 1992,** upon the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The following premises in the 10-12 Shepard Street, Condominium (a Condominium subject to Massachusetts General Laws, Chapter 183A) in Cambridge, Middlesex County, Massachusetts, created by Master Deeds dated February 2, 1979, recorded with the Middlesex South District Registry of Deeds, Book 13652, Page 322, as amended on April 13, 1979, and recorded with said deed in Book 13673, Page 285.

UNIT #1

The address of which is Unit #1, 10-12 Shepard Street, Cambridge, Massachusetts, together with an undivided 6.09 percent interest appertaining to said unit in the Common Areas and Facilities of said Condominium, and together with the rights and easements appurtenant to said Unit as set forth on said Master Deed Attached hereto is a copy of a portion of the plans attached to said Master Deed bearing the verified statement of a registered architect certifying that it shows the unit designation of the Unit hereby being conveyed and of immediately adjoining units, and that it fully and accurately depicts the layout of the Unit hereby conveyed, its location, dimensions, approximate area, main entrance and immediate common areas to which it has access, as built.

Said premises are conveyed subject to and with benefit of easements and restrictions of record, if any, insofar as the same may be in force and applicable.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: cash or certified check in the sum of $5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder; high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or current funds in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Robert H. Greene, P.C. 130 Liberty Street, Unit 13A, Brockton, Massachusetts 02401 or such other time as may be designated by mortgagee. Upon payment of the balance of the purchase price, the mortgagee will thereupon deliver the Mortgagee's Deed to the purchaser.

Other terms to be announced at the sale.

The Post Office address of the mortgaged premises to be sold is reportedly Unit No. 1 of 10-12 Shepard Street Condominium, 10-12 Shepard Street, Cambridge, Massachusetts.

THE MONEY STORE, also known as THE MONEY STORE/MASSACHUSETTS, INC., present holder of said mortgage, by its attorney

Robert H. Greene, Esq.
Robert H. Greene, P.C.
130 Liberty Street - Unit 13A
Brockton, MA. 02401
(508) 588-7729

DATED: OCTOBER 13, 1992
(C)Oct.22,29,Nov.5
#15258

CITY OF CAMBRIDGE
Traffic and Parking

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 92-35

Regulation No. 66-1 Schedule 10 "Parking Time Limited On Certain Sides Of Certain Streets" by changing the following:

Bishop Allen Drive, north side and south side, Norfolk Street to Columbia Street
From: 8A-6P 2 Hr. parking, Except Sunday
To: 9A-5P 2 Hr. parking, Except Sat. & Sun.

This regulation shall take effect 5 November 1992.

PROMULGATED DATE
Oct. 9, 1992

George Teso
Traffic Director

(C)Oct.22,29,Nov.5
#15250

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Yoshio Uda** and **Junkei Saeki,** Trustees, The Keishin Trust under a declaration of trust dated July 1, 1988, recorded with Middlesex South District Registry of Deeds Book 19171, Page 143 to First Trade Union Savings Bank, FSB dated July 1, 1988 and recorded with Middlesex South District Registry of Deeds Book 19171, Page 158 of which Mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 12:00 o'clock noon on the 16th day of November, 1992 on the mortgage premises described below, being known as **1154-1166 Massachusetts Avenue, Cambridge,** Middlesex County, all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, now numbered 1154-1166 Massachusetts Avenue, and bounded and described as follows:

BEGINNING on the Southwesterly line of Massachusetts Avenue in the center line of an eight (8) inch brick wall at land formerly of Henry F. Bishop and thence running Southwesterly on said land formerly of Bishop through the center of said brick wall, fifty-one (51) feet to Arrow Street; thence turning and running Southeasterly on said Arrow Street, eight-one and seventy-five hundredths (81.75) feet to land of the City of Cambridge used as a park; thence turning and running Northeasterly on said land last named, twenty-four and thirty-nine hundredths (24.39) feet to Massachusetts Avenue; thence turning and running Northwesterly on said Massachusetts Avenue, seventy-seven and fifty hundredths (77.50) feet to the point of beginning.

Containing two thousand nine hundred twenty-seven and five tenths (2,927.5) feet, more or less.

For title, see Deed of Sharon M. Carny and Peter Wasserman, as Trustees of the Recoa Realty Trust II dated May 11, 1981, and recorded herewith.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Said premises will be sold, subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, mortgages, liens, rights of tenants and parties in possession, unpaid taxes, municipal liens and other public taxes, assessments or liens, having priority over the mortgage described herein, if any.

In the event that a successful bidder at the foreclosure shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder provided that the second highest bidder shall deposit with Mortgagee's attorneys, William F. Barry the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said highest bidder within twenty (20) days of said written notice.

TERMS OF SALE: Ten Thousand Dollars ($10,000.00) will be required to be paid in cash or by certified check at the time and place of the sale as earnest money. The balance is to be paid in cash or by certified check within thirty (30) days of the date of the sale.

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

First Trade Union Savings Bank
Present Holder of Said Mortgage
by its Attorney
William F. Barry
250 Summer Street
Boston, MA 02210
Tel. (617) 439-7500

(C)Oct.22,29,Nov.5
#15399

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **William Donnelly, Laurie M. Donnelly,** and **Michael Foran,** Trustees of Cherry Trust to Century Bank and Trust Company dated June 10, 1987 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 18213, Page 464, of which mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing, the same will be sold at public auction commencing at 10:00 A.M. on the 18th day of November, 1992 upon the mortgaged premises, being all and singular the premises described in said Mortgage, to wit:

16-20 Cherry Street, Cambridge, MA.

THE FOLLOWING METES AND BOUNDS DESCRIPTION OF THE MORTGAGED PREMISES WAS NOT INCLUDED IN SAID MORTGAGE BUT IS INCLUDED HEREIN FOR INFORMATIONAL PURPOSES ONLY:

The land with the buildings thereon situated in Cambridge, being now numbered 16-20 Cherry Street, and being shown on a plan entitled "Plan of Land in Cambridge" dated October, 1916 by W. A. Mason & Son, Surveyors, duly registered with the Land Registration Office for the South Registry District of Middlesex County in Registration Book 65, Page 177, being bounded and described as follows:

NORTHWESTERLY by said Cherry Street, forty (40) feet;

NORTHEASTERLY by land now or formerly of Sarah C. F. Wellington, sixty-six (66) feet;

SOUTHEASTERLY by land now or formerly of said Sarah C. F. Wellington, four (4) feet;

NORTHEASTERLY again in part by land now or formerly of Sarah C. F. Wellington and in part by land now or formerly of Mamie R. Oomont, twenty-one (21) feet;

SOUTHEASTERLY again by land now or formerly of Thomas Smith thirty-eight and 37/100 (38.37) feet;

SOUTHWESTERLY by land now or formerly of Adelaide H. Davis, et al, eighty-six (86) feet.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, existing encumbrances, and all other claims in the nature of liens, now existing or hereafter arising, having priority over the mortgage, if any there be. The premises are also sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: A deposit of SEVEN THOUSAND FIVE HUNDRED DOLLARS ($7,500.00) shall be required to be made to the mortgagee by certified check or by bank cashier's check at the time and place of sale. The balance of the purchase price is to be paid to the mortgagee by certified check or by bank cashier's check in or within thirty (30) days from the date of the sale, with time being of the essence.

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

Century Bank and Trust Company
Present Holder of said Mortgage,
By Its Attorneys,
Riemer & Braunstein
Michael K. Davis
Three Center Plaza
Boston, Massachusetts 02108
(617) 523-9000
October 14, 1992

(C)Oct.22,29,Nov.5
#15257

CITY OF CAMBRIDGE
CONSERVATION COMMISSION
NOTICE OF A PUBLIC HEARING

Notice is hereby given, pursuant to the provisions of the Wetlands Protection Act, M.G.L. ch. 131, sec. 40, that the Cambridge Conservation Commission will hold a public hearing on Wednesday, November 4, 1992 at 8:00 p.m. in the Second Floor Conference Room, City Hall Annex, 57 Inman Street.

The hearing will consider a Notice of Intent filed by the **Charles River Yacht Club** for work proposed to take place on Land Under Waterway (the bottom of the Charles River). The proposed work includes demolition of the existing dubhouse pier and construction of a new fixed pier in its place, and replacement of remaining fixed piers and docks with a floating dock system. The site is located at 99 Memorial Drive. The project has been assigned DEP File No. 123-94.

Copies of the applicant's Notice of Intent and additional materials are available for review at the Conservation Commission's office, 57 Inman Street, second floor, 349-4680.

(C)Oct.29
#15457

FIRST PUBLICATION NO. 2605
CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Ninety-Two
AN ORDINANCE

In amendment to an ordinance entitled the "Municipal Code of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

That Section 10.17.060 entitled "Restrictions on Visitor Passes" subsection B is hereby deleted and a new Subsection B inserted in place thereof which reads as follows:

B. Residential Visitor Passes. Beginning on the January first following the effective date of this provision, each residential visitor pass issued by the Traffic and Parking Department shall be designed to display a calendar for the year during which it is valid. To be valid on a given date, the pass must be displayed in the windshield and the date of use must be circled.

Passed to a second reading at the City Council meeting held on October 26, 1992 and on or after November 9, 1992 the question comes on passing to be ordained.

Attest:- D. Margaret Drury
City Clerk

(C)Oct.29
#15518

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws Chapter 138, as amended, that **Hana Sushi, Inc., d/b/a Hana Sushi, Kyung Nan Kwak, Manager,** has applied for a Wine and Malts Beverages as a Restaurant License at 2372 Massachusetts Avenue. Kyung Nan Kwak, d/b/a Hana Sushi is currently licensed as a common victualer at this same location.

The premises is described as follows: A one story premises with a kitchen and dining room located at 2372 Massachusetts Avenue. The proposed seating capacity is 50. This address is located in Alcohol cap area #6.

A hearing on this application will be held on Tuesday, November 10, 1992 at 6:00 p.m. in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing or such person may, prior to the hearing, submit a written statement to the License Commission, 831 Massachusetts Avenue, 1st Floor, Cambridge, MA 02139.

Alex Rodriguez
Kevin J. Fitzgerald
William Burke
License Commission

(C)Oct.29
#15462

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
Middlesex Division Docket No. 92P4927E
Estate of **Harry Franklin Bossert**
died Aug. 20, 1991
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **William H. Bossert** of Cambridge in the County of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on November 12, 1992.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the fourteenth day of October in the year of our Lord one thousand nine hundred and ninety-two.

Donna M. Lambert
Register of Probate

(C)Oct.29
#15452

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **JEAN ROBERT JEAN-BAPTISTE** and **SORINE JEAN-BAPTISTE** of 3-4 Boardman Place, Cambridge, Middlesex County, Massachusetts, to CAMBRIDGE PORTUGUESE CREDIT UNION, of 251 Hampshire Street, Cambridge, Middlesex County, Massachusetts, dated July 12, 1989 and with the Middlesex County (Southern District) Registry of Deeds, in Book 19946, Page 558, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 o'clock A.M., on the 19th day of November, 1992 at said premises, **located at 3-4 Boardman Place, Cambridge,** Middlesex County, Massachusetts, the premises described in said mortgage, to wit:

The land in Cambridge, in said County of Middlesex shown as Lot 6 on Plan of Land in Cambridge, dated March 27, 1926, by Winebaum and Wexler, C.E. recorded with Middlesex South District Deeds in Plan Book 374, Plan 43, bounded and described as follows:

NORTHWESTERLY by Lots 2 and 3 as shown on said Plan, seventy-one and 43/100 (71.43) feet;

NORTHEASTERLY by Lot 5 as shown on said Plan, fifty-seven and 49/100 (57.49) feet;

SOUTHEASTERLY by land now or formerly of the City of Cambridge, seventy-one (71) feet;

SOUTHWESTERLY by Lot 1 as shown on said Plan, fifty and 65/100 (50.65) feet.

Containing 3842 feet, as shown on said Plan. Together with the right to use the passageway leading from said premises to Boardman Street as shown on said Plan in common with other abutters for all purposes for which said passageways are usually used in Cambridge.

For our title see Deed recorded herewith.

TERMS OF SALE: Said premises shall be sold subject to any and all unpaid taxes, tax titles, assessments and municipal liens. FIVE THOUSAND ($5,000.00) dollars in cash or by certified check will be required to be paid at the time and place of sale, and the balance within thirty (30) days thereafter. Other terms to be announced at the sale.

Cambridge Portuguese Credit Union by:
Margaret K. LaMothe
McElhinney and Mason
607 Main Street
Woburn, MA. 01801

Dated: October 19, 1992
(C)Oct.29,Nov.5,12
#15466

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 90P3275E

NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Mildred M. Deutsch** late of **Cambridge,** in said County, deceased.

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 1st and final account of Cambridge Trust Company as Executor (the fiduciary) of said estate under the will of said deceased has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Cambridge on or before the 24th day of November, 1992, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said account. If you desire to object to any item of said account, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 20th day of October, 1992.

Donna M. Lambert
Register

(C)Oct.29
#15422

Office Of The School Committee
456 Broadway
Cambridge, Massachusetts 02138

Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike Street, Cambridge, Massachusetts 02141, until November 17, 1992 at 11:00 A.M. at which time they will be publicly opened and read for:

Mop Treatment
Paper & Plastics for Food Service Program
Grant Writer Consultant

Specifications and forms of proposals will be available at the Office of the Manager of Procurement on and after Thursday October 29, 1992.

Attention is called to requirements for equal opportunity employment on part of vendors. The department encourages participation in this bid of minority and women owned businesses.

Mary Lou McGrath
Superintendent of Schools

(C)Oct.29
#15525

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that Mobil Oil Corp. Inc., **d/b/a Mobil,** has applied to amend its Garage and Gasoline Storage Permit at 2615 Massachusetts Avenue, to add (1) self service island on the Massachusetts Avenue side in addition to (2) existing self service islands and (1) existing full service island.

A hearing on said application will be held on Tuesday, November 10, 1992 at 6:00 p.m. in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, 2nd Floor, Cambridge. Any person wishing to comment on said application may attend the hearing, or such person may, prior to the hearing, submit a written statement to the License Commission, 831 Massachusetts Avenue, 1st Floor, Cambridge, MA 02139.

Alex Rodriguez
Kevin J. Fitzgerald
William Burke
License Commission

(C)Oct.29
#15461

COMMONWEALTH OF MASSACHUSETTS
Middlesex ss. Probate Court No. 92D3640DI
Carla Louise Armstrong Plaintiff
vs.
Robert Armstrong Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Carla Louise Armstrong, seeking to dissolve the bonds of matrimony.

You are required to serve upon Comm. of Mass., Middlesex Probate Court, plaintiff's attorney, whose address is 208 Cambridge St., Cambridge, MA 02141 your answer on or before January 19, 1993. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
Oct. 27, 1992

Donna M. Lambert
Register of Probate

(C)Oct.29,Nov.5,12
#15521

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. **THURSDAY, NOVEMBER 12, 1992** which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

EMPLOYMENT ADVERTISING SERVICES
INTERNAL JOINT REPAIR
INTRAOCULAR LENSES

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item' " and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(C)Oct.29
#15419

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex s.s. Division Docket No. 92P5027GM
NOTICE OF
GUARDIANSHIP - MINOR - WITHOUT SURETIES
NOTICE

To all persons interested in **Wayne P. DuPont, Junior of Cambridge** in said County Middlesex, a minor.

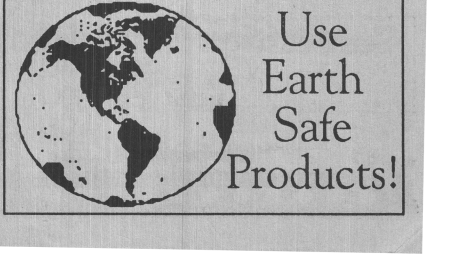
A petition has been presented in the above-captioned matter praying that **Esther Carson** of Cambridge in the county of Middlesex be appointed guardian of said minor with custody without surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before November 17, 1992.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the nineteenth day of October, in the year of our Lord one thousand nine hundred and ninety two.

Donna M. Lambert
Register of Probate

(C)Oct.29
#15460



NOTICE OF NON-DISCRIMINATION POLICY AS TO STUDENTS

The **Women's Job Counseling Center** admits students of any race, color, national or ethnic to all rights, privileges, programs and activities generally accorded or made available to students at the school. It does not discriminate on the basis of race, color, national or ethnic origin in the admissions policies, scholarship and loan programs.
(C)Oct.29
#15448

CITY OF CAMBRIDGE DEPARTMENT OF HUMAN SERVICE PROGRAMS REQUEST FOR CONCEPT PAPERS

The City of Cambridge has established the Community Response Trust Fund for the purpose of preserving, strengthening and expanding human services serving Cambridge residents. The fund consists of $300,000 of which $225,000 will be made available to human service agencies and $75,000 will be set aside for funding of grassroots groups. At this time, concept papers are being accepted for funding of human service agencies only. The process for funding grassroots groups will begin in January, 1993. Human service agencies are invited to submit a concept paper that briefly outlines their proposal for funding according to the guidelines set forth in the Trust Fund Informational Packet. The categories for funding are: (1) Services to prevent occurrence or worsening of a human service problem, (2) Innovative approaches to human service problems, and (3) Emerging needs for which no adequate services have been developed to date. A fourth category of grassroots neighborhood empowerment is expected to be addressed primarily by the grassroots groups applying in January. Non-profit human service agencies serving Cambridge residents are eligible to apply for funds; public entities wishing to apply are encouraged to join with a non-profit partner. Concept papers are due to the Dept. of Human Services by 11/20/92. Agencies invited to submit a full proposal must do so by 12/31/92. To obtain an informational packet or for more information contact Stephanie Ackert or Gloria Darafshi at 349-6200.
(C)Oct.29
#15430

REQUEST FOR PROPOSAL LEASE OF OFF-STREET PARKING CITY OF CAMBRIDGE CAMBRIDGE, MASSACHUSETTS 02139

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts 02139 until 11:00 A.M., on Monday, November 16, 1992, at which time and place they will be publicly opened and read aloud for furnishing the following to the Cambridge Hospital:

The City of Cambridge, Massachusetts, is seeking proposals for lease of off-street parking for a period of one year. The lot must be within the City of Cambridge on contiguous cities or towns.

A proposal will remain in effect for a period of 90 calendar days from the deadline for submission of proposals or until it is formally withdrawn, a contract is executed or this RFP is cancelled, whichever occurs first.

Copies of the Request for Proposal may be obtained at the Office of the Purchasing Agent on and after October 29, 1992, between the hours of 8:30 A.M. and 5:00 P.M.

The successful offerer must be an Equal Opportunity Employer.

The City of Cambridge reserves the right to reject any or all proposals, waive any informalities in the proposal process, and accept the proposal deemed to be in the best interest of the City.

Each proposal must be delivered, along with four (4) additional proposal summaries in a sealed packaged, plainly marked "RFP for Lease of Off-Street Parking" and addressed To Barbara Duffy, Purchasing Agent, City of Cambridge, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Ma. 02139.

Barbara L. Dufly
Purchasing Agent

(C)Oct.29,Nov.5
#15420

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Naomi F. Townim** to NorthEastern Mortgage Company, Inc., dated June 2, 1989, recorded with Middlesex County (Southern District) Registry of Deeds, Book 19858, Page 468, now held by the undersigned by assignment, of which mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 9:00 a.m. on Tuesday, November 24, 1992, on the mortgaged premises as below described, all and singular the premises described in said mortgage being known as **65 Orchard Street, Cambridge, Massachusetts,** and being described as follows:

To Wit:

A certain parcel of land with the buildings thereon, being shown as Lot B on a plan entitled, "Plan of Land in Cambridge, Mass.," dated April, 1926, by C.H. Gannett, Civil Engineer, recorded with Middlesex South District Deeds, Plan Book 374, Plan 30, being bounded and described as follows:

SOUTHWESTERLY by Orchard Street, forty-five and 5/10 (45.5) feet;

NORTHWESTERLY by Lot A on said plan, sixty-seven and 5/10 (67.5) feet;

SOUTHWESTERLY again by said Lot A, one (1) foot;

NORTHWESTERLY again by said Lot A, twenty-three (23) feet;

NORTHEASTERLY by land now or formerly of Herbert Gordon, forty-five and 10/100 (45.10) feet; and

SOUTHEASTERLY by land now or formerly of Faith Garland; ninety and 50/100 (90.50) feet.

Containing 4077 square feet of land, more or less.

The above premises will be sold subject to all outstanding tax titles, municipal or other public taxes, assessments, betterments or liens, if any.

TERMS OF SALE

Ten Thousand ($10,000.00) Dollars will be required to be paid in cash or by Bank Cashiers Check or Bank Treasurers Check by the Purchaser at the time and place of sale as earnest money. The balance of the purchase price is to be paid in cash or by Bank Cashiers Check or Bank Treasurers Check within thirty (30) days from the date of the sale to Perlman, Rubin & Stein, P.C., 25 Braintree Hill Office Park, Suite 204, Braintree, Massachusetts. Other terms will be announced at the sale.

The Prudential Home Mortgage Company, Inc.
Present Holder of Said Mortgage
Perlman, Rubin & Stein, P.C.
25 Braintree Hill Office Park
P.O. Box 9183
Braintree, MA 02184
(617) 848-8411
Date: October 26, 1992

(C)Oct.29,Nov.5,12
#15425

CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS LEGAL ADVERTISEMENT CORRECTION

Notice is hereby given that C'est Bon, Inc., d/b/a **C'est Bon, George Sarkis, Manager,** has applied for a common victualer license to be exercised on the first floor at 110 Mt. Auburn Street. Said license, if granted, would allow food and non-alcoholic beverages to be sold, served and consumed on said premises, and to have a total seating capacity of 19; 7 of which would be available to become outside, seasonal seats.

A hearing on said application will be held on Tuesday, November 10, 1992 at 6:00 p.m. in the Michael J. Lombardi Municipal Building,2nd Floor, 831 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing or such person may, prior to the hearing, submit a written statement to the License Commission, Michael J. Lombardi Municipal Building, 1st Floor, 831 Massachusetts Avenue, Cambridge, MA 02139.

Alex Rodriguez
Kevin J. Fitzgerald
William Burke
License Commission

(C)Oct.29
#15523

PUBLIC NOTICE RELATIVE TO TOWING CITY OF CAMBRIDGE MASSACHUSETTS Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, November 17, 1992 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Debra McManus, et al, to amend the Zoning Ordinances of the City of Cambridge as follows:

Amending Article 2.000 - Definitions regarding "Floor Area, Gross," to create a new section (g) to read as follows:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (1) below; and

To delete paragraph (1) and to substitute therefor the following:

(1) At grade off street parking and loading areas which are unroofed and unenclosed, or parking structures which area dedicated exclusively to the service of residential uses.;

To delete the existing Section 5.25 - FAR Exceptions and substitute therefor the following:

(1) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below grade adjoining said structure by a distance of six (6) feet or greater, shall be excluded from gross floor area computations.

(2) The Planning Board may, by Special Permit, exempt from floor area computations up to twenty-five (25) percent of the floor area of that portion of any parking structure floor level higher than six (6) below average finished grade adjoining the structure, upon making the specific finding that average floor to floor heights within said above grade parking structure are less than eight and one-half (8 1/2) feet;

To amend the end of the first sentence of Section 6.35 to read as follows:

"Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning Appeal or the Planning Board.";

And to amend the end of Section 6.35.1 to read as follows:

"Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor Alice K. Wolf,
Chair

(C)Oct.29,Nov.5
#15519

To advertise in the Cambridge Chronicle contact Kay Forte at 628-6200 x105.

