



Invoice No.: 1000250173
File No. : 156713.010300
Bill Date : March 13, 2023

Somerville Redevelopment Authority
Office of Strategic Planning & Community Development
93 Highland Avenue
Somerville, MA 02143

Attn: Catherine Lester Salchert, Esq.

INVOICE

Re: Cobble Hill Center LLC

Legal Services through February 28, 2023:

Total Fees: \$ 121,471.00

Expenses:

Deposition/Court Reporters	913.73
Professional & Legal	15,263.66
Information and Research	848.52

Total Expenses: \$ 17,025.91

Current Invoice: \$ **138,496.91**

Previous Balance (see attached statement): \$ 151,430.89

Total Amount Due: \$ **289,927.80**

JDM:SEP

Tax ID: 13-3613083



Invoice No.: 1000250173
File No. : 156713.010300

Note: Payment is Due 30 Days from Date of Invoice

***FOR YOUR CONVENIENCE,
PAYMENT INSTRUCTIONS FOR GT FIRM ACCOUNT
FOR FEES & COSTS ARE AS FOLLOWS:***

For Wire Instructions:

Bank: WELLS FARGO BANK
ABA #: 121000248

For ACH Instructions:

Bank: WELLS FARGO BANK
ABA#: 063107513

CREDIT TO: GREENBERG TRAURIG DEPOSITORY ACCOUNT
ACCOUNT #: 2000014648663

PLEASE

**REFERENCE: CLIENT NAME: SOMERVILLE REDEVELOPMENT
AUTHORITY
FILE NUMBER: 156713.010300
INVOICE NUMBER: 1000250173*
BILLING
PROFESSIONAL: James D. Masterman**

IF YOU WISH TO PAY BY CHECK PLEASE REMIT TO THE ADDRESS BELOW:

**Greenberg Traurig
PO Box 936769
ATLANTA GA 31193-6769**

Wire fees may be assessed by your bank.

*** If paying more than one invoice, please reference all invoice numbers in wiring instructions.**
Please contact acct-cashreceipts@gtlaw.com for any payment related questions.

JDM:SEP
Tax ID: 13-3613083



Invoice No.: 1000250173
File No. : 156713.010300

Account Statement

<u>Date</u>	<u>Invoice #</u>	<u>Fees Due</u>	<u>Expenses Due</u>	<u>Other Due</u>	<u>Total Due</u>
02/10/23	1000220737	126,950.00	24,480.89	0.00	151,430.89
	Totals:	\$ 126,950.00	\$ 24,480.89	\$ 0.00	\$ 151,430.89

JDM:SEP

Tax ID: 13-3613083

Invoice No.: 1000250173
Re: Cobble Hill Center LLC
Matter No.: 156713.010300

Page 1

Description of Professional Services Rendered:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
01/27/23	James D. Masterman	Attend to issue re: deposition; prepare for G Proakis telephone discussion of zoning issues.	1.80	1,170.00
02/01/23	James D. Masterman	Preparation for and attend Zoom conference with M Woods and D Bartman; receipt and initial review of Motion for ruling on zoning change reasonable probability; internal discussion of zoning, motion and arguments in opposition thereto; review of lab development events as reported by Somerville Chamber of Commerce and preparation of memo related to same.	5.80	3,770.00
02/01/23	Matthew D. McGuire	Prepare analysis of 90 Washington Street with sites designated as comparable sales. Analyze documents from City records including meeting minutes and presentations addressing the preparing of the zoning ordinance and zoning maps and approval of zoning ordinance and maps as it pertains to Plaintiff's argument that city was rezoning 90 Washington Street prior to taking.	5.30	2,199.50
02/01/23	James P. Ponsetto	Reviewed and analyzed zoning motion served by cobble, with related exhibits; prepared for and participated in conference with Mr. Bartman and Ms. Woods re zoning overhaul; drafted request for chronology re: zoning overhaul.	7.50	4,687.50
02/02/23	James D. Masterman	Internal discussion of opposition to Motion re: reasonable probability of zoning change; further depo preparation as to zoning issue; discussion of witness selection as it relates to trial of zoning issue.	2.60	1,690.00
02/02/23	Matthew D. McGuire	Analyze exhibits (105 pages) to Plaintiff's Motion for Ruling of Law Permitting Plaintiff to Introduce evidence and expert opinion regarding reasonable probability of a Zoning Change.	0.40	166.00
02/02/23	Matthew D. McGuire	Analyze documents from the city of Somerville regarding the adoption of the Zoning Ordinance from 2014-2019 for documents supporting position that a change in the zoning of 90 Washington Street was a reasonable probability.	4.20	1,743.00
02/02/23	James P. Ponsetto	Research re the development and/or financing of laboratory space in The city of Somerville; amended email re zoning chrono; call with opposing counsel re rezoning motion.	6.10	3,812.50
02/03/23	LAC GROUP LAC GROUP	Conduct and research for articles regarding open land development in Somerville; utilizing Westlaw; for J. Ponsetto.	2.00	440.00
02/03/23	Matthew D. McGuire	Analyze documents from 2014-2019 regarding	2.40	996.00