Joining hands with an African sister

Cambridge has a new sister — Bulawayo, Zimbabwe. Three years after the Cambridge City Council first began looking for a sibling in Africa, the council has agreed to make the connection with this city of 800,000 people in a country considered to be on the front line of the struggle for majority rule in South Africa.

The Cambridge-Africa Sister City Committee voted Sept. 30 to go with Bulawayo over the three other African cities being considered, including Freetown, Sierra Leone; Monrovia, Liberia; and Zanzibar, Tanzania.

The second choice was for Monrovia, but the committee decided to vote for Bulawayo because "Monrovia was having some fighting [and] we were concerned about that," said Joan Harris, co-chair of the committee. Still there, was a strong sentiment towards Liberia because so many slaves leaving Cambridge went back there to Africa after the Civil War, Harris said.

Cambridge already has official sister city exchanges with Gaeta, Italy; San Jose Las Flores, El Salvador; Coimbra, Portugal; Tsukuba, Japan, and Yerevan, Armenia.

The city council on Monday approved the addition of Bulawayo, and a local delegation is already planning its first trip to Zimbabwe. Anyone interested can call 354-0535 evenings.

Bulawayo Mayor I. Gadhlula recently sent information here on his city and expressed a desire to have a long relationship with Cambridge.

The exchange connects Cambridge with a modern city in the southwest part of a country of eight million, which includes 150,000 square miles of high plateaus, mountains and semi-arid regions. It is surrounded by Botswana, Mozambique, South Africa and Zambia.

Zimbabwe, which gained independence from Britain in 1980, was called Rhodesia when it was a colony. Its capital of Harrare was formerly called Salisbury.

Although English is the first language, about 75 percent of the people speak Bantu, which comes from the Shona, one of the largest population groups in the country. A quarter of the people are Christian, another quarter follow traditional African religions, and a handful are Muslim, Hindu and Jewish. About half mix traditional tribal and Christian beliefs.

The country is suffering one of the worst droughts in its history and has plans for massive irrigation and pipeline projects. The city is on severe water rationing in the meantime.

On the brighter side, Bulawayo was recently given an international prize for its ecological progress.

Zimbabwe Prime Minister Robert Mugabe, who brought a coalition of parties together to achieve independence, was in Cambridge in 1983 when he was honored at Harvard.

The country has a bicameral parliament, a constitution and a Supreme Court. The city's mayor and deputy mayor are elected by a caucus of councilor for a year.

Like Cambridge, Bulawayo is rich when it comes to schools and culture. It has 104 public primary schools and 34 secondary schools, as well as the newly established National University of Science and Technology and other institutions of higher education.

As far as culture goes, Bulawayo has a Philharmonic orchestra, two drive-in theaters, a YWCA and youth hostels. It also has central parks, illuminated fountains and a crafts museum, as well as a railroad museum for children, a museum of natural history and the Tshabalala Sanctuary, which holds giraffes, kudus, zebras, impalas, wildebeests and birds.

It has a public and a private hospital, and 17 neighborhood clinics.

A center of commerce, the city annually hosts the Zimbabwe International Trade Fair. Its railroads form the center of the national railways of Zimbabwe and connect the country to the rest of southern Africa.

In addition to Harris, members of the African Sister City Committee included Lester Lee, Rita Breen, the Rev. Jeffrey Brown, Lynne Godfrey, Birge Albright, Elliot Wilson, Philecia F. Harris, Robert Murrell Jr., Sandra Spooner, Gail Willett, Henrietta Davis, Frances Cooper, and Joe Sakey.

This article was compiled with information provided by Ellen Mass, sister city coordinator in the Cambridge schools.

Help El Salvador peace caravan

Cambridge teachers who visited Cambridge's Sister City in El Salvador in July will report on their trip Friday, Oct. 30, from 7:30 to 9 pm at city hall.

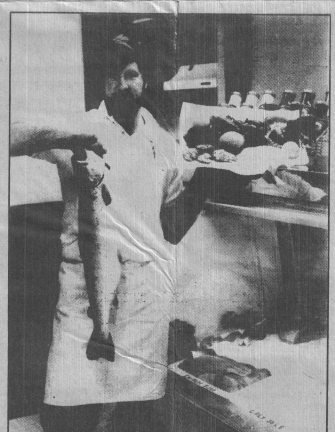
The teachers, who are trying to raise money for a Caravan for Peace and Reconstruction, will talk about San Jose Las Flores, where they say children and their teachers are the center of community life. The free event will include slides, talks and refreshments.

Teachers on the trip were Lynne Hall, Corinne Varon, Nancy Carlsson-Paige, Fran Roznowski, Dorothy Scally, Sister Linda Bessom and Sarah Slive.

The teachers are trying to raise $1,000 and collect school supplies for one of the 40 trucks in the National Caravan to El Salvador. More information is available by calling 349-4694.

A FISH TALE.

Everyday Kent Gets Fresh With His Customers.



By offering them the freshest fish in town!

When Kent Murphy decided to open his retail fish and seafood store, he knew he had the right contacts to provide his customers with the freshest fish in town. You see, Kent's a fisherman who has been around the fishing industry all his life. He knows everything about fish – from catching it to cooking it.

That's why early each morning you can find him at the Boston Fish Piers picking out the freshest fish around or buying fish fresh off the boat from local Swampscott fishermen, many who have been his friends since childhood.

Kent was equally confident about how to advertise.

"We ran large opening ads in *The Marblehead and Swampscott Reporters* and business started great!"

Initially the ads attracted new customers. He continued to advertise on a weekly basis, changing the format to promote weekly or holiday specials and always stressing the freshness of his fish.

"They remind customers of the variety of fish and attract new people who say 'I didn't know you were here but I saw your ad'."

Kent knows the value of advertising in the Swampscott & Marblehead Reporters:

"In any business, advertising is the key. There's no better way to advertise than in your local paper every week."

BUSINESS PROFILE:

NAME:	Murphy's Fish & Lobster
ADDRESS:	444 Humphrey Street
TOWN:	Swampscott, MA 01907
PHONE:	(617) 599-9220
HOURS:	Mon.- Fri. 10-7 Sat. & Sun. 10-6
PRODUCTS:	Fresh & Prepared Seafood Live Lobsters
SERVICES:	If a customer doesn't see what he's looking for, Kent will be loooking for it on the pier the next day. Telephone orders accepted.
HISTORY:	Established in February, 1991
CREDENTIALS:	Kent's a local fisherman who has been around the fishing industry all his life.
PHILOSOPHY:	" To provide the freshest fish at the lowest prices."

Murphy's FISH & LOBSTER

MARBLEHEAD REPORTER

SWAMPSCOTT REPORTER

These newspapers are a part of Bay State Weeklies/North Shore Weeklies Community Newspaper Company

ADVERTISER HOOKED FROM THE START.

C. C. 108

PUBLIC NOTICE

RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, November 17, 1992 at 6:30 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Debra McManus, et al, to amend the Zoning Ordinances of the City of Cambridge as follows:

Amending Article 2.000 - Definitions regarding "Floor Area, Gross," to create a new section (g) to read as follows:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (l) below; and

To delete paragraph (l) and to substitute therefor the following:

(l) At grade off street parking and loading areas which are unroofed and unenclosed, or parking structures which area dedicated exclusively to the service of residential uses.;

To delete the existing Section 5.25 - FAR Exceptions and substitute therefor the following:

(l) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below grade adjoining said structure by a distance of six (6) feet or greater, shall be excluded from gross floor area computations.

(2) The Planning Board may, by Special Permit, exempt from floor area computations up to twenty-five (25) percent of the floor area of that portion of any parking structure floor level higher than six (6) below average finished grade adjoining the structure, upon making the specific finding that average floor to floor heights within said above grade parking structure are less than eight and one-half (8 1/2) feet;

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And to amend the end of Section 6.35.1 to read as follows:

> "Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Alice K. Wolf,
Chair

C. C. 106

PUBLIC NOTICE

RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

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For the Committee,

Councillor Alice K. Wolf,
Chair

C. C. 106

PUBLIC NOTICE

RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

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For the Committee,

Councillor Alice K. Wolf,
Chair

On Main Street, Trina Waniga makes a business of African debts

BY AMY MILLER
Chronicle Staff

To get a good deal on debt owed by, say, Nigeria, wander down to Main Street, stop for a cone at Toscanini's and then climb the five stories next door.

There, Trina Waniga has an array of African IOUs available for just a fraction of what they are worth, assuming the debtor governments eventually pay what's due.

And although investing in African countries may not be all the rage these days, Waniga helps arranges some $50 million to $75 million in trades a year, the bulk of it in African debt, to those know how to make the most of it. From her desk at Markham International, at 875 Main St., the 33-year-old debt broker is one of about 50 people worldwide who mingles in a highly specialized network of buyers and sellers looking to buy African debts.

Waniga, a Putnam Avenue resident whose work has also brought her into the network of other Boston area women involved in Women in World Trade, is scheduled to give opening remarks at the organization's annual conference Saturday at the Ritz Carleton.

As founder of her own company, Markham International, and president of Women in World Trade Boston, Waniga will open the conference, called "Women Going Global: Developing Your International Career." She will also moderate a panel called "Industry and Professional Focus for Global Careers," which includes Tomye Tierney, vice president of international marketing and sales for Genzyme Corp., as a panelist.

Kija Kim, president of Harvard Design and Mapping Co. of Prospect Street, will represent the Pacific Rim on a panel called "Issues and Opportunities for Women by Regions of the World."

Waniga has been a member of Women in World Trade, since shortly after its founding in 1987. It now has 2,000 members nationwide and 160 in Boston, of which about one third are from Cambridge. The local organization hosts monthly meetings, an annual conference, and a spring reception for Boston consuls, which draws 400 people.

Waniga and other women in the organization see their gender as an advantage in international business, she said.

"A lot of this we're not seeing as problematic, but that [women] have special skills, sensitivity to cultural differences, flexibility in negotiating and a willingness to travel and be exposed to different cultures," she said.

Waniga knew long before she began Markham that she wanted to work in international circles. In fact, she knew even before she got an international relations degree in 1981 from Boston University and before she went to Europe after graduating. Growing up first in Wisconsin and then later in Rochester, N.Y., Waniga long had a built-in desire to work the world.

So after leaving BU, where she minored in African studies, Waniga took a course on import/export documentation at the University of Lowell. Soon she had a job doing export documentation with J.D. MacDonald at Logan Airport, which led to her first business trip overseas, a jaunt in 1983 to Pakistan.

"That got my blood boiling and I just kept focusing on international positions," said Waniga.

She moved on to do export work with General Scanning in Watertown, and then at Number Nine Computer Corp. at Fresh Pond, which has since moved to Lexington. She realized she would need an engineering degree to move up in either of those companies. Instead of going back to school, she moved to a Boston company that specialized in African and Central American debt. There she learned the art of brokering debt.

Waniga says her vision of Africa as a growth market was not in synch with the company's perspective and their divergent views ultimately led to Waniga's being fired and a lawsuit, which was settled out of court. She brought some of her African clients with her to Markham, which does 90 percent of its business brokering African debt.

Waniga also started a company this year with Steve Jordan of Watertown, Markham Makassar Inc, which brokers debt for non-profit organizations in the United States.

Jordan and Waniga say they get along because of similar styles. Much of debt brokering occurs around mega-deals, with lots of smoke and mirrors negotiating, Waniga said. She and Jordan are more interested in "boutique" size agreements and direct communications.

Explaining the process of brokering debt, Waniga says certain countries are repaying their 1970s and 1980s loans according to plans sanctioned by the International Monetary Fund and World Bank. These plans allow them to pay off some debts using local currency, rather than dollars or hard currency, as long as the purchaser reinvests the money in the debtor country.

In her own work, Markham might pay $250,000 to get the promise of $1 million in debt. The debt could be, for instance, money Nigeria owes to a Chinese timber company but cannot afford to pay. After buying the right to collect on the debt from the Chinese company, Waniga finds someone interested in investing in Nigeria, perhaps a hotelier or construction company. Such investors can then collect much closer to its full value from the Nigerian government, as long as the investor promises to put the money back in the country.

Not surprisingly, only about eight companies worldwide do this sort of work. Which means, says Waniga, her company is not apt to hire many more employees or be a major source for local jobs. Markham International could, however, be a resource for Cantabrigians looking to invest in the potential she sees in Africa.

Information on the Women in World Trade Conference is available by calling 862-9447.

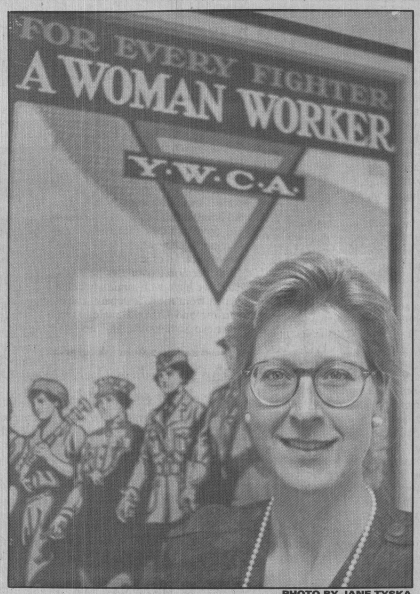

PHOTO BY JANE TYSKA

Trina Waniga of Markham International and president of Women in World Trade Boston, stands in front of a YWCA mural that shows her commitment to women workers.

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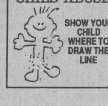
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MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **GLEN WICKE** to THE MONEY STORE dated June 23, 1987 recorded at the Middlesex County South District Registry of Deeds at Book 18252 Page 137, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises reportedly located **at Unit No. 1 of 10-12 Shepard Street Condominium, 10-12 Shepard Street, Cambridge,** Middlesex County, Massachusetts, will be sold at Public Auction at 10:00 a.m. on Friday, the 6th day of November, 1992, upon the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The following premises in the 10-12 Shepard Street, Condominium (a Condominium subject to Massachusetts General Laws, Chapter 183A) in Cambridge, Middlesex County, Massachusetts, created by Master Deeds dated February 2, 1979, recorded with the Middlesex South District Registry of Deeds, Book 13652, Page 322, as amended on April 13, 1979, and recorded with said deed in Book 13673, Page 285.

UNIT #1

The address of which is Unit #1, 10-12 Shepard Street, Cambridge, Massachusetts, together with an undivided 6.09 percent interest appertaining to said unit in the Common Areas and Facilities of said Condominium, and together with the rights and easements appurtenant to said Unit as set forth on said Master Deed Attached hereto is a copy of a portion of the plans attached to said Master Deed bearing the verified statement of a registered architect certifying that it shows the unit designation of the Unit hereby being conveyed and of immediately adjoining units, and that it fully and accurately depicts the layout of the Unit hereby conveyed, its location, dimensions, approximate area, main entrance and immediate common areas to which it has access, as built.

Said premises are conveyed subject to and with benefit of easements and restrictions of record, if any, insofar as the same may be in force and applicable.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: cash or certified check in the sum of $5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder; high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of the purchase price payable in cash or current funds in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Robert H. Greene, P.C. 130 Liberty Street, Unit 13A, Brockton, Massachusetts 02401 or such other time as may be designated by mortgagee. Upon payment of the balance of the purchase price, the mortgagee will thereupon deliver the Mortgagee's Deed to the purchaser.

Other terms to be announced at the sale.

The Post Office address of the mortgaged premises to be sold is reportedly Unit No. 1 of 10-12 Shepard Street Condominium, 10-12 Shepard Street, Cambridge, Massachusetts.

THE MONEY STORE, also known as THE MONEY STORE/MASSACHUSETTS, INC., present holder of said mortgage, by its attorney.

Robert H. Greene, Esq.
Robert H. Greene, P.C.
130 Liberty Street - Unit 13A
Brockton, MA. 02401
(508) 588-7729

DATED: OCTOBER 13, 1992
(C)Oct.22,29,Nov.5
#15258

CITY OF CAMBRIDGE
Traffic and Parking

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 92-35

Regulation No. 66-1 Schedule 10 "Parking Time Limited On Certain Sides Of Certain Streets" by changing the following:

Bishop Allen Drive, north side and south side, Norfolk Street to Columbia Street

From: 8A-6P 2 Hr. parking, Except Sunday
To: 9A-5P 2 Hr. parking, Except Sat. & Sun.

This regulation shall take effect 5 November 1992.

PROMULGATED
DATE
Oct. 9, 1992

George Teso
Traffic Director

(C)Oct.22,29,Nov.5
#15250

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Yoshio Uda** and **Junkei Saeki,** Trustees, The Keishio Trust under a declaration of trust dated July 1, 1988, recorded with Middlesex South District Registry of Deeds Book 19171, Page 143 to First Trade Union Savings Bank, FSB dated July 1, 1988 and recorded with Middlesex South District Registry of Deeds Book 19171, Page 158 of which Mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold in Public Auction at 12:00 o'clock noon on the 16th day of November, 1992 on the mortgage premises described below, being known as **1154-1166 Massachusetts Avenue, Cambridge,** Middlesex County, all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, now numbered 1154-1166 Massachusetts Avenue, and bounded and described as follows:

BEGINNING on the Southwesterly line of Massachusetts Avenue in the center line of an eight (8) inch brick wall at land formerly of Henry F. Bishop and thence running Southwesterly on said land formerly of Bishop through the center of said brick wall, fifty-one (51) feet to Arrow Street; thence turning and running Southeasterly on said Arrow Street, eight-one and seventy-five hundredths (81.75) feet to land of the City of Cambridge used as a park; thence turning and running Northeasterly on said land last named, twenty-four and thirty-nine hundredths (24.39) feet to Massachusetts Avenue; thence turning and running Northwesterly on said Massachusetts Avenue, seventy-seven and fifty hundredths (77.50) feet to the point of beginning.

Containing two thousand nine hundred twenty-seven and five tenths (2,927.5) feet, more or less.

For title, see Deed of Sharon M. Carny and Peter Wasserman, as Trustees of the Rocca Realty Trust II dated May 11, 1981, and recorded herewith.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Said premises will be sold, subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, mortgages, liens, rights of tenants and parties in possession, unpaid taxes, municipal liens and other public taxes, assessments or liens, having priority over the mortgage described herein, if any.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder provided that the second highest bidder shall deposit with Mortgagee's attorneys, William F. Barry the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said highest bidder within twenty (20) days of said written notice.

TERMS OF SALE: Ten Thousand Dollars ($10,000.00) will be required to be paid in cash or by certified check at the time and place of the sale as earnest money. The balance is to be paid in cash or by certified check within thirty (30) days of the date of the sale.

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

First Trade Union Savings Bank
Present Holder of Said Mortgage
by its Attorney
William F. Barry
250 Summer Street
Boston, MA 02210
Tel. (617) 439-7500

(C)Oct.22,29,Nov.5
#15399

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **William Donnelly, Laurie M. Donnelly,** and **Michael Foran,** Trustees of Cherry Trust to Century Bank and Trust Company dated June 10, 1987 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 18213, Page 464, of which mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing, the same will be sold at public auction commencing at 10:00 A.M. on the 18th day of November, 1992 upon the mortgaged premises, being all and singular the premises described in said Mortgage, to wit:

16-20 Cherry Street, Cambridge, MA.

THE FOLLOWING METES AND BOUNDS DESCRIPTION OF THE MORTGAGED PREMISES WAS NOT INCLUDED IN SAID MORTGAGE BUT IS INCLUDED HEREIN FOR INFORMATIONAL PURPOSES ONLY:

The land with the buildings thereon situated in Cambridge, being now numbered 16-20 Cherry Street, and being shown on a plan entitled "Plan of Land in Cambridge" dated October, 1916 by W. A. Mason & Son, Surveyors, duly registered with the Land Registration Office for the North Registry District of Middlesex County in Registration Book 65, Page 177, being bounded and described as follows:

NORTHWESTERLY by said Cherry Street, forty (40) feet;

SOUTHEASTERLY by land now or formerly of Sarah C. F. Wellington, sixty-six (66) feet;

SOUTHEASTERLY by land now or formerly of said Sarah C. F. Wellington, four (4) feet;

NORTHEASTERLY again in part by land now or formerly of Sarah C. F. Wellington and in part by land now or formerly of Mamie R. Osmond, twenty-one (21) feet;

SOUTHEASTERLY again by land now or formerly of Thomas Smith thirty-eight and 37/100 (38.37) feet;

SOUTHWESTERLY by land now or formerly of Adelaide H. Davis, et al, eighty-six (86) feet.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, existing encumbrances, and all other claims in the nature of liens, now existing or hereafter arising, having priority over the mortgage, if any there be. The premises are also sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: A deposit of SEVEN THOUSAND FIVE HUNDRED DOLLARS ($7,500.00) shall be required to be made to the mortgagee by certified check at the time of sale. Bank check at the time and place of sale. The balance of the purchase price is to be paid to the mortgagee by certified check or by bank cashier's check in or within thirty (30) days from the date of the sale, with time being of the essence.

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

Century Bank and Trust Company
Present Holder of said Mortgage,
By Its Attorneys,
Riemer & Braunstein
Michael K. Davis
Three Center Plaza
Boston, Massachusetts 02108
(617) 523-9000
October 14, 1992

(C)Oct.22,29,Nov.5
#15257

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **JEAN ROBERT JEAN-BAPTISTE** and **SOIRINE JEAN-BAPTISTE** of 3-4 Boardman Place, Cambridge, Middlesex County, Massachusetts, to CAMBRIDGE PORTUGUESE CREDIT UNION, of 251 Hampshire Street, Cambridge, Middlesex County, Massachusetts, dated July 12, 1989 and with the Middlesex County, (Southern District) Registry of Deeds, in Book 19946, Page 558, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 o'clock A.M., on the 19th day of November, 1992 at said premises, located at **3-4 Boardman Place, Cambridge,** Middlesex County, Massachusetts, **the premises described in said mortgage, to wit:**

The land in Cambridge, in said County of Middlesex shown as Lot 6 on Plan of Land in Cambridge, dated March 27, 1926, by Winebaum and Wexler, C.E. recorded with Middlesex South District Deeds in Plan Book 374, Plan 43, bounded and described as follows:

NORTHWESTERLY by Lots 2 and 3 as shown on said Plan, seventy-one and 43/100 (71.43) feet;

NORTHEASTERLY by Lot 5 as shown on said Plan, fifty-seven and 49/100 (57.49) feet;

SOUTHEASTERLY by land now or formerly of the City of Cambridge, seventy-one (71) feet;

SOUTHWESTERLY by Lot 1 as shown on said Plan, fifty and 65/100 (50.65) feet.

Containing 3842 feet, as shown on said Plan. Together with the right to use the passageway leading from said premises to Boardman Street as shown on said Plan in common with other abutters for all purposes for which said passageways are usually used in Cambridge.

For our title see Deed recorded herewith.

TERMS OF SALE: Said premises shall be sold subject to any and all unpaid taxes, tax titles, assessments and municipal liens. FIVE THOUSAND ($5,000.00) dollars in cash or by certified check will be required to be paid at the time and place of sale, and the balance within thirty (30) days thereafter. Other terms to be announced at the sale.

Cambridge Portuguese Credit Union by:
Margaret K. LaMothe
McElhiney and Matson
607 Main Street
Woburn, MA. 01801

Dated: October 19, 1992
(C)Oct.29,Nov.5,12
#15466

COMMONWEALTH OF MASSACHUSETTS
Middlesex ss. Probate Court No. 92D3640DI
Carla Louise Armstrong Plaintiff
vs.
Robert Armstrong Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Carla Louise Armstrong, seeking to dissolve the bonds of matrimony.

You are required to serve upon Comm. of Mass., Middlesex Probate Court, plaintiff's attorney, whose address is 208 Cambridge St., Cambridge, MA 02141 your answer on or before January 19, 1993. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
Oct. 27, 1992

Donna M. Lambert
Register of Probate

(C)Oct.29,Nov.5,12
#15521

REQUEST FOR PROPOSAL
LEASE OF OFF-STREET PARKING
CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts 02139 until 11:00 A.M., on Monday, November 16, 1992, at which time and place they will be publicly opened and read aloud for furnishing the following to the Cambridge Hospital:

The City of Cambridge, Massachusetts, is seeking proposals for lease of off-street parking for a period of one year. The lot must be within the City of Cambridge on contiguous cities or towns.

A proposal will remain in effect for a period of 90 calendar days from the deadline for submission of proposals or until it is formally withdrawn, a contract is executed or this RFP is cancelled, whichever occurs first.

Copies of the Request for Proposal may be obtained at the Office of the Purchasing Agent on and after October 29, 1992, between the hours of 8:30 A.M. and 5:00 P.M.

The successful offeror must be an Equal Opportunity Employer.

The City of Cambridge reserves the right to reject any or all proposals, waive any informalities in the proposal process, and accept the proposal deemed to be in the best interest of the City.

Each proposal must be delivered, along with four (4) additional proposal summaries in a sealed packaged, plainly marked "RFP for Lease of Off-Street Parking" and addressed To Barbara Duffy, Purchasing Agent, City of Cambridge, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Ma. 02139.

Barbara L. Duffy
Purchasing Agent

(C)Oct.29,Nov.5
#15420

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Naomi F. Towvim** to NorthEastern Mortgage Company, Inc., dated June 2, 1989, recorded with Middlesex County (Southern District) Registry of Deeds, Book 19858, Page 468, now held by the undersigned by assignment, of which mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 9:00 a.m. on Tuesday, November 24, 1992, on the mortgaged premises as below described, all and singular the premises described in said mortgage being known as **65 Orchard Street, Cambridge, Massachusetts,** and being described as follows:

To Wit:

A certain parcel of land with the buildings thereon, being shown as Lot B on a plan entitled, "Plan of Land in Cambridge, Mass.," dated April, 1926 by C.H. Gannett, Civil Engineer, recorded with Middlesex South District Deeds, Plan Book 374, Plan 30, being bounded and described as follows:

SOUTHWESTERLY by Orchard Street, forty-five and 5/10 (45.5) feet;

NORTHWESTERLY by Lot A on said plan, sixty-seven and 5/10 (67.5) feet;

SOUTHWESTERLY again by said Lot A, one (1) foot;

NORTHEASTERLY by said Lot A, twenty-three (23) feet;

NORTHEASTERLY by land now or formerly of Herbert Gordon, forty-five and 10/100 (45.10) feet; and

SOUTHEASTERLY by land now or formerly of Faith Garland; ninety and 50/100 (90.50) feet.

Containing 4077 square feet of land, more or less.

The above premises will be sold subject to all outstanding tax titles, municipal or other public taxes, assessments, betterments or liens, if any.

TERMS OF SALE

Ten Thousand ($10,000.00) Dollars will be required to be paid in cash or by Bank Cashiers Check or Bank Treasurers Check by the Purchaser at the time and place of sale as earnest money. The balance of the purchase price is to be paid in cash or by Bank Cashiers Check or Bank Treasurers Check within thirty (30) days from the date of the sale to Perlman, Rubin & Stein, P.C., 25 Braintree Hill Office Park, Suite 204, Braintree, Massachusetts. Other terms will be announced at the sale.

The Prudential Home Mortgage Company, Inc.
Present Holder of Said Mortgage
Perlman, Rubin & Stein, P.C.
25 Braintree Hill Office Park
Suite 204
P.O. Box 9183
Braintree, MA 02184
(617) 848-8411
Date: October 26, 1992

(C)Oct.29,Nov.5,12
#15425

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, November 17, 1992 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Debra McManus, et al, to amend the Zoning Ordinances of the City of Cambridge as follows:

Amending Article 2.000 - Definitions regarding "Floor Area, Gross," to create a new section (g) to read as follows:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (1) below; and

To delete paragraph (1) and to substitute therefor the following:

(1) At grade off street parking and loading areas which are unroofed and unenclosed, or parking structures which area dedicated exclusively to the service of residential uses.

To delete the existing Section 5.25 - FAR Exceptions and substitute therefor the following:

(1) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below grade adjoining said structure and which is not more than five (5) feet or greater, shall be excluded from gross floor area computations.

(2) The Planning Board may, by Special Permit, exempt from floor area computations up to twenty-five (25) percent of the floor area of that portion of any parking structure floor level higher than six (6) below average finished grade adjoining the structure, upon making the specific finding that average floor to floor heights within said above grade parking structure are less than eight and one-half (8 1/2) feet;

To amend the end of the first sentence of Section 6.35 to read as follows:

"Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning Appeal or the Planning Board.";

And to amend the end of Section 6.35.1 to read as follows:

"Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor Alice K. Wolf,
Chair

(C)Oct.29,Nov.5
#15519

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Antonio B. Rodene** and **Celanie Rodene** to First Eastern Mortgage Corporation dated December 10, 1990 and recorded with Middlesex County (Southern District) Registry of Deeds, Book 20916 Page 290, of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 A.M. on the 12th day of November A.D. 1992, on the mortgaged premises hereinafter described all and singular the premises described in said mortgage, to WIT:

The land with the buildings thereon situated in Cambridge, Middlesex (sic. Middlesex) County, Massachusetts, being shown as Lot B on a "Plan of Premises in Cambridge, belonging to Francisco de Mello Tavares, W.A. Mason & Son, Surveyors, Cambridge, Mass., December 20, 1927", which plan is recorded with Middlesex South District Deeds in Plan Book 408, Plan 6. Said plan is bounded:

NORTHWESTERLY by Elm Street, 31.90 feet;

NORTHEASTERLY by owners unknown, 59.99 feet;

SOUTHEASTERLY by Lot D on said plan, 31.49 feet; and

SOUTHWESTERLY by Lot A on said plan, 59.99 feet.

Said premises are now known as and numbered **214-216 Elm Street, Cambridge, Massachusetts.**

Being all and the same premises conveyed to Mortgagors by deed of Antonio R. Rodene, Celanie Rodene and Ann Marie Michelle Rodene recorded with said Deeds immediately prior hereto.

SAID PREMISES IS NOW KNOWN AS AND NUMBERED 214-216 ELM STREET, CAMBRIDGE, MA 02139.

TERMS OF SALE:

Said premises will said subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water liens, if any, are. A deposit of FIVE THOUSAND DOLLARS in cash, certified check, or bank check will be required to be paid by the purchaser at the time and place of sale, with the balance of the purchase price to be paid within TWENTY (20) days thereafter.

Other terms to be announced at the sale.

DATED: OCTOBER 16, 1992

Farragut Mortgage Co., Inc.
The present holder of the mortgage
by Richard Forman, Esq. Attorney
470 Atlantic Avenue
Boston, MA 02210
(617) 482-7005

(C)Oct.22,29,Nov.5
#15395

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Webb F. Elkins** to The Boston Five Cents Savings Bank FSB dated May 20, 1988 recorded with the Middlesex County (Southern District) Registry of Deeds at Book 19062, Page 14, of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 o'clock A.M. on December 1, 1992 upon the mortgaged premises hereinafter described all and singular the premises described in said mortgage.

TO WIT:

Condominium Unit 509 in the Thomas Graves' Landing Condominium ("the Condominium"), situated at and with a post office address of **Unit 509, 4 Canal Park, Cambridge,** Middlesex County, Massachusetts, created by Master Deed recorded with Middlesex South Registry of Deeds in Book 18829, Page 434, as amended by instruments of record, if any ("Master Deed") in accordance with and pursuant to Chapter 183A"). The Unit is more particularly described in the Master Deed, as shown on the plans recorded simultaneously with the Master Deed, and is hereby conveyed together with the Unit Owner's undivided interest in the common areas and facilities (the "common areas and facilities") as set forth in the Master Deed and together with any other rights set forth in the Master Deed or the Unit Deed, including the exclusive easements to parking spaces and storage spaces, if any.

The Unit and such undivided 0.82722% percentage interest in the common areas and facilities are conveyed with the benefit of and subject to the rights, easements, restrictions, covenants, agreements, obligations, conditions, and other provisions referred to or set forth in the Master Deed, the provisions of the instrument establishing the Unit Owner's organization formed in accordance with Section 10 of Chapter 183A, the By-laws and Regulations and any rules and regulations promulgated thereto, insofar as the same are now in force and applicable.

For title see Deed of Graves Landing Limited Partnership dated May 20, 1988, recorded with Middlesex County (Southern District) Registry of Deeds at Book 19062, Page 11. See also Declaration Deed recorded with said Deeds at Book 20494 Page 223.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

Said premises is now known as and numbered **Unit 509, Thomas Graves' Landing Condominium, 4 Canal Park, Cambridge,** Massachusetts.

TERMS OF SALE:

Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles, other municipal liens and water liens, and restrictions and easements of record if any there are, and FIVE THOUSAND ($5,000.00) DOLLARS in cash, treasurer's check or certified check will be required to be paid by the purchaser (unless the holder of the mortgage is the successful bidder) at the time and place of sale as a non-refundable deposit and the balance will be due in thirty (30) days. The Buyer shall pay all costs of recording the deed including any transfer limitation, all state transfer stamp charges. The Buyer shall be required to sign a Memorandum of Terms and Conditions of Sale at the auction sale.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF SALE.

DATED: October 30th, 1992

The Boston Five Cents Savings Bank FSB
(Present holder of said mortgage)
By: Helen C. Polvere, Landing Officer and
Assistant Treasurer
Harrison & Maguire, P.C.
24 School Street
Boston, MA 02108
617-742-3810

(C)Nov.5,12,19
#15610

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Fazal A. Chowdhry, William H. Walsh and Thomas Moranian,** as Trustees of 1760 Trust u/d/t dated March 27, 1987 and recorded with Middlesex South District Registry of Deeds, Book 17975, Page 404, to CENTURY BANK AND TRUST COMPANY dated April 1, 1988 and recorded with the Middlesex South District Registry of Deeds in Book 18964 Page 318 of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of foreclosing; the same will be sold at Public Auction at 11:00 A.M. on the 3rd day of December, 1992, with all sales at said Auction to be held at **Unit D at 1760-1770 Massachusetts Avenue, Cambridge, Massachusetts,** on the mortgaged premises described below, being known as Units D, E, F, G and I, in a condominium known as 1760-1770 Massachusetts Avenue Condominium, Cambridge, said Commonwealth.

The commercial Units designated as Units D, E, F, G and I in a Condominium known as 1760-1770 Massachusetts Avenue Condominium located at 1760-1770 Massachusetts Avenue, Cambridge, Massachusetts, and created by Master Deed dated March 31, 1988 and recorded with Middlesex South District Registry of Deeds Book 18964, Page 223, which units are shown on the floor plans filed with and forming a part of said Master Deed and on a copy of a portion of said plans attached to the Unit Deed to the original Unit owner to which was affixed the verified statement as required by Section 9 of Chapter 183A of the Massachusetts General Laws. Said Units are conveyed together with the undivided interest in the common areas and facilities described in said Master Deed and attributable to said Units. Intending to convey and hereby conveying the same premises and the same rights and subject to the same restrictions as were conveyed to the mortgagor by Unit Deed recorded in said Middlesex Registry Book 18964, Page 296. Said premises are conveyed subject to and have the benefit of Chapter 183A of the Massachusetts General Laws, said Master Deed, the 1760-1770 Massachusetts Avenue Condominium Trust dated March 31, 1988 recorded with said Middlesex Registry Book 18964, Page 238, the By-Laws of said Trust and the rules and regulations adopted from time to time thereunder and with the benefit of and subject to restrictions, stipulations, and agreements, passageways, provisions of the assessment of common expenses. Said Units are limited to commercial use.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Said premises will be sold subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, mortgages, liens, rights of tenants and parties in possession, unpaid taxes, municipal liens and other public taxes, assessments or liens, having priority over the mortgage described herein, if any.

TERMS OF SALE:

The premises will be first offered for sale as five separate units at 11:00 A.M. in the following order:

(1) Unit D;
(2) Unit E;
(3) Unit F;
(4) Unit G;
(5) Unit I.

The highest bidder for each unit will be required to pay a deposit of Five Thousand ($5,000.00) Dollars by certified or bank check at the time and place of sale, subject to the reservation hereafter set forth.

After the above premises have been offered for sale individually in the order set forth above, the Mortgagee will offer for sale the entire portion of the premises, as set forth above, consisting of five condominium units now covered by the aforesaid mortgage as a single sale unit immediately following the individual sales. The highest bidder will be required to pay a deposit of Twenty Five Thousand ($25,000.00) Dollars by certified or bank check at the time and place of sale, subject to the reservation hereafter set forth.

RESERVATION:

If the highest bid for the five units on the single sale shall exceed the cumulative total of the highest bids at which the individual premises would be sold at the earlier sales, then the individual sales shall be voided, and any and all deposits paid therefore returned to the aforesaid highest bidders. If the highest bidder for the five units on the single sale shall not exceed the total of the cumulative highest bids for the premises as five separate sales, then each of the premises will be sold to the highest bidder for each separate sale.

In the event the single sales produce bids in an amount sufficient to satisfy the debt owed to the mortgagee, the mortgagee reserves to itself the right to cancel any and all subsequent sales including single unit sales or a single sale of the entire premises.

The balance(s) is/are to be paid in cash or by certified check within thirty (30) days of the date of the sale and shall be deposited in escrow with the firm of RICHARDSON AND TYLER at 15 Broad Street, Suite 900, Boston, MA 02109. The Deed shall be delivered at the time and place of such payment. Payment shall be held in escrow until said Deed has been duly recorded and, if Buyer so requests, a title insurance policy has been paid for and delivered to Buyer.

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

CENTURY BANK AND TRUST COMPANY,
Present Holder of Said Mortgage,
Joseph M. Klements, its attorney
RICHARDSON AND TYLER
15 Broad Street (Suite 900)
Boston, MA 02109
(617) 523-0800

(C)Nov.5,12,19
#15688

FIRST PUBLICATION NO. 2606
CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Ninety-Two
AN ORDINANCE

In amendment to the ordinance entitled: "The Municipal Code of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

That Section 10.17.070 entitled "Fees for Residential Parking Stickers" in Chapter 10.17 entitled "Vehicle Trip Reduction Ordinance" is hereby amended by striking the present section and inserting in place thereof a new section which reads as follows:

Section 10.17.070. Fees for Residential Parking Stickers.

The fee for residential parking stickers shall be $8.00 per permit per household.

Passed to a second reading at the City Council meeting of November 2, 1992 and on or after November 16, 1992 the question comes on passing to be ordained.

ATTEST: D. Margaret Drury
City Clerk

(C)Nov.5
#15634

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
Case No. 184933

To **Vladimir Pave as Trustee** of VPB-1 Trust of Newton and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

Federal Deposit Insurance Corporation] as Liquidating Agent for Boston Trade Bank claiming to be the holder of a mortgage covering real property in Cambridge, Middlesex County, MA, known as Units 1, 2, 3, 4, 7, 14 and 17 of the French School Condominium by a mortgage and located at **69 Harvey Street, Cambridge** given by Vladimir Pave as Trustee of VPB-1 Trust, to Boston Trade Bank, dated March 15, 1989, recorded with Middlesex South Registry of Deeds in Book 19708, Page 52, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 30th day of November 1992, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, JOHN E. FENTON, JR. Chief Justice of said Court this 20th day of October 1992.

Charles W. Trombly, Jr.
Recorder

(C)Nov.5
#15552

Employment and Training Vendor Development. Employment Resources, Inc. (ERI), is requesting concept papers from vendors who are capable of developing and implementing JTPA IIA/MassJOBS occupational skills training programs by January, 1993, or soon after. Primary emphasis will be placed on health, envirotechnical, and technical occupational skills areas. Services to be provided to unemployed residents of the following cities and towns: Arlington, Belmont, Burlington, Cambridge, Chelsea, Everett, Malden, Medford, Melrose, North Reading, Reading, Revere, Somerville, Stoneham, Wakefield, Watertown, Wilmington, Winchester, Winthrop, and Woburn.

Please contact Linda Bass or Sue Walsh at (617) 494-1154 or c/o ERI, 432 Columbia St., Cambridge, MA 02141 for further information or for individualized technical assistance.

(C)Nov.5
#15613

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE
Premises: **45-47 Porter Road**
Cambridge, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Thomas F. Mahoney, III** to Northeast Savings, F.A., dated January 27, 1989 and recorded with Middlesex County (Southern District) Registry of Deeds in Book 19627, Page 558, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 1:00 P.M., on the 7th day of December, A.D., 1992, upon the mortgaged premises, **45-47 Porter Road, Cambridge, Massachusetts,** as described below, all and singular the premises described in said mortgage, To wit:

The land with buildings thereon situated in that part of said Cambridge known as North Cambridge, being Lot 4 on plan entitled "Plan of Lots in North Cambridge belonging to James W. Conner" dated December 8, 1896, and recorded with Middlesex South District Deeds in Plan Book 102, Plan 38, bounded and described as follows:

SOUTHEASTERLY by Lot 3 on said plan, sixty-eight and 60/100 (68.60) feet;

SOUTHWESTERLY by Porter Road, thirty-four (34) feet;

NORTHWESTERLY by Lot 5 on said plan, sixty-eight and 60/100 (68.60) feet; and

NORTHEASTERLY by Lot 13 on said plan, thirty-four (34) feet.

Containing 2,332 square feet according to said plan.

TERMS OF SALE: Said premises will be sold and conveyed subject to all outstanding municipal or other public taxes, tax titles, assessments, liens or claims in the nature of liens, rights of tenants and parties in possession, and existing encumbrances of record, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND DOLLARS AND NO/100 ($5,000.00) must be paid by certified, bank, treasurer's or cashier's check at the time and place of the sale by the purchaser as a deposit. The balance of the purchase price is to be paid in cash, or by certified check, bank cashier's check or bank treasurer's check within 30 days thereafter at the Law Offices of Shapiro & Kreisman, 492 Old Connecticut Path, Framingham, MA 01701 (508) 872-0221.

Other terms to be announced at the sale.

Land Court Case Number 181120.

NORTHEAST SAVINGS, F.A.,
PRESENT HOLDER OF SAID MORTGAGE

(C)Nov.5,12,19
#15619

On Main Street, Trina Waniga makes a business of African debts

BY AMY MILLER
Chronicle Staff

To get a good deal on debt owed by, say, Nigeria, wander down to Main Street, stop for a cone at Toscanini's and then climb the five stories next door.

There, Trina Waniga has an array of African IOUs available for just a fraction of what they are worth, assuming the debtor governments eventually pay what's due.

And although investing in African countries may not be all the rage these days, Waniga helps arranges some $50 million to $75 million in trades a year, the bulk of it in African debt, to those know how to make the most of it. From her desk at Markham International, at 875 Main St., the 33-year-old debt broker is one of about 50 people worldwide who mingles in a highly specialized network of buyers and sellers looking to buy African debts.

Waniga, a Putnam Avenue resident whose work has also brought her into the network of other Boston area women involved in Women in World Trade, is scheduled to give opening remarks at the organization's annual conference Saturday at the Ritz Carleton.

As founder of her own company, Markham International, and president of Women in World Trade Boston, Waniga will open the conference, called "Women Going Global: Developing Your International Career." She will also moderate a panel called "Industry and Professional Focus for Global Careers," which includes Tomye Tierney, vice president of international marketing and sales for Genzyme Corp., as a panelist.

Kija Kim, president of Harvard Design and Mapping Co. of Prospect Street, will represent the Pacific Rim on a panel called "Issues and Opportunities for Women by Regions of the World."

Waniga has been a member of Women in World Trade, since shortly after its founding in 1987. It now has 2,000 members nationwide and 160 in Boston, of which about one third are from Cambridge. The local organization hosts monthly meetings, an annual conference, and a spring reception for Boston consuls, which draws 400 people.

Waniga and other women in the organization see their gender as an advantage in international business, she said.

"A lot of this we're not seeing as problematic, but that [women] have special skills, sensitivity to cultural differences, flexibility in negotiating and a willingness to travel and be exposed to different cultures," she said.

Waniga knew long before she began Markham that she wanted to work in international circles. In fact, she knew even before she got an international relations degree in 1981 from Boston University and before she went to Europe after graduating. Growing up first in Wisconsin and then later in Rochester, N.Y., Waniga long had a built-in desire to work the world.

So after leaving BU, where she minored in African studies, Waniga took a course on import/export documentation at the University of Lowell. Soon she had a job doing export documentation with J.D. MacDonald at Logan Airport, which led to her first business trip overseas, a jaunt in 1983 to Pakistan.

"That got my blood boiling and I just kept focusing on international positions," said Waniga.

She moved on to do export work with General Scanning in Watertown, and then at Number Nine Computer Corp. at Fresh Pond, which has since moved to Lexington. She realized she would need an engineering degree to move up in either of those companies. Instead of going back to school, she moved to a Boston company that specialized in African and Central American debt. There she learned the art of brokering debt.

Waniga says her vision of Africa as a growth market was not in synch with the company's perspective and their divergent views ultimately led to Waniga's being fired and a lawsuit, which was settled out of court. She brought some of her African clients with her to Markham, which does 90 percent of its business brokering African debt.

Waniga also started a company this year with Steve Jordan of Watertown, Markham Makassar Inc, which brokers debt for non-profit organizations in the United States.

Jordan and Waniga say they get along because of similar styles. Much of debt brokering occurs around mega-deals, with lots of smoke and mirrors negotiating, Waniga said. She and Jordan are more interested in "boutique" size agreements and direct communications.

Explaining the process of brokering debt, Waniga says certain countries are repaying their 1970s and 1980s loans according to plans sanctioned by the International Monetary Fund and World Bank. These plans allow them to pay off some debts using local currency, rather than dollars or hard currency, as long as the purchaser reinvests the money in the debtor country.

In her own work, Markham might pay $250,000 to get the promise of $1 million in debt. The debt could be, for instance, money Nigeria owes to a Chinese timber company but cannot afford to pay. After buying the right to collect on the debt from the Chinese company, Waniga finds someone interested in investing in Nigeria, perhaps a hotelier or construction company. Such investors can then collect much closer to its full value from the Nigerian government, as long as the investor promises to put the money back in the country.

Not surprisingly, only about eight companies worldwide do this sort of work. Which means, says Waniga, her company is not apt to hire many more employees or be a major source for local jobs. Markham International could, however, be a resource for Cantabrigians looking to invest in the potential she sees in Africa.

Information on the Women in World Trade Conference is available by calling 862-9447.