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		history and process of adoption of Zoning Ordinance in 2019 for potential use in structuring opposition to Plaintiff's Motion to introduce evidence that rezoning of 90 Washington Street was probable.		
02/03/23	James P. Ponsetto	Attention to opposition to Motion for zoning clarification, including review of related zoning overhaul materials; related call with Mr. McGuire.	4.40	2,750.00
02/06/23	LAC GROUP LAC GROUP	Conduct case law research in Massachusetts for search: Roach AND "near future" utilizing Westlaw and Lexis at the request of J. Ponsetto.	1.00	220.00
02/06/23	James D. Masterman	Deposition preparation; review and discussion of questions posed by S Buchanan re: premium costs related to I Rex proposed HBU development.	4.40	2,860.00
02/06/23	Matthew D. McGuire	Research and analyze corporate records with Joseph J. Corcoran as an officer in preparation for his deposition; analyze additional documents from City of Somerville regarding Zoning overhaul to be used in Opposition to Plaintiff's Motion to be allowed to argue that zoning change was likely to occur for 90 Washington Street.	4.00	1,660.00
02/06/23	Matthew D. McGuire	Research and analyze corporate records from Secretary of State's office identifying Michael Corcoran as an officer in preparation for his deposition.	1.60	664.00
02/06/23	James P. Ponsetto	Communicated with client concerning zoning overhaul chronology; further attention to draft opposition to zoning motion; call with Mr. McGuire RE zoning materials.	5.70	3,562.50
02/07/23	James D. Masterman	Communication with C Salchert re: demonstration project issues and zoning; communication with M Reenstierna re: work performed in January re: preliminary opinion of value; address final prep for deposition of Cobble Hill.	7.30	4,745.00
02/07/23	Matthew D. McGuire	Analyze material provided by city of Somerville regarding zoning overhaul for potential use in Opposition to Plaintiff's Motion regarding likely zoning change for 90 Washington Street prior to taking; assist in proposed deposition exhibits for 30(b)(6) deposition of Corcoran, Jennison, & Mullins, Inc. Analyze Plaintiff's Answers to Defendant's Interrogatories in preparation for 30(b)(6) deposition of Cobble Hill Center LLC.	0.80	332.00
02/07/23	James P. Ponsetto	Reviewed materials assembled by Miss Wells, including committee and Board minutes related to zoning overhaul; related communication with Mr. Masterman; call with Mr. McGuire regarding chronology; further drafting of zoning opposition.	6.10	3,812.50
02/08/23	James D. Masterman	Review of documents produced by plaintiff CH; Zoom conference with M Reenstierna;	6.30	4,095.00

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		internal discussion of deposition exhibits, topics and related inquiry; depo prep; emails with T Galligani.		
02/08/23	Matthew D. McGuire	Analyze Plaintiff's Responses to Defendant's First Request for Production of Documents in preparation for 30(b)(6) deposition of Cobble Hill Center LLC. Prepare index of proposed deposition exhibits for 30(b)(6) deposition of Cobble Hill Center LLC. Review, analyze, and prepare exhibits for 30(b)(6) deposition of Cobble Hill Center LLC. Analyze documents provided by client regarding efforts to overhaul zoning ordinance in the period from 2015 to 2019.	7.20	2,988.00
02/08/23	Matthew D. McGuire	Analyze Plaintiff's Supplemental Production of Documents.	0.40	166.00
02/08/23	James P. Ponsetto	Assist in prep for Rule 30(B)(6) deposition; internal review of issues with Mr. Masterman; reviewed zoning overhaul materials supporting opposition to zoning motion; prepared and participated in call with appraisal and architect re: density experts.	7.30	4,562.50
02/09/23	James D. Masterman	Attend and take deposition under 30(b)(6) of M Corcoran and J Corcoran; summary email to client; follow-up and next steps internal discussion with J Ponsetto.	7.40	4,810.00
02/09/23	Matthew D. McGuire	Prepare additional exhibits for use at 30(b)(6) deposition of Cobble Hill Center LLC; analyze additional documents produced by client regarding adoption of zoning ordinance from 2015-2019 for potential use in argument that it was not probable that 90 Washington Street was being rezoned.	3.70	1,535.50
02/09/23	James P. Ponsetto	Prepared for and participated in 30b6 deposition; related conferences with Messrs Masterman and McGuire.	8.30	5,187.50
02/10/23	James D. Masterman	Discussion of matter with C Amara, C Salchert and D Shapiro; Zoom conference with M Reenstierna and I Rex; email communication with Councilor M McLaughlin.	2.30	1,495.00
02/10/23	Matthew D. McGuire	Analyze materials provided by city of Somerville for use in Opposition to Plaintiff's Motion to be allowed to argue that zoning change for 90 Washington Street was likely to occur.	1.80	747.00
02/10/23	James P. Ponsetto	Reviewed permitted uses under CI designation for zoning, including lab uses; related communication with expert, Mr. Rex.	2.30	1,437.50
02/12/23	James D. Masterman	Review and reply to T Galligani email.	0.10	65.00
02/13/23	LAC GROUP LAC GROUP	Retrieve any Massachusetts Continuing Legal Education (MCLE) articles by James Masterman regarding eminent domain issues; utilizing Law360, Law.com, Lexis, Westlaw, and the internet; as requested by J. Ponsetto.	1.00	220.00
02/13/23	Matthew D. McGuire	Research regarding Proposed Zoning Atlas from 2014 and potential impact for argument in opposition to Plaintiff's Motion regarding	0.80	332.00