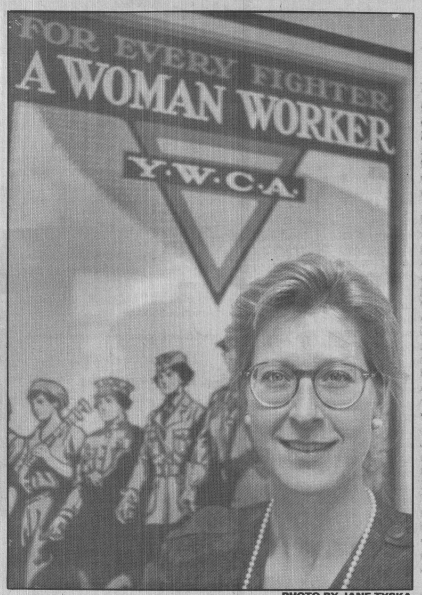

PHOTO BY JANE TYSKA

Trina Waniga of Markham International and president of Women in World Trade Boston, stands in front of a YWCA mural that shows her commitment to women workers.

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Voluntary Action Center

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **GLEN WICKE** to **THE MONEY STORE** dated June 23, 1987 recorded at the Middlesex County South District Registry of Deeds at Book 18252 Page 197, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises reportedly located at **Unit No. 1 of 10-12 Shepard Street Condominium, 10-12 Shepard Street, Cambridge,** Middlesex County, Massachusetts, will be sold at Public Auction at 10:00 a.m. on Friday, the 20th day of November, 1992, upon the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The following premises in the 10-12 Shepard Street, Condominium (a Condominium subject to Massachusetts General Laws, Chapter 183A) in Cambridge, Middlesex County, Massachusetts, created by Master Deeds dated February 2, 1979, recorded with the Middlesex South District Registry of Deeds, Book 13652, Page 322, as amended on April 13, 1979, and recorded with said deed in Book 13673, Page 285.

UNIT #1

The address of which is Unit #1, 10-12 Shepard Street, Cambridge, Massachusetts, together with an undivided 6.09 percent interest appertaining to said unit in the Common Areas and Facilities of said Condominium, and together with the rights and easements appurtenant to said Unit as set forth on said Master Deed Attached hereto is a copy of a portion of the plans attached to said Master Deed bearing the verified statement of a registered architect certifying that it shows the unit designation of the Unit hereby being conveyed and of immediately adjoining units, and that it fully and accurately depicts the layout of the Unit hereby conveyed, its location, dimensions, approximate area, main entrance and immediate common areas to which it has access, as built.

Said premises are conveyed subject to and with benefit of easements and restrictions of record, if any, insofar as the same may be in force and applicable.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: cash or certified check in the sum of $5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder; high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or current funds in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Robert H. Greene, P.C. 130 Liberty Street, Unit 13A, Brockton, Massachusetts 02401 or such other time as may be designated by mortgagee. Upon payment of the balance of the purchase price, the mortgagee will thereupon deliver the Mortgagee's Deed to the purchaser.

Other terms to be announced at the sale.

The Post Office address of the mortgaged premises to be sold is reportedly Unit No. 1 of 10-12 Shepard Street Condominium, 10-12 Shepard Street, Cambridge, Massachusetts.

THE MONEY STORE, also known as THE MONEY STORE/MASSACHUSETTS, INC., present holder of said mortgage, by its attorney.

Robert H. Greene, Esq.
Robert H. Greene, P.C.
130 Liberty Street - Unit 13A
Brockton, MA. 02401
(508) 588-7729

DATED: OCTOBER 13, 1992
(C)Oct.22,29,Nov.5
#15258

CITY OF CAMBRIDGE
Traffic and Parking

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. **92-35**

Regulation No. 66-1 Schedule 10 "Parking Time Limited On Certain Sides Of Certain Streets" by changing the following:

Bishop Allen Drive, north side and south side, Norfolk Street to Columbia Street
From: 8A-6P 2 Hr. parking, Except Sunday
To: 9A-5P 2 Hr. parking, Except Sat. & Sun.
This regulation shall take effect 5 November 1992.

PROMULGATED
DATE
Oct. 9, 1992

George Teso
Traffic Director

(C)Oct.22,29,Nov.5
#15250

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Yoshio Uda** and **Junkei Saeki,** Trustees, The Keishin Trust under a declaration of trust dated July 1, 1988, recorded with Middlesex South District Registry of Deeds Book 19171, Page 143 to First Trade Union Savings Bank, FSB dated July 1, 1988 and recorded with Middlesex South District Registry of Deeds Book 19171, Page 158 of which Mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold in Public Auction at 12:00 o'clock noon on the 16th day of November, 1992 on the mortgage premises described below, being known as **1154-1166 Massachusetts Avenue, Cambridge,** Middlesex County, all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, now numbered 1154-1166 Massachusetts Avenue, and bounded and described as follows:

BEGINNING on the Southwesterly line of Massachusetts Avenue in the center line of an eight (8) inch brick wall at land formerly of Henry F. Bishop and thence running Southwesterly on said land formerly of Bishop through the center of said brick wall, fifty-one (51) feet to Arrow Street; thence turning and running Southeasterly on said Arrow Street, eight-one and seventy-five hundredths (81.75) feet to land of the City of Cambridge used as a park; thence turning and running Northeasterly on said land last named, twenty-four and thirty-nine hundredths (24.39) feet to Massachusetts Avenue; thence turning and running Northwesterly on said Massachusetts Avenue, seventy-seven and fifty hundredths (77.50) feet to the point of beginning.

Containing two thousand nine hundred twenty-seven and five tenths (2,927.5) feet, more or less.

For title, see Deed of Sharon M. Carny and Peter Wasserman, as Trustees of the Recoa Realty Trust II dated May 11, 1981, and recorded herewith.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Said premises will be sold, subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, mortgages, liens, rights of tenants and parties in possession, unpaid taxes, municipal liens and other public taxes, assessments or liens, having priority over the mortgage described herein, if any.

In the event that the successful bidder at the foreclosure shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder provided that the second highest bidder shall deposit with Mortgagee's attorneys, William F. Barry the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said highest bidder within twenty (20) days of said written notice.

TERMS OF SALE: Ten Thousand Dollars ($10,000.00) will be required to be paid in cash or by certified check at the time and place of the sale as earnest money. The balance is to be paid in cash or by certified check within thirty (30) days of the date of the sale.

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

First Trade Union Savings Bank
Present Holder of Said Mortgage
by its Attorney
William F. Barry
250 Summer Street
Boston, MA 02210
Tel. (617) 439-7500

(C)Oct.22,29,Nov.5
#15399

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **William Donnelly, Laurie M. Donnelly,** and **Michael Foran,** Trustees of Cherry Trust to Century Bank and Trust Company dated June 10, 1987 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 18213, Page 464, of which mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing, the same will be sold at public auction commencing at 10:00 A.M. on the 18th day of November, 1992 upon the mortgaged premises, being all and singular the premises described in said Mortgage, to wit:

16-20 Cherry Street, Cambridge, MA.

THE FOLLOWING METES AND BOUNDS DESCRIPTION OF THE MORTGAGED PREMISES WAS NOT INCLUDED IN SAID MORTGAGE BUT IS INCLUDED HEREIN FOR INFORMATIONAL PURPOSES ONLY:

The land with the buildings thereon situated in Cambridge, being now numbered 16-20 Cherry Street, and being shown on a plan entitled "Plan of Land in Cambridge" dated October, 1916 by W. A. Mason & Son, Surveyors, duly registered with the Land Registration Office for the South Registry District of Middlesex County in Registration Book 65, Page 177, being bounded and described as follows:

NORTHWESTERLY by said Cherry Street, forty (40) feet;

NORTHEASTERLY by land now or formerly of Sarah C. F. Wellington, sixty-six (66) feet;

SOUTHEASTERLY by land now or formerly of said Sarah C. F. Wellington, four (4) feet;

NORTHEASTERLY again in part by land now or formerly of Sarah C. F. Wellington and in part by land now or formerly of Mamie R. Oomont, twenty-one (21) feet;

SOUTHEASTERLY again by land now or formerly of Thomas Smith thirty-eight and 37/100 (38.37) feet;

SOUTHWESTERLY by land now or formerly of Adelaide H. Davis, et al, eighty-six (86) feet.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, existing encumbrances, and all other claims in the nature of liens, rights existing or hereafter arising, having priority over the mortgage, if any there be. The premises are also sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: A deposit of SEVEN THOUSAND FIVE HUNDRED DOLLARS ($7,500.00) shall be required to be made to the mortgagee by certified check or by bank cashier's check at the time and place of sale. The balance of the purchase price is to be paid to the mortgagee by certified check or by bank cashier's check in or within thirty (30) days from the date of the sale, with time being of the essence.

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

Century Bank and Trust Company
Present Holder of said Mortgage,
By its Attorneys,
Riemer & Braunstein
Michael K. Davis
Three Center Plaza
Boston, Massachusetts 02108
(617) 523-9000
October 14, 1992

(C)Oct.22,29,Nov.5
#15257

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **JEAN ROBERT JEAN-BAPTISTE** and **SOIRINE JEAN-BAPTISTE** of 3-4 Boardman Place, Cambridge, Middlesex County, Massachusetts, to CAMBRIDGE PORTUGUESE CREDIT UNION, of 251 Hampshire Street, Cambridge, Middlesex County, Massachusetts, dated July 12, 1989 and with the Middlesex County, (Southern District) Registry of Deeds, in Book 19946, Page 558, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 o'clock A.M., on the 19th day of November, 1992 at said premises, located at **3-4 Boardman Place, Cambridge,** Middlesex County, Massachusetts, the premises described in said mortgage, to wit:

The land in Cambridge, in said County of Middlesex shown as Lot 6 on Plan of Land in Cambridge, dated March 27, 1926, by Winebaum and Wexler, C.E. recorded with Middlesex South District Deeds in Plan Book 374, Plan 43, bounded and described as follows:

NORTHWESTERLY by Lot 5 and 3 as shown on said Plan, seventy-one and 43/100 (71.43) feet;

NORTHEASTERLY by Lot 5 as shown on said Plan, fifty-seven and 49/100 (57.49) feet;

SOUTHEASTERLY by land now or formerly of the City of Cambridge, seventy-one (71) feet;

SOUTHWESTERLY by Lot 1 as shown on said Plan, fifty and 65/100 (50.65) feet.

Containing 3842 feet, as shown on said Plan.

Together with the right to use the passageway leading from said premises to Boardman Street as shown on said Plan in common with other abutters for all purposes for which said passageways are usually used in Cambridge.

For our title see Deed recorded herewith.

TERMS OF SALE: Said premises shall be sold subject to any and all unpaid taxes, tax titles, assessments and municipal liens. FIVE THOUSAND ($5,000.00) dollars in cash or by certified check will be required to be paid at the time and place of sale, and the balance within thirty (30) days thereafter. Other terms to be announced at the sale.

Cambridge Portuguese Credit Union by:
Margaret K. LaMothe
McElhiney and Matson
607 Main Street
Woburn, MA. 01801

Dated: October 19, 1992
(C)Oct.29,Nov.5,12
#15466

COMMONWEALTH OF MASSACHUSETTS
Middlesex ss. Probate Court No. 92D3640DI
Carla Louise Armstrong Plaintiff
vs.
Robert Armstrong Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Carla Louise Armstrong, seeking to dissolve the bonds of matrimony.

You are required to serve upon Comm. of Mass., Middlesex Probate Court, plaintiff's attorney, whose address is 208 Cambridge St., Cambridge, MA 02141 your answer on or before January 13, 1993. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
Oct. 27, 1992

Donna M. Lambert
Register of Probate

(C)Oct.29,Nov.5,12
#15521

REQUEST FOR PROPOSAL
LEASE OF OFF-STREET PARKING
CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts 02139 until 11:00 A.M., on Monday, November 16, 1992, at which time and place they will be publicly opened and read aloud for furnishing the following to the Cambridge Hospital:

The City of Cambridge, Massachusetts, is seeking proposals for lease of off-street parking for a period of one year. The lot must be within the City of Cambridge on contiguous cities or towns.

A proposal will remain in effect for a period of 90 calendar days from the deadline for submission of proposals or until it is formally withdrawn, a contract is executed or this RFP is cancelled, whichever occurs first.

Copies of the Request for Proposal may be obtained at the Office of the Purchasing Agent on and after October 29, 1992, between the hours of 8:30 A.M. and 5:00 P.M.

The successful offerer must be an Equal Opportunity Employer.

The City of Cambridge reserves the right to reject any or all proposals, waive any informalities in the proposal process, and accept the proposal deemed to be in the best interest of the City.

Each proposal must be delivered, along with four (4) additional proposal summaries in a sealed packaged, plainly marked "RFP for Lease of Off-Street Parking" and addressed To Barbara Duffy, Purchasing Agent, City of Cambridge, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Ma. 02139.

Barbara L. Duffy
Purchasing Agent

(C)Oct.29,Nov.5
#15420

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Naomi F. Towvim** to NorthEastern Mortgage Company, Inc., dated June 2, 1989, recorded with Middlesex County (Southern District) Registry of Deeds, Book 19858, Page 468, now held by the undersigned by assignment, of which mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 9:00 a.m. on Tuesday, November 24, 1992, on the mortgaged premises as below described, all and singular the premises described in said mortgage being known as **65 Orchard Street, Cambridge, Massachusetts,** and being described as follows:

To Wit:

A certain parcel of land with the buildings thereon, being shown as Lot B on a plan entitled, "Plan of Land in Cambridge, Mass.," dated April, 1926, by C.H. Gannett, Civil Engineer, recorded with Middlesex South District Deeds, Plan Book 374, Plan 30, being bounded and described as follows:

SOUTHWESTERLY by Orchard Street, forty-five and 5/10 (45.5) feet;

NORTHWESTERLY by Lot A on said plan, sixty-seven and 5/10 (67.5) feet;

SOUTHWESTERLY again by said Lot A, one (1) foot;

NORTHWESTERLY again by said Lot A, twenty-three (23) feet;

NORTHEASTERLY by land now or formerly of Herbert Gordon, forty-five and 10/100 (45.10) feet; and

SOUTHEASTERLY by land now or formerly of Faith Garland; ninety and 50/100 (90.50) feet.

Containing 4077 square feet of land, more or less.

The above premises will be sold subject to all outstanding tax titles, municipal or other public taxes, assessments, betterments or liens, if any.

TERMS OF SALE

Ten Thousand ($10,000.00) Dollars will be required to be paid in cash or by Bank Cashiers Check or Bank Treasurers Check by the Purchaser at the time and place of sale as earnest money. The balance of the purchase price is to be paid in cash or by Bank Cashiers Check or Bank Treasurers Check within thirty (30) days from the date of the sale to Periman, Rubin & Stein, P.C., 25 Braintree Hill Office Park, Suite 204, Braintree, Massachusetts. Other terms will be announced at the sale.

The Prudential Home Mortgage Company, Inc.
Present Holder of Said Mortgage
Periman, Rubin & Stein, P.C.
25 Braintree Hill Office Park
P.O. Box 9183
Braintree, MA 02184
(617) 848-8411
Date: October 26, 1992

(C)Oct.29,Nov.5,12
#15425

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, November 17, 1992 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Debra McManus, et al, to amend the Zoning Ordinances of the City of Cambridge as follows:

Amending Article 2.000 - Definitions regarding "Floor Area, Gross," to create a new section (g) to read as follows:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (1) below; and

To delete paragraph (1) and to substitute therefor the following:

(1) At grade off street parking and loading areas which are untroofed and unenclosed, or parking structures which are dedicated exclusively to the service of residential uses.;

To delete the existing Section 5.25 - FAR Exceptions and substitute therefor the following:

(1) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below finished grade adjoining the structure, upon making the specific finding that average floor to floor heights within said above grade parking structure are less than eight and one-half (8 1/2) feet;

To amend the end of the first sentence of Section 6.35 to read as follows:

"Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning Appeal or the Planning Board.".

And to amend the end of Section 6.35.1 to read as follows:

"Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Copies of the petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor Alice K. Wolf,
Chair

(C)Oct.29,Nov.5
#15519

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Antonio B. Rodene** and **Celanie Rodene** to First Eastern Mortgage Corporation dated December 10, 1990 and recorded with Middlesex County (Southern District) Registry of Deeds, Book 20916 Page 290, of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 A.M. on the 12th day of November A.D. 1992, on the mortgaged premises hereinafter described all and singular the premises described in said mortgage, to WIT:

The land with the buildings thereon situated in Cambridge, Middlesex (sic. Middlesex) County, Massachusetts, being shown as Lot B on a "Plan of Premises in Cambridge, belonging to Francisco de Mello Tavares, W.A. Mason & Son, Surveyors, Cambridge, Mass., December 20, 1927", which plan is recorded with Middlesex South District Deeds in Plan Book 408, Plan 6. Said plan is bounded:

NORTHWESTERLY by Elm Street, 31.90 feet;

NORTHEASTERLY by owners unknown, 59.99 feet;

SOUTHEASTERLY by Lot D on said plan, 31.49 feet; and

SOUTHWESTERLY by Lot A on said plan, 59.99 feet.

Said premises are now known as and numbered **214-216 Elm Street, Cambridge, Massachusetts.**

Being all and the same premises conveyed to Mortgagors by deed of Antonio R. Rodene, Celanie Rodene and Ann Marie Michelle Rodene recorded with said Deeds immediately prior hereto.

SAID PREMISES IS NOW KNOWN AS AND NUMBERED 214-216 ELM STREET, CAMBRIDGE, MA 02139.

TERMS OF SALE:

Said premises will sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water liens, if any there are. A deposit of FIVE THOUSAND DOLLARS in cash, certified check, or bank check will be required to be paid by the purchaser at the time and place of sale, with the balance of the purchase price to be paid within TWENTY (20) days thereafter.

Other terms to be announced at the sale.

DATED: OCTOBER 16, 1992

Farragut Mortgage Co., Inc.
The present holder of the mortgage
by Richard Forman, Esq. Attorney
470 Atlantic Avenue
Boston, MA 02210
(617) 482-7005

(C)Oct.22,29,Nov.5
#15395

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Webb F. Elkins** to The Boston Five Cents Savings Bank FSB dated May 20, 1988 recorded with the Middlesex County (Southern District) Registry of Deeds at Book 19062, Page 14, of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 o'clock A.M. on December 1, 1992 upon the mortgaged premises hereinafter described all and singular the premises described in said mortgage.

TO WIT:

Condominium Unit 509 in the Thomas Graves' Landing Condominium ("the Condominium"), situated at and with a post office address of **Unit 509, 4 Canal Park, Cambridge,** Middlesex County, Massachusetts, created by Master Deed recorded with Middlesex South Registry of Deeds in Book 18829, Page 434, as amended by instruments of record, if any ("the Master Deed" in accordance with and subject to the [Chapter 183A"). The Unit is more particularly described in the Master Deed, as shown on the plans recorded simultaneously with the Master Deed, and is hereby conveyed together with the Unit Owners undivided interest in the common areas and facilities (the "common areas and facilities") as set forth in the Master Deed and together with any other rights set forth in the Master Deed or the Unit Deed, including the exclusive easements to parking spaces and storage spaces, if any.

The Unit and such undivided 0.82722% percentage interest in the common areas and facilities are conveyed with the benefit of and subject to the rights, easements, restrictions, covenants, agreements, obligations, conditions, and other provisions referred to or set forth in the Master Deed, the provisions of the instrument establishing the Unit Owner's organization formed in accordance with Section 10 of Chapter 183A, the By-laws contained therein and any rules and regulations promulgated thereto, insofar as the same are now in force and applicable.

For title see Deed of Graves Landing Limited Partnership dated May 20, 1988, recorded with Middlesex County (Southern District) Registry of Deeds at Book 19062, Page 11. See also Confirmatory Deed recorded with said Deeds at Book 20484, Page 203.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all shares now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

Said premises is now known as and numbered **Unit 509, 4 Thomas Graves' Landing Condominium, 4 Canal Park, Cambridge,** Massachusetts.

TERMS OF SALE:

Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles, other municipal liens and water liens, and restrictions and easements of record if any there are, and FIVE THOUSAND ($5,000.00) DOLLARS in cash, treasurer's check or certified check will be required to be paid by the purchaser (unless the holder of the mortgage is the successful bidder) at the time and place of sale as a non-refundable deposit and the balance will be due in thirty (30) days. The Buyer shall pay all costs of recording the deed including, without limitation, all state transfer stamp charges. The Buyer shall be required to sign a Memorandum of Terms and Conditions of Sale at the auction sale.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF SALE.

DATED: October 29, 1992

The Boston Five Cents Savings Bank FSB
(Present holder of said mortgage)
By: Helen C. Polvere, Lending Officer and
Assistant Treasurer
Harrison & Maguire, P.C.
24 School Street
Boston, MA 02108
617-742-3810

(C)Nov.5,12,19
#15610

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Fazal A. Chowdhry, William H. Walsh and Thomas Moranian,** as Trustees of 1760 Trust u/d/t dated March 27, 1987 and recorded with Middlesex South District Registry of Deeds, Book 17975, Page 404, to CENTURY BANK AND TRUST COMPANY dated April 1, 1988 and recorded with the Middlesex South District Registry of Deeds in Book 18964 Page 318 of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 A.M. on the 3rd day of December, 1992, with all sales at said Auction to be held at **Unit D at 1760-1770 Massachusetts Avenue, Cambridge, Massachusetts,** on the mortgaged premises described below, being known as Units D, E, F, G and I, in a condominium known as 1760-1770 Massachusetts Avenue Condominium, Cambridge, said Commonwealth:

The commercial Units designated as Units D, E, F, G and I in a Condominium known as 1760-1770 Massachusetts Avenue Condominium located at 1760-1770 Massachusetts Avenue, Cambridge, Massachusetts, and created by Master Deed dated March 31, 1988 and recorded with Middlesex South District Registry of Deeds Book 18964, Page 223, which units are shown on the floor plans filed with and forming a part of said Master Deed and on a copy of a portion of said plans attached to the Unit Deed to the original Unit owner to which was affixed the verified statement as required by Section 9 of Chapter 183A of the Massachusetts General Laws. Said Units are conveyed together with the undivided interest in the common areas and facilities described in said Master Deed and attributable to said Units. Intending to convey and hereby conveying the same premises and the same rights and subject to the same restrictions as were conveyed to the mortgagor by Unit Deed recorded in said Middlesex Registry Book 18964, Page 296. Said premises are conveyed subject to and have the benefit of Chapter 183A of the Massachusetts General Laws, said Master Deed, the 1760-1770 Massachusetts Avenue Condominium Trust dated March 31, 1988 recorded with said Middlesex Registry Book 18964, Page 238, the By-Laws of said Trust and the rules and regulations adopted from time to time thereunder and with the benefit of and subject to restrictions, stipulations, and agreements, passageways, provisions of the assessment of common expenses, Said Units are limited to commercial use.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Said premises will be sold subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, mortgages, liens, rights of tenants and parties in possession, unpaid taxes, municipal liens and other public taxes, assessments or liens, having priority over the mortgage described herein, if any.

TERMS OF SALE:

The premises will be first offered for sale as five separate units at 11:00 A.M. in the following order:

(1) Unit D;
(2) Unit E;
(3) Unit F;
(4) Unit G;
(5) Unit I.

The highest bidder for each unit will be required to pay a deposit of Five Thousand ($5,000.00) Dollars by certified or bank check at the time and place of sale, subject to the reservation hereafter set forth.

After the above premises have been offered for sale individually in the order set forth above, the Mortgagee will offer for sale the entire portion of the premises, as set forth above, consisting of five condominium units now covered by the aforesaid mortgage as one single sale immediately following the individual sales. The highest bidder will be required to pay a deposit of Twenty Five Thousand ($25,000.00) Dollars by certified or bank check at the time and place of sale, subject to the reservation hereafter set forth.

RESERVATION:

If the highest bid for the five units on the single sale shall exceed the cumulative total of the highest bids at which the individual premises would be sold at the earlier sales, then the individual sales shall be voided, and any and all deposits paid therefore returned to the aforesaid highest bidders. If the highest bidder for the five units on the single sale shall not exceed the total of the cumulative highest bids for the premises as five separate sales, then each of the premises will be sold to the highest bidder for each separate sale.

In the event the single sales produce funds in an amount sufficient to satisfy the debt owed to the mortgagee, the mortgagee reserves to itself the right to cancel any and all subsequent sales including single unit sales or a single sale of the entire premises.

The balance(s) is/are to be paid in cash or by certified check within thirty (30) days of the date of the sale and shall be deposited in escrow with the firm of RICHARDSON AND TYLER at 15 Broad Street, Suite 900, Boston, MA 02109. The Deed shall be delivered at the time and place of such payment. Payment shall be held in escrow until said Deed has been duly recorded and, if Buyer so requests, a title insurance policy has been paid for and delivered to Buyer.

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

CENTURY BANK AND TRUST COMPANY,
Present Holder of Said Mortgage,
Joseph M. Klements, its attorney
RICHARDSON AND TYLER
15 Broad Street (Suite 900)
Boston, MA 02109
(617) 523-0800

(C)Nov.5,12,19
#15688

FIRST PUBLICATION NO. 2606
CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Ninety-Two
AN ORDINANCE

In amendment to an ordinance entitled: "The Municipal Code of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

That Section 10.17.070 entitled "Fees for Residential Parking Stickers"-in Chapter 10.17 entitled "Vehicle Trip Reduction Ordinance" is hereby amended by striking the present section and inserting in place thereof a new section which reads as follows:

Section 10.17.070. Fees for Residential Parking Stickers.

The fee for residential parking stickers shall be $8.00 per permit per household.

Passed to a second reading at the City Council meeting of November 2, 1992 and on or after November 16, 1992 the question comes on passing to be ordained.

ATTEST:- D. Margaret Drury
City Clerk

(C)Nov.5
#15634

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
Case No. 184933

To **Vladimir Pave** as Trustee of VPB-1 Trust of Newton and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

Federal Deposit Insurance Corporation as Liquidating Agent for Boston Trade Bank claiming to be the holder of a mortgage covering real property in Cambridge, Middlesex County, MA, known as Units 1, 2, 3, 4, 7, 14 and 17 of the French School Condominium by a mortgage and located at **69 Harvey Street, Cambridge** given by Vladimir Pave as Trustee of VPB-1 Trust, to Boston Trade Bank, dated March 15, 1989, recorded with Middlesex South Registry of Deeds in Book 19708, Page 52, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 30th day of November 1992, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, JOHN E. FENTON, JR. Chief Justice of said Court this 20th day of October 1992.

Charles W. Trombly, Jr.
Recorder

(C)Nov.5
#15552

Employment and Training Vendor Development. Employment Resources, Inc. (ERI), is requesting concept papers from vendors who are capable of developing and implementing JTPA IIA/MassJOBS occupational skills training programs by January, 1993, or soon after. Primary emphasis will be placed on health, envirotechnical, and technical occupational skills areas. Services to be provided to unemployed residents of the following cities and towns: Arlington, Belmont, Burlington, Cambridge, Chelsea, Everett, Malden, Medford, Melrose, North Reading, Reading, Revere, Somerville, Stoneham, Wakefield, Watertown, Wilmington, Winchester, Winthrop, and Woburn.

Please contact Linda Bass or Sue Walsh at (617) 494-1154 or c/o ERI, 432 Columbia St., Cambridge, MA 02141 for further information or for individualized technical assistance.

(C)Nov.5
#15613

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE
Premises: 45-47 Porter Road
Cambridge, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Thomas F. Mahoney, III** to Northeast Savings, F.A., dated January 27, 1989 and recorded with Middlesex County (Southern District) Registry of Deeds in Book 19607, Page 558, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 1:00 P.M., on the 7th day of December, A.D., 1992, upon the mortgaged premises, **45-47 Porter Road, Cambridge, Massachusetts,** as described below, all and singular the premises described in said mortgage, To wit:

The land with buildings thereon situated in that part of said Cambridge known as North Cambridge, being Lot 4 on plan entitled "Plan of Lots in North Cambridge belonging to James W. Conner" dated December 8, 1896, and recorded with Middlesex South District Deeds in Plan Book 102, Plan 38, bounded and described as follows:

SOUTHEASTERLY by Lot 3 on said plan, sixty-eight and 60/100 (68.60) feet;

SOUTHWESTERLY by Porter Road, thirty-four (34) feet;

NORTHWESTERLY by Lot 5 on said plan, sixty-eight and 60/100 (68.60) feet; and

NORTHEASTERLY by Lot 13 on said plan, thirty-four (34) feet.

Containing 2,332 square feet according to said plan.

TERMS OF SALE: Said premises will be sold and conveyed subject to all outstanding municipal or other public taxes, tax titles, assessments, liens or claims in the nature of liens, rights of tenants and parties in possession, and existing encumbrances of record, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND DOLLARS AND NO/100 ($5,000.00) must be paid by certified, bank, treasurer's or cashier's check at the time and place of the sale by the purchaser as a deposit. The balance of the purchase price is to be paid in cash, or by certified check, bank cashier's check or bank treasurer's check within 30 days thereafter, at the Law Offices of Shapiro & Kreisman, 492 Old Connecticut Path, Framingham, MA 01701 (508) 872-0221.

Other terms to be announced at the sale.

Land Court Case Number 181120.

NORTHEAST SAVINGS, F.A.,
PRESENT HOLDER OF SAID MORTGAGE

(C)Nov.5,12,19
#15619

HARVARD UNIVERSITY

OFFICE OF GOVERNMENT, COMMUNITY
AND PUBLIC AFFAIRS

2 GARDEN STREET
CAMBRIDGE, MASSACHUSETTS 02138
617-495-4955

November 17, 1992

Councillor Alice Wolf
Chair
Ordinance Committee
Cambridge City Council
795 Massachusetts Avenue
Cambridge MA 02139

RE: Inclusion of Parking Structures in the Definition of Floor Area Filed by Debra McManus et al, in August, 1992

Dear Councillor Wolf,

Harvard University opposes the above referenced petition. This petition, which proposes to amend the Cambridge Zoning Ordinance (CZO) to include parking structures and garages in the floor area ratio (FAR), will not only unilaterally reduce development potential across the City but will encourage the building of parking spaces on site, at grade.

While Harvard supports what we presume is the petition's goal of encouraging the building of underground parking by exempting it from the FAR calculation, we believe that this intent will not be achieved. The expense of building underground parking is often prohibitive and therefore maybe an unworkable solution for meeting parking requirements. As a result, we believe that the petition will instead encourage the building of parking spaces on site, at grade which is antithetical to the enhancement of Cambridge's urban landscape.

Currently the CZO requires additional parking for each project. We question whether this requirement for new parking makes sense, as it implicitly promotes additional car traffic with its promise of parking spaces at the new destination. If the goal is to limit development, it seems inappropriate to attempt to do so through parking requirements. We would welcome the opportunity to work with the City Council, the Planning Board and others to identify ways that effectively mitigate traffic congestion associated with appropriate development .

We urge the rejection of this petition. We believe the petition's unilateral downzoning neither results in the enhancement of our urban environment nor recognizes the need for less reliance on automobiles as the transportation solution for the future.

We appreciate having the opportunity to comment on this legislation.

Sincerely,

Happy Green
Director of Community Affairs

cc Paul Dietrich/ Planning Board
Philip Dowds/ CCLN
Jonathan Ginsberg/ Cambridge Chamber of Commerce
John Shattuck

OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

November 17, 1992

Cambridge Ordinance Committee
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Members of the Ordinance Committee:

We are writing in response to the petition by Debra McManus et al, to amend the City's zoning ordinance to include above grade parking garages in the calculation of floor area ratio. The expressed intent of this proposed change is to reduce overall development on non-residential sites, and, in so doing, to reduce the bulk of structures throughout the City. However, the proposed changes would have several other effects as well. It would have serious implications for the design of structures, land uses, and property values which in our opinion would not be positive for the city. MIT is therefore opposed to the proposed amendment.

In general, the notion of constructing underground parking garages in the city is constrained by cost and water table considerations. Where either economics or geotechnical conditions preclude the construction of underground garages, the alternative is to use more land for at grade parking and to build taller buildings with smaller footprints to make that land area for parking available.

At MIT, a technical but important question also arises in regard to how existing garages on the campus will be treated in the calculation of FAR since our parking spaces are not assigned discretely to buildings.

Earlier this year, MIT, in conjunction with our residential and commercial neighbors, completed a multi-year rezoning effort for Cambridgeport in which issues of design, density and parking were thoroughly investigated. That zoning effort seeks to accomplish many objectives, but among them is a determined effort to seek light industrial uses. It is worth noting that industrial uses are not capable of sustaining the cost of underground parking, and that the land cost for extensive parking at grade may not be justifiable either. If the City wants

to continue to attract a wide range of employment opportunities this ordinance may be an obstacle to that effort.

The zoning effort mentioned above is only one of many that the City has completed over the past several years. Most of those efforts resulted in downzoning already. This additional city-wide downzoning would be an unfair and undue burden on owners who have already conceded up to 75% of their previous F.A.R. Perhaps a more effective approach than the one proposed is to engage in a urban design study of the dimensional requirements associated with parking garages and address the problem directly.

Thank you for your consideration.

Sincerely,

Ronald P. Suduiko
Assistant to the President

Sarah E. Gallop
Assistant for Government Relations

genzyme

GENZYME CORPORATION
ONE KENDALL SQUARE
CAMBRIDGE, MA 02139-1562, U.S.A.
617-252-7500
TLX 201223 GENCAMB
FAX 617-252-7600

November 17, 1992

Alice Wolf
Chairman
City Council Ordinance Committee
City of Cambridge
Cambridge, MA 02139

Dear Ms. Wolf:

On behalf of Genzyme Corporation, I would like to express the company's opposition to the zoning petition submitted to the City Council by Debra McManus, et al, in connection with the inclusion of parking garages, or portions of structures devoted to parking automobiles, in the calculation of floor area ratio (F.A.R.) computations.

In the current climate of economic recession, it is important to offer competitive advantages to attract and keep new and existing companies. We believe that if this petition for downzoning were adopted, it would have a significantly negative effect on the city's economy by discouraging the expansion of existing businesses and inhibiting the potential for other businesses to locate in Cambridge; it would prevent Cambridge from being able to offer companies the best opportunities for growth.

In addition, adoption of this amendment would impact the value of undeveloped property, the tax base expansion, and ultimately multiple service delivery.

We urge you to consider the negative repercussions that the proposed zoning amendment would have on the city of Cambridge if it were adopted.

Sincerely,

Donna LaVoie

Donna L. LaVoie
Manager, Public Relations
Genzyme Corporation

CAMBRIDGE CHAMBER OF COMMERCE

November 17, 1992

Committee on Ordinances
Cambridge City Council
C/O Councillor Alice K. Wolf, Chair
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Members of the Committee on Ordinances:

The Cambridge Chamber of Commerce is opposed to the zoning petition submitted to the City Council by Debra McManus et al, relative to including parking garages, or portions of structures devoted to parking automobiles, in the calculation of floor area ratio (FAR) computations.

This petition, if adopted, would effectively downzone all non-residential uses over the entire City. Including above-grade structures devoted to parking in the FAR calculation, without adjusting the allowable FAR to accommodate its inclusion, would result in less floor area available for building space. This would have a negative impact on employers and individual property owner's plans for future growth and development, and would expand the number of non-conforming properties. In addition, adoption of this amendment would result in an immediate reduction in the value of undeveloped or underdeveloped property, would negatively impact the value of the non-residential sector of the tax base, and would ultimately affect the City's ability to meet the increasing costs of municipal service delivery.

The inclusion of parking in FAR computations could also represent a disincentive for both expansion of existing business and attracting new enterprises into Cambridge. Such a disincentive would come at a time when our regional economy is in the midst of a recession. This proposal could put Cambridge at an even greater disadvantage with other municipalities in Eastern Massachusetts in competing for the limited number of development projects.

In many areas of the City, employers and property owners have participated in neighborhood planning and rezoning processes in good faith. In return, they expect stability in their zoning parameters for a reasonable period of time. This concern has been clearly expressed in the ongoing Growth Policy Initiative workshops. Adoption of the Parking in FAR petition would run counter to these participatory planning activities in that it attempts to prescribe new growth constraints on the City as a whole, even further downzoning sections of the City which may have recently been downzoned.

859 MASSACHUSETTS AVE. CAMBRIDGE, MA 02139 (617) 876-4100

The Growth Policy Initiative is an ongoing effort to examine for the City Council the future of development in Cambridge. Chamber of Commerce members have been active in participating in the various policy workshops sponsored by the Community Development Department earlier this year. The Growth Policy Initiative would appear to be the best vehicle to discuss the future growth of Cambridge at the macro level.

The Cambridge Chamber of Commerce urges the Committee on Ordinances to recommend to the full City Council that it not adopt this proposed zoning amendment.

Very truly yours,

CAMBRIDGE CHAMBER OF COMMERCE
Government and Community Affairs Committee

By Jonathan A. Ginsberg
Director, Public Affairs and
Community Relations

cc: Tracy Gallagher, Chair, Government and Community Affairs Committee
Robert W. Healy, City Manager
Michael H. Rosenberg, Assistant City Manager for Community Development

Comm. from Jonathan Ginsberg, Director of Public Affairs, Cambridge Chamber of Commerce, in opposition to the petition by Debra McManus.

In City Council,

Dec. 14, 1992

Referred to the petition

Spaulding & Slye
Comprehensive Real Estate Services

Colliers International

125 CambridgePark Drive
Cambridge, MA 02140
Tel: 617-491-6732
Fax: 617-491-1550

RECEIVED
OFFICE OF CITY CLERK
1993 JAN 21 PM 1:19
CAMBRIDGE MA.

January 21, 1993

Ms. D. Margaret Drury
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

Spaulding & Slye, the managing agents for the partnerships which own 1030 Massachusetts Avenue, 100 CambridgePark Drive, 125 CambridgePark Drive, 150 CambridgePark Drive, 180 CambridgePark Drive, and 192 CambridgePark Drive which will be affected by the proposed amendments to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition, heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, pursuant to General Laws C40A sec. 5. The proposed amendments, if adopted, will have a materially adverse effect on the business activities of the aforementioned partnerships.

Spaulding & Slye further requests that prior to a final vote by the City Council on such amendments as you determine whether the owners of 20% of the area of land proposed to be included in such a change, or of the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendments.

Attached is a listing of the properties in Cambridge owned by the above-mentioned partnerships.

Sincerely,

SPAULDING & SLYE MANAGING AGENT

John M. Kane
Assistant Vice President/
Senior Property Manager

JMK:nje

Not included in Cambridge 20% having been reached

Spaulding & Slye
Comprehensive Real Estate Services

Colliers International

125 CambridgePark Drive
Cambridge, MA 02140
Tel: 617-491-6732
Fax: 617-491-1550

RECEIVED IN OFFICE OF CITY CLERK
1993 JAN 21 PM 1:19
CAMBRIDGE MA.

1030 Massachusetts Avenue Associates
1030 Massachusetts Avenue
Map 121 Lots 94, 95, 103
Square Feet 22,975

CambridgePark Three Limited Partnership
100 CambridgePark Drive
Map 267, Sheet 4 of 4, Lot 301
Square Feet 389,263

CambridgePark One Limited Partnership
125 CambridgePark Drive
Map 267, Sheet 4 of 4, Lot 288
Square Feet 127,795

CambridgePark Two Limited Partnership
150 CambridgePark Drive
Map 267, Sheet 4 of 4, Lot 299
Square Feet 152,463

Triangle Park Associates
180 CambridgePark Drive
Map 267, Sheet 4 of 4, Lot 300
Square Feet 122,251

Triangle Park Associates
192 CambridgePark Drive
Map 267, Sheet 4 of 4, Lot 290
Square Feet 249,120

ASAHI SEIMEI PRUDENTIAL
ASSOCIATES NUMBER THREE
c/o Prudential Realty Group
Three Gateway Center
Newark, New Jersey 07102

RECEIVED BY
OFFICE OF CITY CLERK
1993 JAN 19 AM 11:33
CAMBRIDGE MA.

January 13, 1993

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned, being the owner of the property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition, heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, which, if adopted, will have a material adverse effect on the business activities of the undersigned.

The undersigned further requests that prior to a final vote by the City Council on such amendment, and, in accordance with Chapter 40A, Section 5 of the Massachusetts General Laws, that you determine whether the owner of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Sincerely,

William P. Fitzpatrick

William P. Fitzpatrick
Director
Prudential Realty Group, Joint Venturer &
Managing Partner

Owner: Asahi International Ltd. & The Prudential Insurance Company of America
D/B/A Asahi Seimei Prudential Associates Number Three

Street Address: 545,549, 565, 575 & 595 Technology Square
571 Technology Square

Map #43A 18, Sq. Ft. 122,416, Acct. #279632-33
Map #43A 16, Sq. Ft. 144,787, Acct. #279620-04
Map #43A 21, Sq. Ft. 119,092, Acct. #279638-21
Map #43A 19, Sq. Ft. 67,268, Acct. #117450-00
Map # 43A 20, Sq. Ft. 237,331, Acct. #279637-23

Not included in Cases - 20% [illegible]

Sundry written protests received relative to the Debra McManus zoning petition

In City Council,

January 25, 1993

Referred to the petition

CITY OF CAMBRIDGE
Office of the City Solicitor
City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139
Tel. (617) 349-4121
Fax. (617) 349-4134

Russell B. Higley
City Solicitor

Donald A. Drisdell
Deputy City Solicitor

Michael C. Costello
Assistant City Solicitor

Birge Albright
Legal Counsel

Gail S. Gabriel
Legal Counsel

Diane Wynshaw-Boris
Legal Counsel

Laura H. Yager
Legal Counsel

Linda A. Stamper
Legal Counsel

Arthur J. Goldberg
Legal Counsel

January 20, 1993

Robert W. Healy
City Manager
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: McManus Zoning Petition - Written protests

Dear Mr. Healy:

The Deputy City Clerk has requested my opinion on a question relating to the McManus Zoning Petition (copy attached) which is now pending before the City Council.

General Laws, c. 40A, §5 provides, inter alia,

> No zoning ordinance ... amendment ... shall be adopted ... except by a two-thirds vote of all the members ... of the city council ...; provided, however, that if in a city ... with a council of fewer than twenty-five members there is filed with the clerk prior to final action by the council a written protest against such change ... duly signed by owners of twenty percent or more of the area of the land proposed to be included in such change or of the area of the land immediately adjacent extending three hundred feet therefrom, no such change of any such ordinance shall be adopted except by a three-fourths vote of all members.

The question here is whether, with regard to the McManus Petition, "the area of the land proposed to be included in such change" includes all the land area of the City. In other words, is the McManus Petition a city-wide petition?

In my opinion, for the purpose of protests filed under G.L. c. 40A, §5, the McManus Petition is a city-wide petition. The Petition seeks to amend the definition of "Gross Floor Area". This is one of the most important definitions in the Zoning Ordinance, and it is applicable throughout the City. It also proposes the deletion of Section 5.25 of the Ordinance which currently provides for a Floor Area Ratio (FAR) exception for all parking garages city-wide. These two provisions affect all zoning districts in the City, and therefore the "area of the land proposed to be included in such change" includes all the land area of the City.

Very truly yours,

Russell B. Higley

RBH/jab

cc: D. Margaret Drury

OPIN#2\McManus.Pet

COMMUNICATIONS & REPORTS
FROM CITY OFFICERS

Communication from Russell B. Higley, City Solicitor, regarding the written protest received on the Zoning Petition filed by Debra McManus, et al.

In City Council,

January 25, 1993

Referred to the petition.

COMEnergy

COM/Energy Services Company
One Main Street
Post Office Box 9150
Cambridge, Massachusetts 02142-9150
Telephone (617) 225-4000

November 10, 1992

RECEIVED BY
OFFICE OF CITY CLERK
1992 NOV 12 AM 11:02
CAMBRIDGE MA.

Ms. D. Margaret Drury
City Clerk
City Hall
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

The Cambridge landowners listed below oppose the changes to the Cambridge Zoning Ordinance, as proposed by Debra McManus, et al., which calls for amending Articles 2.000, 5.25, 6.35 and 6.35.1 dealing with the calculation of Floor Area, Gross and Parking Garages.

As such, we do hereby respectfully file a written protest, pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. Massachusetts General Laws Chapter 40A, Section 5 states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six (6) councillors. However, the statute further provides that if a written protest is filed prior to final approval of a change to the ordinance stating the reasons for the protest, signed by the owners of twenty percent (20%) or more of the land proposed to be included in such a change, or of the area of the land immediately adjacent, extending three hundred feet (300') therefrom, then a three-fourths vote (seven (7) councillors) would be necessary for the ordinance to be enacted. As landowners of real estate, which will be affected by the proposed changes, we now so file such a protest.

We oppose the proposed amendment to the Cambridge Zoning Ordinance because it does not serve the best interests of the City of Cambridge or the people who live and work here. We believe that the current regulation is sufficient and that the proposed regulation will only decrease the value of our property. Please refer to Schedule A attached for a detailed listing of our landholdings adversely impacted by the proposed zoning petition.

Please place this written protest into the official records of the City.

Sincerely,

COM/Energy Services Company

Michael P. Sullivan
Vice President

Cambridge Electric Light Company
Commonwealth Gas Company
COM/Energy Research Park REalty
Darvel Realty Trust

CESV
268/92/bmc
Enclosure

SCHEDULE A

COMMONWEALTH ENERGY SYSTEM

Cambridge Land Holdings Impacted
by the
Proposed Zoning Petition

Address	Owner	Square Ft.
364 Third St.	COM/Energy Research Park	397,530
One Main St.	Darvel Realty Trust	68,520
101 Main Street	Darvel Realty Trust	84,784
12 Charles St.	Cambridge Electric Light Co .	3,500
273 First St.	Cambridge Electric Light Co.	168,000
364R Third St.	Cambridge Electric Light Co.	84,784
27 Potter Park	Cambridge Electric Light Co.	4,200
209 Otis St.	Cambridge Electric Light Co.	13,899
179-185 Broadway	Cambridge Electric Light Co	11,853
187-189 Broadway	Cambridge Electric Light Co.	4,840
315 Vassar St.	Cambridge Electric Light Co.	9,100
1 Waverly St.	Cambridge Electric Light Co.	1,029
126 Amory St.	Cambridge Electric Light Co.	9,131
188-190 Hampshire	Cambridge Electric Light Co.	3,620
259 Prospect St.	Cambridge Electric Light Co.	32,575
330 River St.	Cambridge Electric Light Co.	38,919
379 Putnam Ave	Cambridge Electric Light Co .	91,543

219 Putnam Ave	Cambridge Electric Light Co.	14,717
24 Blackstone St.	Cambridge Electric Light Co.	109,944
45 Blackstone St.	Cambridge Electric Light Co.	29,271
8 Mellen St.	Cambridge Electric Light Co.	2,930
7 Edmunds St.	Cambridge Electric Light Co.	3,377
4 King St.	Cambridge Electric Light Co.	3,788
52 Walden St.	Cambridge Electric Light Co.	2,191
23 Healey	Cambridge Electric Light Co.	5,223
54R-56 Aberdeen	Cambridge Electric Light Co.	2,249
50 Wheeler St.	Cambridge Electric Light Co.	36,173
43 Smith Pl.	Cambridge Electric Light Co.	7,500
503 Concord Ave	Cambridge Electric Light Co.	26,500
112 Sherman St.	Cambridge Electric Light Co.	10,000
199R Concord Turn.	Cambridge Electric Light Co.	3,200
1 Warren F. Roberts	Cambridge Electric Light Co.	7,232
14 Cameron Ave	Commonwealth Gas Co.	2,107
31 Potter St.	Commonwealth Gas Co.	142,460
43 Brookford St.	Commonwealth Gas Co.	7,796
330 Third St.	Commonwealth Gas Co.	13,855

Consent Comm. # 5

Comm. from Michael P. Sullivan, Vice President, COM/Energy Services Company, transmitting written opposition to the petition to amend the Zoning Ordinances filed by Debra McManus, et al.

In City Council,

November 16, 1992

Referred to the petition

J. C. Realty Trust

175 Brookline Street
Cambridge, MA 02139-4596
(617) 491-4700

CAMBRIDGE MA.
'93 JAN -4 AM 11:12

December 15, 1992

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking on F.A.R. partition as heard by the planning board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

The undersigned further request that prior to a final vote by the City Council on such amendment you determine whether the owner of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property:

J. C. Realty Trust	Map#	94
179 Brookline Street	Lot#	7
Cambridge, MA 02139-4596	Square Feet	13,478

Sincerely,

C. Charles Occhino
Trustee



BOLT BERANEK AND NEWMAN INC.

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 30 AM 9:43
CAMBRIDGE MA.

23 December 1992

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

Bolt Beranek and Newman Inc. which occupies 650,000 SQ FT of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A. R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

The undersigned further request that prior to a final vote by the City Council on such amendment you determine whether the owner of 20% of the area of the land proposed to be included in such a change, or the are of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Sincerely,

BOLT BERANEK AND NEWMAN INC.

Robert E. Boyer
Director - Corporate Facilities
617-873-3520
617-873-2553 - Telefax

RECEIVED BY
OFFICE OF CITY CLERK
1993 JAN -7 AM 9:53
CAMBRIDGE MA.

New England Telephone
A NYNEX Company

Robert Mudge
Associate Director-Public Affairs

1690 Main Street F-2
Brockton, Massachusetts 02401
Phone (508) 580-8066
Fax (508) 584-9983

January 5, 1993

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Mass. Ave.
Cambridge, MA 02193

Dear Ms. Drury,

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

The undersigned further request that prior to a final vote by the City Council on such amendment you determine whether the owner of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

The properties affected by this potential change are;

A. 210 Bent Street
B. 10 Ware Street

Sincerely,

Robert Mudge

Robert Mudge
Associate Director - Public Affairs

cc: Cambridge Chamber of Commerce

ds10593a

NYNEX Recycles

Consent Comm. # 1

Sundry written protest to the Debra McManus petition.

In city Council,

January 11, 1993

Referred to the petition

CAMBRIDGE CHAMBER OF COMMERCE

November 17, 1992

Committee on Ordinances
Cambridge City Council
C/O Councillor Alice K. Wolf, Chair
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Members of the Committee on Ordinances:

The Cambridge Chamber of Commerce is opposed to the zoning petition submitted to the City Council by Debra McManus et al, relative to including parking garages, or portions of structures devoted to parking automobiles, in the calculation of floor area ratio (FAR) computations.

This petition, if adopted, would effectively downzone all non-residential uses over the entire City. Including above-grade structures devoted to parking in the FAR calculation, without adjusting the allowable FAR to accommodate its inclusion, would result in less floor area available for building space. This would have a negative impact on employers and individual property owner's plans for future growth and development, and would expand the number of non-conforming properties. In addition, adoption of this amendment would result in an immediate reduction in the value of undeveloped or underdeveloped property, would negatively impact the value of the non-residential sector of the tax base, and would ultimately affect the City's ability to meet the increasing costs of municipal service delivery.

The inclusion of parking in FAR computations could also represent a disincentive for both expansion of existing business and attracting new enterprises into Cambridge. Such a disincentive would come at a time when our regional economy is in the midst of a recession. This proposal could put Cambridge at an even greater disadvantage with other municipalities in Eastern Massachusetts in competing for the limited number of development projects.

In many areas of the City, employers and property owners have participated in neighborhood planning and rezoning processes in good faith. In return, they expect stability in their zoning parameters for a reasonable period of time. This concern has been clearly expressed in the ongoing Growth Policy Initiative workshops. Adoption of the Parking in FAR petition would run counter to these participatory planning activities in that it attempts to prescribe new growth constraints on the City as a whole, even further downzoning sections of the City which may have recently been downzoned.

859 MASSACHUSETTS AVE. CAMBRIDGE, MA 02139 (617) 876-4100

The Growth Policy Initiative is an ongoing effort to examine for the City Council the future of development in Cambridge. Chamber of Commerce members have been active in participating in the various policy workshops sponsored by the Community Development Department earlier this year. The Growth Policy Initiative would appear to be the best vehicle to discuss the future growth of Cambridge at the macro level.

The Cambridge Chamber of Commerce urges the Committee on Ordinances to recommend to the full City Council that it not adopt this proposed zoning amendment.

Very truly yours,

CAMBRIDGE CHAMBER OF COMMERCE
Government and Community Affairs Committee

By Jonathan A. Ginsberg
Director, Public Affairs and
Community Relations

cc: Tracy Gallagher, Chair, Government and Community Affairs Committee
Robert W. Healy, City Manager
Michael H. Rosenberg, Assistant City Manager for Community Development

CAMBRIDGE CHAMBER OF COMMERCE

RECEIVED
CITY OF CAMBRIDGE
DEC 10 3 45 PM '92
CITY CLERK'S OFFICE

December 10, 1992

To the Honorable Members of the City Council:

The Cambridge Chamber of Commerce is strongly opposed to the zoning petition submitted to the City Council by Debra McManus et al, relative to including parking garages in the calculation of floor area ratio (FAR) computations.

This petition is viewed by the business community as an inappropriate "back-door" attempt to initiate restrictions that will directly limit new development, and hinder business operations through a wholesale downzoning of all non-residential land in Cambridge. Chamber members have actively participated in the many ongoing and recently completed neighborhood rezoning, SIP and parking freeze, Growth Policy, and special district petition processes. This across the board change would contradict the credibility of those localized efforts.

Many chamber members are supportive and are encouraged by recent public statements and actions of the council relative to improving ties between the city government and commercial interests. The Chamber shares the view that municipal government can act to incubate new enterprise, and work cooperatively with existing businesses for the benefit of the city. This petition represents the antithesis of public policy prescriptions deemed to attract business, expand the tax base, and create and retain private sector jobs.

We understand that the Planning Board will recommend that the Council not take any action and allow the petition to expire to allow for more comprehensive study required by the recently enacted Vehicle Trip Reduction Ordinance. However, using this approach leaves the issue open for two months adding to a perceived uncertainty for the commercial property owners and major employers.

Therefore, the Chamber urges you to concur with the Planning Board recommendation and to indicate this by refusing to pass the petition to a second reading. By rejecting this petition, the Council could send a positive signal to the business community in these troubled economic times.

Please find the attached letter that was submitted to both the Council's Ordinance Committee hearing on November 17, 1992. This correspondence outlines many of the reasons for concern, and opposition to the likely impacts of this proposal.

Sincerely,

Jonathan Ginsberg
Director of Public Affairs

859 MASSACHUSETTS AVE. CAMBRIDGE, MA 02139 (617) 876-4100

genzyme

GENZYME CORPORATION
ONE KENDALL SQUARE
CAMBRIDGE, MA 02139-1562, U.S.A.
617-252-7500
TLX 201223 GENCAMB
FAX 617-252-7600

November 17, 1992

Alice Wolf
Chairman
City Council Ordinance Committee
City of Cambridge
Cambridge, MA 02139

Dear Ms. Wolf:

On behalf of Genzyme Corporation, I would like to express the company's opposition to the zoning petition submitted to the City Council by Debra McManus, et al, in connection with the inclusion of parking garages, or portions of structures devoted to parking automobiles, in the calculation of floor area ratio (F.A.R.) computations.

In the current climate of economic recession, it is important to offer competitive advantages to attract and keep new and existing companies. We believe that if this petition for downzoning were adopted, it would have a significantly negative effect on the city's economy by discouraging the expansion of existing businesses and inhibiting the potential for other businesses to locate in Cambridge; it would prevent Cambridge from being able to offer companies the best opportunities for growth.

In addition, adoption of this amendment would impact the value of undeveloped property, the tax base expansion, and ultimately multiple service delivery.

We urge you to consider the negative repercussions that the proposed zoning amendment would have on the city of Cambridge if it were adopted.

Sincerely,

Donna LaVoie

Donna L. LaVoie
Manager, Public Relations
Genzyme Corporation

HARVARD UNIVERSITY

OFFICE OF GOVERNMENT, COMMUNITY
AND PUBLIC AFFAIRS

2 GARDEN STREET
CAMBRIDGE, MASSACHUSETTS 02138
617-495-4955

November 17, 1992

Councillor Alice Wolf
Chair
Ordinance Committee
Cambridge City Council
795 Massachusetts Avenue
Cambridge MA 02139

RE: Inclusion of Parking Structures in the Definition of Floor Area Filed by Debra McManus et al, in August, 1992

Dear Councillor Wolf,

Harvard University opposes the above referenced petition. This petition, which proposes to amend the Cambridge Zoning Ordinance (CZO) to include parking structures and garages in the floor area ratio (FAR), will not only unilaterally reduce development potential across the City but will encourage the building of parking spaces on site, at grade.

While Harvard supports what we presume is the petition's goal of encouraging the building of underground parking by exempting it from the FAR calculation, we believe that this intent will not be achieved. The expense of building underground parking is often prohibitive and therefore maybe an unworkable solution for meeting parking requirements. As a result, we believe that the petition will instead encourage the building of parking spaces on site, at grade which is antithetical to the enhancement of Cambridge's urban landscape.

Currently the CZO requires additional parking for each project. We question whether this requirement for new parking makes sense, as it implicitly promotes additional car traffic with its promise of parking spaces at the new destination. If the goal is to limit development, it seems inappropriate to attempt to do so through parking requirements. We would welcome the opportunity to work with the City Council, the Planning Board and others to identify ways that effectively mitigate traffic congestion associated with appropriate development .

We urge the rejection of this petition. We believe the petition's unilateral downzoning neither results in the enhancement of our urban environment nor recognizes the need for less reliance on automobiles as the transportation solution for the future.

We appreciate having the opportunity to comment on this legislation.

Sincerely,

Happy Green
Director of Community Affairs

cc Paul Dietrich/ Planning Board
Philip Dowds/ CCLN
Jonathan Ginsberg/ Cambridge Chamber of Commerce
John Shattuck

RECEIVED BY
OFFICE OF CITY CLERK
1992 NOV 17 AM 11:34
CAMBRIDGE MA.

OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

November 17, 1992

Cambridge Ordinance Committee
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Members of the Ordinance Committee:

We are writing in response to the petition by Debra McManus et al, to amend the City's zoning ordinance to include above grade parking garages in the calculation of floor area ratio. The expressed intent of this proposed change is to reduce overall development on non-residential sites, and, in so doing, to reduce the bulk of structures throughout the City. However, the proposed changes would have several other effects as well. It would have serious implications for the design of structures, land uses, and property values which in our opinion would not be positive for the city. MIT is therefore opposed to the proposed amendment.

In general, the notion of constructing underground parking garages in the city is constrained by cost and water table considerations. Where either economics or geotechnical conditions preclude the construction of underground garages, the alternative is to use more land for at grade parking and to build taller buildings with smaller footprints to make that land area for parking available.

At MIT, a technical but important question also arises in regard to how existing garages on the campus will be treated in the calculation of FAR since our parking spaces are not assigned discretely to buildings.

Earlier this year, MIT, in conjunction with our residential and commercial neighbors, completed a multi-year rezoning effort for Cambridgeport in which issues of design, density and parking were thoroughly investigated. That zoning effort seeks to accomplish many objectives, but among them is a determined effort to seek light industrial uses. It is worth noting that industrial uses are not capable of sustaining the cost of underground parking, and that the land cost for extensive parking at grade may not be justifiable either. If the City wants

to continue to attract a wide range of employment opportunities this ordinance may be an obstacle to that effort.

The zoning effort mentioned above is only one of many that the City has completed over the past several years. Most of those efforts resulted in downzoning already. This additional city-wide downzoning would be an unfair and undue burden on owners who have already conceded up to 75% of their previous F.A.R. Perhaps a more effective approach than the one proposed is to engage in a urban design study of the dimensional requirements associated with parking garages and address the problem directly.

Thank you for your consideration.

Sincerely,

Ronald P. Suduiko
Assistant to the President

Sarah E. Gallop
Assistant for Government Relations

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 14 AM 11:24
CAMBRIDGE MA.

December 11, 1992

Committee on Ordinances
Cambridge City Council
c/o Councillor Alice K. Wolf, Chair
City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Members of the Committee on Ordinances:

As a Mid-Cambridge resident and Central Square business person, who has served on many civic and neighborhood committees, I am opposed to the proposed zoning revision to include non-residental parking structures in FAR computations. This proposal, while on the surface perhaps well-intentioned, would cause particular damage to Cambridge's competitive business and economic climate.

The effect of this measure would be to make Cambridge a significantly less attractive location for new and expanding business. As drafted it is a patently anti-business proposal.

The revision would exempt, and therefore in effect encourage, on-grade, uncovered and unenclosed parking. In fact, we should discourage such land use and encourage below grade or covered parking.

The revision would exempt residental parking. In fact with our overparked residential areas, we should encourage the development of new business in the City to create more local jobs for which Cambridge residents would not need cars to commute. If this were done, perhaps in the future we would be able to reduce parking requirements.

If the intent of the Ordinance is to reduce automobile use by discouraging parking lots, the measure misses the mark. The actual effect would be to reduce parking only by downzoning development. A more direct and less destructive approach would be to reduce the parking requirement, without regard to FAR, and develop incentives to encourage use of alternative transportation: for example, the reduction of parking requirements within 500 feet of T stations.

Finally, inspite of its problems, the Zoning Ordinance as a whole is an integrated planning tool. It would be irresponsible to enact such a significant modification without a thorough review and revision to maintain a balanced ordinance.

Very truly yours,

George R. Metzger
90 Antrium Street
Cambridge, MA 02139

Consent comm. # 7

Comm. from George R. Metzger, 90 Antrim Street, in opposition to the zoning revision to include non-residential parking structures in FAR computations.

In City Council,

December 21, 1992

Referred to the petition

Coastal Leasing, Inc.

179 Sidney Street
Cambridge, Massachusetts 02139

Telephone 617 497.1122
Telefax 617 497.1188

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 14 AM 10:41
CAMBRIDGE MA.

11 December 92

Margaret Drury
Cambridge, Massachusetts, City of
City Clerk's Office
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Ms. Drury:

RE: McManus Parking in FAR Petition heard by
Planning Board on 10 November 1992

The purpose of this letter is to inform you that First C-G Limited Partnership, the owner and taxpayer of record for 179 Sidney Street (also know as 80 Erie Street, Assessors Plat 96-126, consisting of 14,542 square feet) pursuant ot our rights under M.G.L. Chapter 40A, Section 5, is opposed to the above referenced Petition.

We believe this petition, if adopted, will adversely affect our and other commercial property values in the City of Cambridge. We respectfully request that you instruct the Engineering Department to tally and advise the City Council to determine whether owners of at least 20 percent of the subject land area have filed protests, and to enforce the resultant voting requirements pursuant to M.G.L Chapter 40A, Section 5.

Sincerely,

FIRST C-G LIMITED PARTNERSHIP

Donald Grossman, Ph.D., President
Coastal Leasing, Inc.
General Partner

xc: Mr. Jonathan Ginsberg

Ogden Realty Limited Partnership

P.O. BOX 335
WESTWOOD, MA 02090
(617) 449-3468

December 10, 1992

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
CITY OF CAMBRIDGE
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury,

The undersigned, being the owner of property which would be adversely affected by the proposed amendment to the Cambridge Zoning Ordinance, known as McManus Parking in FAR Petition, as hear by the City of Cambridge Planning Board on November 10, 1992, hereby protests the proposed zoning ordinance amendments as, if adopted will have an adverse material effect on our property and the business activities located there.

The undersigned further requests that prior to the final vote by the City Council on the proposed amendment, you determine whether the owners of 20 % of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending 300 feet therefrom, have filed a written protest to the proposed amendment.

With the extremely difficult economic plight of the citizens and businesses of Cambridge and the Commonwealth of Massachusetts broadly recognized and the depressed values of real estate in Cambridge in particular and the Commonwealth in general acknowledged, it is alarming that citizens would sponsor this destructive proposed amendment, and in turn, that it would be given serious consideration in the legislative process. It, therefore, would be appreciated if my concerns were presented to the City Council. The security of the tax base of the City of Cambridge and the future economic competitive status of the City of Cambridge and the Commonwealth of Massachusetts can not afford the negative impact of the proposed ordinance.

Ogden Realty's property is identified on the City of Cambridge's real estate tax bill as being located at 22R Charlestown Avenue, with a land area of 106,669 square feet. The account number is 546250-13; 1A, 30, 36, 49.

Cordially yours,

OGDEN REALTY LIMITED PARTNERSHIP

Gerald Silverstein

Gerald Silverstein, President
Ogden Realty Corporation
Sole General Partner

GS:lg

KIRKLAND CONSTRUCTION COMPANY
675 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

TELEPHONE (617) 354-3110
TELECOPIER (617) 547-3461

11 December 1992

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed ammendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

The undersigned further requests that prior to a final vote by the City Council on such amendment you determine whether the owner of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Allen M. Schultz
180 Franklin Street
93 100
114
8715 Square Feet

Sincerely,

Allen M. Schultz

Tofias
Fleishman
Shapiro
& Co., P.C.

Certified Public Accountants

205 Broadway
Cambridge, MA 02139
Telephone 617-547-5900
Fax 617-876-8139

Directors / Shareholders

Melvin I. Shapiro CPA
Allan Tofias CPA
Harvey R. Fleishman CPA
Robert Margil CPA
Stephen L. Hochberg CPA
David M. Wexler CPA
Gordon Holmes CPA
Steven B. Schwartz CPA
Paul H. Sienkiewicz CPA
Peter B. Nesson CPA
Frank R. Zito CPA
Jay L. Webber CPA
David A. Zisman CPA
Jeffrey E. Mead CPA
Ray W. Nute CPA
Gary C. Hayes CPA
Cary P. Geller CPA

Director

Tracy Gallagher

December 9, 1992

CAMBRIDGE, MA
DEC 11 AM 9 58
CITY CLERK'S OFFICE

Margaret Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. petition as heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owner of 20 percent of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Morningstar Limited Partnership
205-207 Broadway
Cambridge, MA 02139-0213

EQV Code 340
Square Footage 86,747
42 86
1

If you need further information in this regard, please feel free to contact me.

Sincerely,

Tracy Gallagher
Principal

BKR
International

DRAPER LABORATORY

David C. Driscoll
Vice President and Treasurer

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 11 AM 9:57
CAMBRIDGE MA.

10 December 1992

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury,

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

The undersigned further request that prior to a final vote by the City Council on such amendment you determine whether the owner of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

NAME OF PROPERTY OWNER:	The Charles Stark Draper Laboratory, Inc.
STREET ADDRESS:	One Hampshire Street
ASSESSOR'S MAP#:	41
LOT#:	26
LAND AREA SQUARE FOOTAGE:	95,708

Sincerely,

D. C. Driscoll

dcd/044a
mq

The Charles Stark Draper Laboratory, Inc.
555 Technology Square, Cambridge, Massachusetts 02139-3563
Telephone: 617-258-3508

THE **DAVIS** COMPANIES

One Appleton Street
Boston, MA 02116
617-451-1300 Fax 617-451-3604

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 15 AM 9:45
CAMBRIDGE MA.

December 14, 1992

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, AM 02139

Dear Ms. Drury:

The undersigned, being the owner of properties affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

The undersigned further request that prior to a final vote by the City Council on such amendment you determine whether the owner of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Very truly yours,

199-203 Broadway
Broadway/Hampshire
Development Trust
Map # 42
Lot # 87
SF 30,424

Jonathan G. Davis
Trustee

139 Main St.
Allderdice Realty
Trust
Map # 14
Lot # 26
SF 9,179

Jonathan G. Davis
Trustee

2067 Massachusetts Ave.
Henderson Carriage
Development Trust
Map # 181
Lot # 88
SF 78,646

Jonathan G. Davis
Trustee



Dear Ms. Drury,

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the indersigned.

The undersigned further request that prior to a final vote by the City Council on such amendment you determine whether the owner of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Very truly yours,

Edward N. Guleserian
General Partner and 1/3rd owner

Walter A. Guleserian
General Partner and 1/3rd owner

Mary A. Bergoudian
General Partner and 1/3rd owner



Sheraton Commander
HOTEL
CAMBRIDGE

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 15 AM 9:45
CAMBRIDGE MA.

16 GARDEN STREET, CAMBRIDGE, MA 02138-3609
PHONE: (617) 547-4800 FAX: (617) 868-8322

December 8, 1992

Mrs. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: 1) Commander Realty Associates
16 Garden St., Cambridge, MA
(Sheraton Commander Hotel)
MAP #170
LOT #39 Land Sq. Ft.: 34,277

2) Adams Realty Trust
22 Garden St., Cambridge, MA
MAP #216
LOT #36 Land Sq. Ft.: 7,368

3) Adams Realty Trust
24 Garden St., Cambridge, MA
MAP #216
LOT #18 Land Sq. Ft.: 5,731

4) Adams Realty Trust
26 Garden St., Cambridge, MA
MAP #216
LOT #8 Land Sq. Ft.: 10,076

5) Adams Realty Trust
10 Concord Ave., Cambridge, MA
MAP #216
LOT #7 Land Sq. Ft.: 8,037

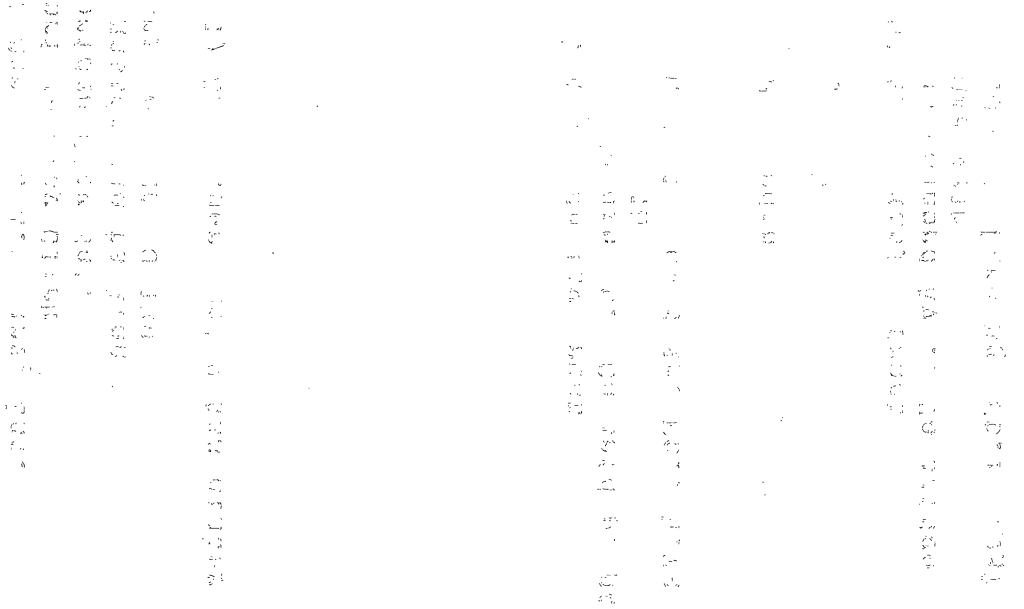


ITT Sheraton
WORLDWIDE HOTELS, INNS, RESORTS & ALL-SUITES

THE SHERATON COMMANDER HOTEL IS OWNED BY COMMANDER REALTY ASSOC. AND OPERATED BY COMMANDER PROPERTIES, INC. UNDER A LICENSE ISSUED BY SHERATON INNS, INC.

Consent Communication # 1

Sundry written protests on the Zoning Petition filed by Debra McManus.



In City Council,

December 21, 1992

Referred to the petition

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

October 26, 1992

To Whom It May Concern:

Enclosed you will find a copy of hearing scheduled before the Committee on Ordinances for Tuesday, November 17, 1992 at 6:30 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition from Debra McManus, et al to amend Article 2.000 - Definitions in the section entitled "Floor area, gross"; amend Article 5.000 - Development Standards by deleting Section 5.25 entitled "FAR Exceptions" and substituting in a new section and to amend Article 6.000 - Off Street Parking and Loading Requirements by amending section 6.35 entitled Reduction of Required Parking.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

DMD/dl

Enc.

C. C. 106

PUBLIC NOTICE

RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, November 17, 1992 at 6:30 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Debra McManus, et al, to amend the Zoning Ordinances of the City of Cambridge as follows:

Amending Article 2.000 - Definitions regarding "Floor Area, Gross," to create a new section (g) to read as follows:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (l) below; and

To delete paragraph (l) and to substitute therefor the following:

(l) At grade off street parking and loading areas which are unroofed and unenclosed, or parking structures which area dedicated exclusively to the service of residential uses.;

To delete the existing Section 5.25 - FAR Exceptions and substitute therefor the following:

(l) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below grade adjoining said structure by a distance of six (6) feet or greater, shall be excluded from gross floor area computations.

(2) The Planning Board may, by Special Permit, exempt from floor area computations up to twenty-five (25) percent of the floor area of that portion of any parking structure floor level higher than six (6) below average finished grade adjoining the structure, upon making the specific finding that average floor to floor heights within said above grade parking structure are less than eight and one-half (8 1/2) feet;

To amend the end of the first sentence of Section 6.35 to read as follows:

"Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning Appeal or the Planning Board.";

And to amend the end of Section 6.35.1 to read as follows:

> "Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Anne K. Wolf,
Chair

CAMBRIDGE CHAMBER OF COMMERCE

November 17, 1992

Committee on Ordinances
Cambridge City Council
C/O Councillor Alice K. Wolf, Chair
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Members of the Committee on Ordinances:

The Cambridge Chamber of Commerce is opposed to the zoning petition submitted to the City Council by Debra McManus et al, relative to including parking garages, or portions of structures devoted to parking automobiles, in the calculation of floor area ratio (FAR) computations.

This petition, if adopted, would effectively downzone all non-residential uses over the entire City. Including above-grade structures devoted to parking in the FAR calculation, without adjusting the allowable FAR to accommodate its inclusion, would result in less floor area available for building space. This would have a negative impact on employers and individual property owner's plans for future growth and development, and would expand the number of non-conforming properties. In addition, adoption of this amendment would result in an immediate reduction in the value of undeveloped or underdeveloped property, would negatively impact the value of the non-residential sector of the tax base, and would ultimately affect the City's ability to meet the increasing costs of municipal service delivery.

The inclusion of parking in FAR computations could also represent a disincentive for both expansion of existing business and attracting new enterprises into Cambridge. Such a disincentive would come at a time when our regional economy is in the midst of a recession. This proposal could put Cambridge at an even greater disadvantage with other municipalities in Eastern Massachusetts in competing for the limited number of development projects.

In many areas of the City, employers and property owners have participated in neighborhood planning and rezoning processes in good faith. In return, they expect stability in their zoning parameters for a reasonable period of time. This concern has been clearly expressed in the ongoing Growth Policy Initiative workshops. Adoption of the Parking in FAR petition would run counter to these participatory planning activities in that it attempts to prescribe new growth constraints on the City as a whole, even further downzoning sections of the City which may have recently been downzoned.

859 MASSACHUSETTS AVE. CAMBRIDGE, MA 02139 (617) 876-4100

The Growth Policy Initiative is an ongoing effort to examine for the City Council the future of development in Cambridge. Chamber of Commerce members have been active in participating in the various policy workshops sponsored by the Community Development Department earlier this year. The Growth Policy Initiative would appear to be the best vehicle to discuss the future growth of Cambridge at the macro level.

The Cambridge Chamber of Commerce urges the Committee on Ordinances to recommend to the full City Council that it not adopt this proposed zoning amendment.

Very truly yours,

CAMBRIDGE CHAMBER OF COMMERCE
Government and Community Affairs Committee

By Jonathan A. Ginsberg
Director, Public Affairs and
Community Relations

cc: Tracy Gallagher, Chair, Government and Community Affairs Committee
Robert W. Healy, City Manager
Michael H. Rosenberg, Assistant City Manager for Community Development

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

4:30 [illegible]

[illegible] 27, 1992 5:30 DNA

6:30 [illegible]

1992 OCT 23 AM 10:25

CAMBRIDGE MA.

[illegible] BY [illegible] CITY CLERK

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, November 10, 1992 at 7:30 p.m. at the Community Development Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a Zoning Petition by Debra McManus, et al, to amend the Zoning Ordinance of the City of Cambridge by doing the following:

Amending Article 2.000 - Definitions regarding "Floor Area, Gross", to create a new section (g) to read as follows:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (1) below.; and

to delete paragraph (1) and to subsitute therefor the following:

(1) At grade off street parking and loading areas which are unroofed and unenclosed, or parking structures which area dedicated exclusively to the service of residential uses.;

To delete the existing Section 5.25 - FAR Exceptions and subsitute therefor the following:

(1) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below grade adjoining said structure by a distance of six (6) feet or greater, shall be excluded from gross floor area computations.

(2) The Planning Board may, by Special Permit, exempt from floor area computations up to twenty-five (25) percent of the floor area of that portion of any parking structure floor level higher than six (6) below average finished grade adjoining the structure, upon making the specific finding that average floor to floor heights within said above grade parking structure are less than eight and one-half (8 ½) feet.;

To amend the end of the first sentence of Section 6.35 to read as follows:

"Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning Appeal or the Planning Board.";

And to amend the end of Section 6.35.1 to read as follows:

"Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Lester Barber or Liza Malenfant at 349-4600.

On Main Street, Trina Waniga makes a business of African debts

BY AMY MILLER
Chronicle Staff

To get a good deal on debt owed by, say, Nigeria, wander down to Main Street, stop for a cone at Toscanini's and then climb the five stories next door.

There, Trina Waniga has an array of African IOUs available for just a fraction of what they are worth, assuming the debtor governments eventually pay what's due.

And although investing in African countries may not be all the rage these days, Waniga helps arranges some $50 million to $75 million in trades a year, the bulk of it in African debt, to those know how to make the most of it. From her desk at Markham International, at 875 Main St., the 33-year-old debt broker is one of about 50 people worldwide who mingles in a highly specialized network of buyers and sellers looking to buy African debts.

Waniga, a Putnam Avenue resident whose work has also brought her into the network of other Boston area women involved in Women in World Trade, is scheduled to give opening remarks at the organization's annual conference Saturday at the Ritz Carleton.

As founder of her own company, Markham International, and president of Women in World Trade Boston, Waniga will open the conference, called "Women Going Global: Developing Your International Career." She will also moderate a panel called "Industry and Professional Focus for Global Careers," which includes Tomye Tierney, vice president of international marketing and sales for Genzyme Corp., as a panelist.

Kija Kim, president of Harvard Design and Mapping Co. of Prospect Street, will represent the Pacific Rim on a panel called "Issues and Opportunities for Women by Regions of the World."

Waniga has been a member of Women in World Trade, since shortly after its founding in 1987. It now has 2,000 members nationwide and 160 in Boston, of which about one third are from Cambridge. The local organization hosts monthly meetings, an annual conference, and a spring reception for Boston consuls, which draws 400 people.

Waniga and other women in the organization see their gender as an advantage in international business, she said.

"A lot of this we're not seeing as problematic, but that [women] have special skills, sensitivity to cultural differences, flexibility in negotiating and a willingness to travel and be exposed to different cultures," she said.

Waniga knew long before she began Markham that she wanted to work in international circles. In fact, she knew even before she got an international relations degree in 1981 from Boston University and before she went to Europe after graduating. Growing up first in Wisconsin and then later in Rochester, N.Y., Waniga long had a built-in desire to work the world.

So after leaving BU, where she minored in African studies, Waniga took a course on import/export documentation at the University of Lowell. Soon she had a job doing export documentation with J.D. MacDonald at Logan Airport, which led to her first business trip overseas, a jaunt in 1983 to Pakistan.

"That got my blood boiling and I just kept focusing on international positions," said Waniga.

She moved on to do export work with General Scanning in Watertown, and then at Number Nine Computer Corp. at Fresh Pond, which has since moved to Lexington. She realized she would need an engineering degree to move up in either of those companies. Instead of going back to school, she moved to a Boston company that specialized in African and Central American debt. There she learned the art of brokering debt.

Waniga says her vision of Africa as a growth market was not in synch with the company's perspective and their divergent views ultimately led to Waniga's being fired and a lawsuit, which was settled out of court. She brought some of her African clients with her to Markham, which does 90 percent of its business brokering African debt.

Waniga also started a company this year with Steve Jordan of Watertown, Markham Makassar Inc, which brokers debt for non-profit organizations in the United States.

Jordan and Waniga say they get along because of similar styles. Much of debt brokering occurs around mega-deals, with lots of smoke and mirrors negotiating, Waniga said. She and Jordan are more interested in "boutique" size agreements and direct communications.

Explaining the process of brokering debt, Waniga says certain countries are repaying their 1970s and 1980s loans according to plans sanctioned by the International Monetary Fund and World Bank. These plans allow them to pay off some debts using local currency, rather than dollars or hard currency, as long as the purchaser reinvests the money in the debtor country.

In her own work, Markham might pay $250,000 to get the promise of $1 million in debt. The debt could be, for instance, money Nigeria owes to a Chinese timber company but cannot afford to pay. After buying the right to collect on the debt from the Chinese company, Waniga finds someone interested in investing in Nigeria, perhaps a hotelier or construction company. Such investors can then collect much closer to its full value from the Nigerian government, as long as the investor promises to put the money back in the country.

Not surprisingly, only about eight companies worldwide do this sort of work. Which means, says Waniga, her company is not apt to hire many more employees or be a major source for local jobs. Markham International could, however, be a resource for Cantabrigians looking to invest in the potential she sees in Africa.

Information on the Women in World Trade Conference is available by calling 862-9447.

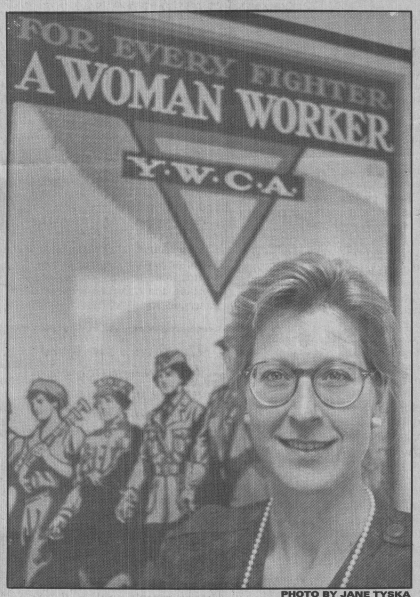


PHOTO BY JANE TYSKA

Trina Waniga of Markham International and president of Women in World Trade Boston, stands in front of a YWCA mural that shows her commitment to women workers.

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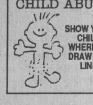
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MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **GLEN WICKE to THE MONEY STORE** dated June 23, 1987 recorded at the Middlesex County South District Registry of Deeds at Book 18252 Page 137, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises reportedly located at **Unit No. 1 of 10-12 Shepard Street Condominium, 10-12 Shepard Street, Cambridge,** Middlesex County, Massachusetts, will be sold at Public Auction at 10:00 a.m. on Friday, the 20th day of November, 1992, upon the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The following premises in the 10-12 Shepard Street, Condominium (a Condominium subject to Massachusetts General Laws, Chapter 183A) in Cambridge, Middlesex County, Massachusetts, created by Master Deeds dated February 2, 1979, recorded with the Middlesex South District Registry of Deeds, Book 13652, Page 322, as amended on April 13, 1979, and recorded with said deed in Book 13673, Page 285.

UNIT #1

The address of which is Unit #1, 10-12 Shepard Street, Cambridge, Massachusetts, together with an undivided 6.09 percent interest appertaining to said unit in the Common Areas and Facilities of said Condominium, and together with the rights and easements appurtenant to said Unit as set forth on said Master Deed Attached hereto is a copy of a portion of the plans attached to said Master Deed bearing the verified statement of a registered architect certifying that it shows the unit designation of the Unit hereby being conveyed and of immediately adjoining units, and that it fully and accurately depicts the layout of the Unit hereby conveyed, its location, dimensions, approximate area, main entrance and immediate common areas to which it has access, as built.

Said premises are conveyed subject to and with benefit of easements and restrictions of record, if any, insofar as the same may be in force and applicable.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: cash or certified check in the sum of $5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder; high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or current funds in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Robert H. Greene, P.C. 130 Liberty Street, Unit 13A, Brockton, Massachusetts 02401 or such other time as may be designated by mortgagee. Upon payment of the balance of the purchase price, the mortgagee will thereupon deliver the Mortgagee's Deed to the purchaser.

Other terms to be announced at the sale.

The Post Office address of the mortgaged premises to be sold is reportedly Unit No. 1 of 10-12 Shepard Street Condominium, 10-12 Shepard Street, Cambridge, Massachusetts.

THE MONEY STORE, also known as THE MONEY STORE/MASSACHUSETTS, INC., present holder of said mortgage, by its attorney.

Robert H. Greene, Esq.
Robert H. Greene, P.C.
130 Liberty Street - Unit 13A
Brockton, MA 02401
(508) 588-7729

DATED: OCTOBER 13, 1992
(C)Oct.22,29,Nov.5
#15258

CITY OF CAMBRIDGE
Traffic and Parking

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 92-35

Regulation No. 66-1 Schedule 10 "Parking Time Limited On Certain Sides Of Certain Streets" by changing the following:

Bishop Allen Drive, north side and south side, Norfolk Street to Columbia Street
From: 8A-6P 2 Hr. parking, Except Sunday
To: 9A-5P 2 Hr. parking, Except Sat. & Sun.

This regulation shall take effect 5 November 1992.

PROMULGATED
DATE
Oct. 9, 1992

George Teso
Traffic Director

(C)Oct.22,29,Nov.5
#15250

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Yoshio Uda** and **Junkei Saeki,** Trustees, The Keshin Trust under a declaration of trust dated July 1, 1988, recorded with Middlesex South District Registry of Deeds Book 19171, Page 143 to First Trade Union Savings Bank, FSB dated July 1, 1988 and recorded with Middlesex South District Registry of Deeds Book 19171, Page 156 of which Mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold in Public Action at 12:00 o'clock noon on the 16th day of November, 1992 on the mortgage premises described below, being known as 1154-1166 Massachusetts Avenue, Cambridge, Middlesex County, all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, now numbered 1154-1166 Massachusetts Avenue, and bounded and described as follows:

BEGINNING on the Southwesterly line of Massachusetts Avenue in the center line of an eight (8) inch brick wall at land formerly of Henry F. Bishop and thence running Southwesterly on said land formerly of Bishop through the center of said brick wall, fifty-one (51) feet to Arrow Street; thence turning and running Southeasterly on said Arrow Street, eight-one and seventy-five hundredths (81.75) feet to land of the City of Cambridge used as a park; thence turning and running Northeasterly on said land last named, twenty-four and thirty-nine hundredths (24.39) feet to Massachusetts Avenue; thence turning and running Northwesterly on said Massachusetts Avenue, seventy-seven and fifty hundredths (77.50) feet to the point of beginning.

Containing two thousand nine hundred twenty-seven and five tenths (2,927.5) feet, more or less.

For title, see Deed of Sharon M. Carey and Peter Wasserman, as Trustees of the Fresca Realty Trust II dated May 11, 1981, and recorded herewith.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Said premises will be sold, subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, mortgages, liens, rights of tenants and parties in possession, unpaid taxes, municipal liens and other public taxes, assessments or liens, having priority over the mortgage described herein, if any.

In the event that the successful bidder at the foreclosure shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder provided that the second highest bidder shall deposit with Mortgagee's attorneys, William F. Barry the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said highest bidder within twenty (20) days of said written notice.

TERMS OF SALE: Ten Thousand Dollars ($10,000.00) will be required to be paid in cash or by certified check at the time and place of the sale as earnest money. The balance is to be paid in cash or by certified check within thirty (30) days of the date of the sale.

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

First Trade Union Savings Bank
Present Holder of Said Mortgage
by its Attorney
William F. Barry
250 Summer Street
Boston, MA 02210
Tel. (617) 439-7500

(C)Oct.22,29,Nov.5
#15399

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **William Donnelly, Laurie M. Donnelly,** and **Michael Foran,** Trustees of Cherry Trust to Century Bank and Trust Company dated June 10, 1987 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 18213, Page 464, of which mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing, the same will be sold at public auction commencing at 10:00 A.M. on the 16th day of November, 1992 upon the mortgaged premises, being all and singular the premises described in said Mortgage, to wit:

16-20 Cherry Street, Cambridge, MA.

THE FOLLOWING METES AND BOUNDS DESCRIPTION OF THE MORTGAGED PREMISES WAS NOT INCLUDED IN SAID MORTGAGE BUT IS INCLUDED HEREIN FOR INFORMATIONAL PURPOSES ONLY:

The land with the buildings thereon situated in Cambridge, being now numbered 16-20 Cherry Street, and being shown on a plan entitled "Plan of Land in Cambridge" dated October, 1916 by W. A. Mason & Son, Surveyors, duly registered with the Land Registration Office for the South Registry District of Middlesex County in Registration Book 65, Page 177, being bounded and described as follows:

NORTHWESTERLY by said Cherry Street, forty (40) feet;

NORTHEASTERLY by land now or formerly of Sarah C. F. Wellington, sixty-six (66) feet;

SOUTHEASTERLY by land now or formerly of said Sarah C. F. Wellington, four (4) feet;

NORTHEASTERLY again in part by land now or formerly of Sarah C. F. Wellington and in part by land now or formerly of Mamie R. Oomont, twenty-one (21) feet;

SOUTHEASTERLY again by land now or formerly of Thomas Smith thirty-eight and 37/100 (38.37) feet;

SOUTHWESTERLY by land now or formerly of Adelaide H. Davis, et al, eighty-six (86) feet.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, existing encumbrances, and all other claims in the nature of liens, now existing or hereafter arising, having priority over the mortgage, if any there be. The premises are also sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: A deposit of SEVEN THOUSAND FIVE HUNDRED DOLLARS ($7,500.00) shall be required to be made to the mortgagee by certified check or by bank cashier's check at the time and place of sale. The balance of the purchase price is to be paid to the mortgagee by certified check or by bank cashier's check in or within thirty (30) days from the date of the sale, with time being of the essence.

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

Century Bank and Trust Company
Present Holder of said Mortgage,
By Its Attorneys,
Riemer & Braunstein
Morrell J. Davis
Three Center Plaza
Boston, Massachusetts 02108
(617) 523-9000
October 14, 1992

(C)Oct.22,29,Nov.5
#15257

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **JEAN ROBERT JEAN-BAPTISTE** and **SOIRINE JEAN-BAPTISTE** of 3-4 Boardman Place, Cambridge, Middlesex County, Massachusetts, to CAMBRIDGE PORTUGUESE CREDIT UNION, of 251 Hampshire Street, Cambridge, Middlesex County, Massachusetts, dated July 12, 1989 and with the Middlesex County, (Southern District) Registry of Deeds, in Book 19946, Page 558, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 o'clock A.M., on the 19th day of November, 1992 at said premises, located at **3-4 Boardman Place, Cambridge,** Middlesex County, Massachusetts, the premises described in said mortgage to wit:

The land in Cambridge, in said County of Middlesex shown as lot 6 on Plan of Land in Cambridge, dated March 27, 1926, by Winebaum and Wexler C.E. recorded with Middlesex South District Deeds in Plan Book 374, Plan 43, and bounded and described as follows:

NORTHWESTERLY by Lots 2 and 3 as shown on said Plan, seventy-one and 43/100 (71.43) feet;

NORTHEASTERLY by Lot 5 as shown on said Plan, fifty-seven and 45/100 (57.49) feet;

SOUTHEASTERLY by land now or formerly of the City of Cambridge, seventy-one (71) feet;

SOUTHWESTERLY by Lot 1 as shown on said Plan, fifty and 65/100 (50.65) feet.

Containing 3842 feet, as shown on said Plan.

Together with the right to use the passageway leading from said premises to Boardman Street as shown on said Plan in common with other abutters for all purposes for which said passageways are usually used in Cambridge.

For our title see Deed recorded herewith.

TERMS OF SALE: Said premises shall be sold subject to any and all unpaid taxes, tax titles, assessments and municipal liens. FIVE THOUSAND ($5,000.00) dollars in cash or by certified check will be required to be paid at the time and place of sale, and the balance within thirty (30) days thereafter. Other terms to be announced at the sale.

Cambridge Portuguese Credit Union by:
Margaret K. LaMothe
McElhiney and Matson
607 Main Street
Woburn, MA. 01801

Dated: October 19, 1992
(C)Oct.29,Nov.5,12
#15466

COMMONWEALTH OF MASSACHUSETTS
Middlesex ss. Probate Court No. 92D3640DI
Carla Louise Armstrong Plaintiff

Robert Armstrong Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Carla Louise Armstrong, seeking to dissolve the bonds of matrimony.

You are required to serve upon Comm. of t Mass., Middlesex Probate Court, plaintiff's attorney, whose address is 208 Cambridge St., Cambridge, MA 02141 your answer on or before January 19, 1993. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
Oct. 27, 1992

Donna M. Lambert
Register of Probate

(C)Oct.29,Nov.5,12
#15521

REQUEST FOR PROPOSAL
LEASE OF OFF-STREET PARKING
CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts 02139 until 11:00 A.M., on Monday, November 16, 1992, at which time and place they will be publicly opened and read aloud for furnishing the following to the Cambridge Hospital:

The City of Cambridge, Massachusetts, is seeking proposals for lease of off-street parking for a period of one year. The lot must be within the City of Cambridge on contiguous cities or towns.

A proposal will remain in effect for a period of 90 calendar days from the deadline for submission of proposals or until it is formally withdrawn, a contract is executed or this RFP is cancelled, whichever occurs first.

Copies of the Request for Proposal may be obtained at the Office of the Purchasing Agent on and after October 29, 1992, between the hours of 8:30 A.M. and 5:00 P.M.

The successful offerer must be an Equal Opportunity Employer.

The City of Cambridge reserves the right to reject any or all proposals, waive any informalities in the proposal process, and accept the proposal deemed to be in the best interest of the City.

Each proposal must be delivered, along with four (4) additional proposal summaries in a sealed packaged, plainly marked "RFP for Lease of Off-Street Parking" and addressed To Barbara Duffy, Purchasing Agent, City of Cambridge, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Ma. 02139.

Barbara L. Duffy
Purchasing Agent

(C)Oct.29,Nov.5
#15420

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Naomi F. Towvim** to NorthEastern Mortgage Company, Inc., dated June 2, 1989, recorded with Middlesex County (Southern District) Registry of Deeds, Book 19656, Page 468, now held by the undersigned by assignment, of which mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 9:00 a.m. on Tuesday, November 24, 1992, on the mortgaged premises as below described, all and singular the premises described in said mortgage being known as 65 **Orchard Street, Cambridge, Massachusetts,** and being described as follows:

To Wit:

A certain parcel of land with the buildings thereon, being shown as Lot B on a plan entitled, "Plan of Land in Cambridge, Mass.," dated April, 1926, by C.H. Gannett, Civil Engineer, recorded with Middlesex South District Deeds, Plan Book 374, Plan 30, being bounded and described as follows:

SOUTHWESTERLY by Orchard Street, forty-five and 5/10 (45.5) feet;

NORTHWESTERLY by Lot A on said plan, sixty-seven and 5/10 (67.5) feet;

SOUTHWESTERLY again by said Lot A, one (1) foot;

NORTHWESTERLY again by said Lot A, twenty-three (23) feet;

NORTHEASTERLY by land now or formerly of Herbert Gordon, forty-five and 10/100 (45.10) feet; and

SOUTHEASTERLY by land now or formerly of Faith Garland; ninety and 50/100 (90.50) feet.

Containing 4077 square feet of land, more or less.

The above premises will be sold subject to all outstanding tax titles, municipal or other public taxes, assessments, betterments or liens, if any.

TERMS OF SALE

Ten Thousand ($10,000.00) Dollars will be required to be paid in cash or by Bank Cashiers Check or Bank Treasurers Check by the Purchaser at the time and place of sale as earnest money. The balance of the purchase price is to be paid in cash or by Bank Cashiers Check or Bank Treasurers Check within thirty (30) days from the date of the sale to Perlman, Rubin & Stein, P.C., 25 Braintree Hill Office Park, Suite 204, Braintree, Massachusetts. Other terms will be announced at the sale.

The Prudential Home Mortgage Company, Inc.
Present Holder of Said Mortgage
Perlman, Rubin & Stein, P.C.
25 Braintree Hill Office Park
P.O. Box 9183
Braintree, MA 02184
(617) 848-8411
Date: October 26, 1992

(C)Oct.29,Nov.5,12
#15425

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, November 17, 1992 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Debra McManus, et al, to amend the Zoning Ordinances of the City of Cambridge as follows:

Amending Article 2.000 - Definitions regarding "Floor Area, Gross," to create a new section (g) to read as follows:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (1) below; and

To delete paragraph (1) and to substitute therefor the following:

(1) At grade off street parking and loading areas which are unroofed and unenclosed, or parking structures which area dedicated exclusively to the service of residential uses.

To delete the existing Section 5.25 - FAR Exceptions and substitute therefor the following:

(1) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below grade adjoining said structure by a distance of six (6) feet or greater, shall be excluded from gross floor area computations.

(2) The Planning Board may, by Special Permit, exempt from floor area computations up to twenty-five (25) percent of the floor area of that portion of any parking structure floor level higher than six (6) below average grade adjoining said parking structure, upon making the specific finding that average floor to floor heights within said above grade parking structure are less than eight and one-half (8 1/2) feet;

To amend the end of the first sentence of Section 6.35 to read as follows:

"Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning Appeal or the Planning Board.";

And to amend the end of Section 6.35.1 to read as follows:

"Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor Alice K. Wolf,
Chair

(C)Oct.29,Nov.5
#15519

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Antonio B. Rodene** and **Celanie Rodene** to First Eastern Mortgage Corporation dated December 10, 1990 and recorded with Middlesex County (Southern District) Registry of Deeds, Book 20916 Page 280, of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 A.M. on the 12th day of November A.D. 1992, on the mortgaged premises hereinafter described all and singular the premises described in said mortgage, to WIT:

The land with the buildings thereon situated in Cambridge, Middlesex (sic. Middlesex) County, Massachusetts, being shown as Lot B on a "Plan of Premises in Cambridge, belonging to Francisco de Mello Tavares, W.A. Mason & Son, Surveyors, Cambridge, Mass., December 20, 1927", which plan is recorded with Middlesex South District Deeds in Plan Book 408, Plan 6. Said plan is bounded:

NORTHWESTERLY by Elm Street, 31.90 feet;

NORTHEASTERLY by owners unknown, 59.99 feet;

SOUTHEASTERLY by Lot D on said plan, 31.49 feet; and

SOUTHWESTERLY by Lot A on said plan, 59.99 feet.

Said premises are now known as and numbered **214-216 Elm Street, Cambridge, Massachusetts.**

Being all and the same premises conveyed to Mortgagors by deed of Antonio R. Rodene, Celanie Rodene and Ann Marie Michelle Rodene recorded with said Deeds immediately prior hereto.

SAID PREMISES IS NOW KNOWN AS AND NUMBERED 214-216 ELM STREET, CAMBRIDGE, MA 02139.

TERMS OF SALE:

Said premises will sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water liens, if any there are. A deposit of FIVE THOUSAND DOLLARS in cash, certified check, or bank check will be required to be paid by the purchaser at the time and place of sale, with the balance of the purchase price to be paid within TWENTY (20) days thereafter.

Other terms to be announced at the sale.

DATED: OCTOBER 16, 1992

Farragut Mortgage Co., Inc.
The present holder of the mortgage
by Richard Forman, Esq. Attorney
470 Atlantic Avenue
Boston, MA 02210
(617) 482-7005

(C)Oct.22,29,Nov.5
#15395

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Webb F. Elkins** to The Boston Five Cents Savings Bank FSB dated May 20, 1988 recorded with the Middlesex County (Southern District) Registry of Deeds at Book 19062, Page 14, of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 o'clock A.M. on December 1, 1992 upon the mortgaged premises hereinafter described all and singular the premises described in said mortgage.

TO WIT:

Condominium Unit 509 in the Thomas Graves' Landing Condominium ("the Condominium"), situated at and with a post office address of **Unit 509, 4 Canal Park, Cambridge,** Middlesex County, Massachusetts, created by Master Deed recorded with Middlesex South Registry of Deeds in Book 18629, Page 434, as amended by instruments of record, (the "Master Deed") in accordance with and subject to the (Chapter 183A"). The Unit is more particularly described in the Master Deed, as shown on the plans recorded simultaneously with the Master Deed, and is hereby conveyed together with the Unit Owner's undivided interest in the common areas and facilities (the "common areas and facilities") as set forth in the Master Deed and together with any other rights set forth in the Master Deed or the Unit Deed, including the exclusive easements to parking spaces and storage spaces, if any.

The Unit and such undivided 0.82722% percentage interest in the common areas and facilities are conveyed with the benefit of and subject to the rights, easements, restrictions, covenants, agreements, obligations, conditions, and other provisions referred to or set forth in the Master Deed, the provisions of the instrument establishing the Unit Owner's organization formed in accordance with Section 10 of Chapter 183A, the By-laws contained therein and any rules and regulations promulgated thereto, insofar as the same are now in force and applicable.

For title see Deed of Graves Landing Limited Partnership dated May 20, 1988, recorded with Middlesex County (Southern District) Registry of Deeds at Book 19062, Page 11. See also Confirmatory Deed recorded with said Deeds at Book 20484, Page 203.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

Said premises is now known as and numbered **Unit 509, Thomas Graves' Landing Condominium, 4 Canal Park, Cambridge,** Massachusetts.

TERMS OF SALE:

Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles, other municipal liens and water liens, and restrictions and easements of record if any there are; and FIVE THOUSAND ($5,000.00) DOLLARS in cash, treasurer's check or certified check will be required to be paid by the purchaser (unless the holder of the mortgage is the successful bidder) at the time and place of sale as a non-refundable deposit and the balance will be due in thirty (30) days. The Buyer shall pay all costs of recording the deed including, without limitation, all state transfer stamp charges. The Buyer shall be required to sign a Memorandum of Terms and Conditions of Sale at the auction sale.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF SALE.

DATED: October 29, 1992

The Boston Five Cents Savings Bank FSB
(Present holder of said mortgage)
By: Helen C. Polvere, Lending Officer and
Assistant Treasurer
Harrison & Maguire, P.C.
24 School Street
Boston, MA 02108
617-742-3810

(C)Nov.5,12,19
#15610

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Fazal A. Chowdhry, William H. Walsh and Thomas Moranian,** as Trustees of 1760 Trust u/d/t dated March 27, 1987 and recorded with Middlesex South District Registry of Deeds, Book 17975, Page 404, to CENTURY BANK AND TRUST COMPANY dated April 1, 1988 and recorded with the Middlesex South District Registry of Deeds in Book 18964 Page 318 of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 A.M. on the 3rd day of December, 1992, with all sales at said Auction to be held at **Unit D at 1760-1770 Massachusetts Avenue, Cambridge, Massachusetts,** on the mortgaged premises described below, being known as Units D, E, F, G and I, in a condominium known as 1760-1770 Massachusetts Avenue Condominium, Cambridge, said Commonwealth:

The commercial Units designated as Units D, E, F, G and I in a Condominium known as 1760-1770 Massachusetts Avenue Condominium located at 1760-1770 Massachusetts Avenue, Cambridge, Massachusetts created by Master Deed dated March 31, 1988 and recorded with Middlesex South District Registry of Deeds Book 18964, Page 223, which units are shown on the floor plans filed with and forming a part of said Master Deed and on a copy of a portion of said plans attached to the Unit Deed to the original Unit owner to be duly affixed the verified statement as required by Section 9 of Chapter 183A of the Massachusetts General Laws. Said Units are conveyed together with the undivided interest in the common areas and facilities described in said Master Deed and attributable to said Units. Intending to convey and hereby conveying the same premises and the same rights and subject to the same restrictions as were conveyed to the mortgagor by Unit Deed recorded in said Middlesex Registry Book 18964, Page 296. Said premises are conveyed subject to and have the benefit of Chapter 183A of the Massachusetts General Laws, said Master Deed, the 1760-1770 Massachusetts Avenue Condominium Trust dated March 31, 1988 recorded with said Middlesex Registry Book 18964, Page 238, the By-Laws of said Trust and the rules and regulations adopted from time to time thereunder and with the benefit of and subject to restrictions, stipulations, and agreements, passageways, provisions of the assessment of common expenses. Said Units are limited to commercial use.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Said premises will be sold subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, mortgages, liens, rights of tenants and parties in possession, unpaid taxes, municipal liens and other public taxes, assessments or liens, having priority over the mortgage described herein, if any.

TERMS OF SALE:

The premises will be first offered for sale as five separate units at 11:00 A.M. in the following order:

(1) Unit D;
(2) Unit E;
(3) Unit F;
(4) Unit G;
(5) Unit I.

The highest bidder for each unit will be required to pay a deposit of Five Thousand ($5,000.00) Dollars by certified or bank check at the time and place of sale, subject to the reservation hereafter set forth.

After the above premises have been offered for sale individually in the order set forth above, the Mortgagee will offer for sale the entire portion of the premises as set forth above, consisting of five condominium units now covered by the aforesaid mortgage as one single sale immediately following the individual sales. The highest bidder will be required to pay a deposit of Twenty Five Thousand ($25,000.00) Dollars by certified or bank check at the time and place of sale, subject to the reservation hereafter set forth.

RESERVATION:

If the highest bid for the five units on the single sale shall exceed the cumulative total of the highest bids at which the individual premises would be sold at the earlier sales, then the individual sales shall be voided, and any and all deposits paid therefore returned to the aforesaid highest bidders. If the highest bidder for the five units on the single sale shall not exceed the total of the cumulative highest bids for the premises as five separate sales, then each of the premises will be sold to the highest bidder for each separate sale.

In the event the single sale purchase bids in an amount sufficient to satisfy the debt owed to the mortgagee, the mortgagee reserves to itself the right to cancel any and all subsequent sales including single unit sales or a single sale of the entire premises.

The balance(s) is/are to be paid in cash or by certified check within thirty (30) days of the date of the sale and shall be deposited in escrow with the firm of RICHARDSON AND TYLER at 15 Broad Street, Suite 900, Boston, MA 02109. The Deed shall be delivered at the time and place of such payment. Payment shall be held in escrow until said Deed has been duly recorded and, if Buyer so requests, a title insurance policy has been paid for and delivered to Buyer.

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

CENTURY BANK AND TRUST COMPANY,
Present Holder of Said Mortgage,
Joseph M. Klements, its attorney
RICHARDSON AND TYLER
15 Broad Street (Suite 900)
Boston, MA 02109
(617) 523-0800

(C)Nov.5,12,19
#15688

FIRST PUBLICATION NO. 2606
CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Ninety-Two
AN ORDINANCE

In amendment to an ordinance entitled: "The Municipal Code of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

That Section 10.17.070 entitled "Fees for Residential Parking Stickers" in Chapter 10.17 entitled "Vehicle Trip Reduction Ordinance" is hereby amended by striking the present section and inserting in place thereof a new section which reads as follows:

Section 10.17.070. Fees for Residential Parking Stickers.

The fee for residential parking stickers shall be $8.00 per permit per household.

Passed to a second reading at the City Council meeting of November 2, 1992 and on or after November 16, 1992 the question comes on passing to be ordained.

ATTEST:- D. Margaret Drury
City Clerk

(C)Nov.5
#15634

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
Case No. 184933

To **Vladimir Pave** as Trustee of VPB-1 Trust of Newton and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

Federal Deposit Insurance Corporation as Liquidating Agent for Boston Trade Bank claiming to be the holder of a mortgage covering real property in Cambridge, Middlesex County, MA, known as Units 1, 2, 3, 4, 7, 14 and 17 of the French School Condominium by a mortgage and located at **69 Harvey Street, Cambridge** given by Vladimir Pave as Trustee of VPB-1 Trust, to Boston Trade Bank, dated March 15, 1989, recorded with Middlesex South Registry of Deeds in Book 19708, Page 52, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 30th day of November 1992, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, JOHN E. FENTON, JR. Chief Justice of said Court this 20th day of October 1992.

Charles W. Trombly, Jr.
Recorder

(C)Nov.5
#15552

Employment and Training Vendor Development. Employment Resources, Inc. (ERI), is requesting concept papers from vendors who are capable of developing and implementing JTPA IIA/MassJOBS occupational skills training programs by January, 1993, or soon after. Primary emphasis will be placed on health, envirotechnical, and technical occupational skills areas. Services to be provided to unemployed residents of the following cities and towns: Arlington, Belmont, Burlington, Cambridge, Chelsea, Everett, Malden, Medford, Melrose, North Reading, Reading, Revere, Somerville, Stoneham, Wakefield, Watertown, Wilmington, Winchester, Winthrop, and Woburn.

Please contact Linda Bass or Sue Walsh at (617) 494-1154 or c/o ERI, 432 Columbia St., Cambridge, MA 02141 for further information or for individualized technical assistance.

(C)Nov.5
#15613

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE
Premises: 45-47 Porter Road
Cambridge, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Thomas F. Mahoney, III** to Northeast Savings, F.A., dated January 27, 1989 and recorded with Middlesex County (Southern District) Registry of Deeds in Book 19627, Page 558, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 1:00 P.M., on the 7th day of December, A.D., 1992, upon the mortgaged premises, **45-47 Porter Road, Cambridge, Massachusetts,** as described below, all and singular the premises described in said mortgage; To wit:

The land with buildings thereon situated in that part of said Cambridge known as North Cambridge, being Lot 4 on plan entitled "Plan of Lots in North Cambridge belonging to James W. Conner" dated December 8, 1896, and recorded with Middlesex South District Deeds in Plan Book 102, Plan 38, bounded and described as follows;

SOUTHEASTERLY by Lot 3 on said plan, sixty-eight and 60/100 (68.60) feet;

SOUTHWESTERLY by Porter Road, thirty-four (34) feet;

NORTHWESTERLY by Lot 5 on said plan, sixty-eight and 60/100 (68.60) feet; and

NORTHEASTERLY by Lot 13 on said plan, thirty-four (34) feet.

Containing 2,332 square feet according to said plan.

TERMS OF SALE: Said premises will be sold and conveyed subject to all outstanding municipal or other public taxes, tax titles, assessments, liens or claims in the nature of liens, rights of tenants and parties in possession, and existing encumbrances of record, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND DOLLARS AND NO/100 ($5,000.00) must be paid by certified, bank, treasurer's or cashier's check at the time and place of the sale by the purchaser as a deposit. The balance of the purchase price is to be paid in cash, or by certified check, bank cashier's check or bank treasurer's check within 30 days thereafter at the Law Offices of Shapiro & Kreisman, 492 Old Connecticut Path, Framingham, MA 01701 (508) 872-0221.

Other terms to be announced at the sale.

Land Court Case Number 181120.

NORTHEAST SAVINGS, F.A.,
PRESENT HOLDER OF SAID MORTGAGE

(C)Nov.5,12,19
#15619

C. C. 106

PUBLIC NOTICE

RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, November 17, 1992 at 6:30 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Debra McManus, et al, to amend the Zoning Ordinances of the City of Cambridge as follows:

Amending Article 2.000 - Definitions regarding "Floor Area, Gross," to create a new section (g) to read as follows:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (l) below; and

To delete paragraph (l) and to substitute therefor the following:

(l) At grade off street parking and loading areas which are unroofed and unenclosed, or parking structures which area dedicated exclusively to the service of residential uses.;

To delete the existing Section 5.25 - FAR Exceptions and substitute therefor the following:

(l) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below grade adjoining said structure by a distance of six (6) feet or greater, shall be excluded from gross floor area computations.

(2) The Planning Board may, by Special Permit, exempt from floor area computations up to twenty-five (25) percent of the floor area of that portion of any parking structure floor level higher than six (6) below average finished grade adjoining the structure, upon making the specific finding that average floor to floor heights within said above grade parking structure are less than eight and one-half (8 1/2) feet;

To amend the end of the first sentence of Section 6.35 to read as follows:

"Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning Appeal or the Planning Board.";

And to amend the end of Section 6.35.1 to read as follows:

> "Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Alice K. Wolf,
Chair

Parking in FAR Computations Petition

We the undersigned respectfully petition the honorable, the City Council of the City of Cambridge, to help mitigate negative development impacts, enhance urban design, and discourage formation of excessive new commuter parking by amending the Zoning Ordinance in conformance with the petition attached hereto.

Signature	*PRINTED NAME*	*ADDRESS*	*PHONE*
Debra McManus	Debra McManus	19 Cornelius Way	864-2686
R Philip Dowds	R PHILIP DOWDS	48 BANKS ST	354-6094
Henry A. Gardyna	HENRY A. GARDYNA	20 CORNELIUS WAY	547-6301
Elena M. Gardyna	ELENA M. GARDYNA	20 CORNELIUS WAY	547-6301
Daniel E. Geer, Jr.	Daniel E. Geer, Jr.	40 Bellis Circle	492-2129
Priscilla J. McMillen	Priscilla J. McMillen	12 Hilliard St	547-6260
Susan Dowds	SUSAN DOWDS	48 BANKS ST	354-6094
Julie C Benyo	JULIE C. BENYO	37 Holworthy St.	492-3055
George Stephans	George Stephans	37 Holworthy St.	492-3055
MaryJo Hitchard	MaryJo Hitchard	15 Cowperthwaite	547-2939
Susan Yanow	Susan Yanow	221 Norfolk	492-1032
Phillip Sego	Phillip Sego	221 Norfolk	492-1032
Jack Martinelli	JACK MARTINELLI	171 Auburn St	354-1325

V = Registered Voter

I, the above-signed, am a registered voter in the City of Cambridge.

PARKING IN F.A.R. COMPUTATIONS

WHEREAS above-grade parking structures are normally among the least attractive buildings in a business district; and

WHEREAS said above-grade structures add to perceived height, bulk and shadowing effects just as do regular, enclosed commercial uses; and

WHEREAS project proponents sometimes argue that, unless granted parking relief by special permit or variance, they will increase the bulk and harm the appearance of their project by incorporating the required but unlimited parking floor area in the structure above grade; and

WHEREAS limitation or elimination of on-site non-residential parking can enhance architectural and site design, and also improve regional air quality by discouraging auto trips to the site; and finally

WHEREAS both public purposes and private market development profitability can be well served by making it easier to obtain relief from non-residential parking requirements;

NOW THEREFORE, we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:

A. Amend Article 2.000 - Definitions, Section "Floor area, gross", as follows:

1. Add a new paragraph (g) which shall read:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (1) below.

2. Delete paragraph (1) and substitute therefor the following:

(1) At-grade off-street parking and loading areas which are unroofed and unenclosed, or parking structures which are dedicated exclusively to the service of residential uses.

B. Amend Article 5.000 - DEVELOPMENT STANDARDS by deleting Section 5.25 "FAR Exceptions", and substituting therefor the following:

5.25 FAR Exceptions for Parking Structures.

(1) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below the level of finished grade adjoining said structure by a distance of six (6) feet or greater, shall be excluded from gross floor area computations.

(2) The Planning Board may, by Special Permit, exempt from floor area computations up to 25% of the floor area of that portion of any parking structure floor level higher than six (6) below average finished grade adjoining the structure, upon making the specific finding that average floor-to-floor heights within said above-grade parking structure are less than eight and one-half (8-1/2) feet.

C. Amend Article 6.000 - OFF STREET PARKING AND LOADING REQUIREMENTS by amending Section 6.35, *Reduction of Required Parking,* as follows:

1. Add to the end of the first sentence of Section 6.35 the words "or the Planning Board.", such that this sentence reads:

Any required amount of parking may be reduced upon issuance of special permit from the Board of Zoning Appeal or the Planning Board.

2. Add to the end of Section 6.35 a new Section 6.35.1 reading as follows:

6.35.1 Adjacent residential streets and on-street parking within 2000 feet of the project site are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers.

Consent comm. # 11 0-3 A

Petition from Debra McManus, et al to amend the Zoning Ordinances in Article 2.000 Definitions; Article 5.000 Development Standards and Article 6.000 Off Street Parking and Loading Requirements.

2/15/93 - Placed on file due to expiration of time limit

Referred to the Ordinance Committee & Planning Board for hearing & report.

In City Council,

Sept. 14, 1992

Copies sent to Ordinance Committee & Planning Board 9/16/92 dd