		likelihood of zoning change.		
02/13/23	Matthew D. McGuire	Analyze proposed zoning ordinances and maps submitted to Somerville Board of Aldermen from 2015 to 2019 in regards to 90 Washington Street.	4.60	1,909.00
02/13/23	James P. Ponsetto	Drafted opposition to zoning motion, with related review of the documents assembled Ms. Wells; communications with Mr. Bartman and Ms. Wells concerning Mayor's submissions to the Board re: zoning overhaul; communications with Mr. Masterman and Mr. McGuire regarding opposition.	7.40	4,625.00
02/14/23	James D. Masterman	Review and revisions to Opposition to Motion re: rezoning probability.	5.80	3,770.00
02/14/23	Matthew D. McGuire	Review and analyze minutes from City Council Meetings from 2018 and 2019 regarding history of approval of taking of 90 Washington Street.	1.50	622.50
02/14/23	James P. Ponsetto	Edited opposition to Cobble Hill motion re: applicable zoning, and transitioned draft to Mr. Masterman for review and comment.	2.70	1,687.50
02/15/23	James D. Masterman	Review and revision to Opposition to MIL Reasonable Probability; telephone conference with Councilor McLaughlin.	10.70	6,955.00
02/15/23	Matthew D. McGuire	Research probate proceeding for estate of Joseph E. Corcoran in regards to potential appraisal of 90 Washington Street; review of records from Somerville City Council regarding Order of taking issued for 90 Washington Street; review and analysis of Proposed Zoning Ordinance for use as potential exhibit to Opposition to Plaintiff's Motion to be Allowed to Argue that Zoning Change for 90 Washington Street was likely.	2.00	830.00
02/15/23	James P. Ponsetto	Reviewed inner Belt master plan & Somervision/2030, each in support of opposition to the zoning motion; related call with Mr. Masterman.	2.10	1,312.50
02/16/23	Matthew D. McGuire	Analyze and prepare potential exhibits to Opposition to Plaintiff's Motion for Ruling of Law Permitting Plaintiff to Introduce Evidence and Expert Opinion Regarding the Reasonable Probability of a Zoning Change.	4.60	1,909.00
02/17/23	James D. Masterman	Address various issue regarding Opposition to MIL; attend telephone conference call with D Shapiro, C Salchert, C Amara and E Bean re: potential ranges of potential verdict.	1.30	845.00
02/17/23	Matthew D. McGuire	Assist in assemblage of relevant portions of Zoning Code as exhibits to Opposition to Plaintiff's Motion regarding zoning of 90 Washington Street.	1.60	664.00
02/18/23	Diana A. Balluku	Cite checked Defendant's opposition to Plaintiff's motion for ruling of law permitting plaintiff to introduce evidence and expert opinion regarding the reasonable probability of a zoning change.	2.40	1,080.00
02/19/23	James D. Masterman	Address matters re: compilation of exhibits in	0.70	455.00

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		support of Opposition to MIL; review of I Rex proposed development; discussion of preparation of 30B expert disclosures.		
02/19/23	James P. Ponsetto	Reviewed and cite (exhibit) checked facts section of the zoning opposition; related communication with Ms. Balluku re: pin cites.	4.30	2,687.50
02/20/23	Diana A. Balluku	Further cite checked Defendant's opposition to Plaintiff's motion for ruling of law permitting plaintiff to introduce evidence and expert opinion regarding the reasonable probability of a zoning change.	1.20	540.00
02/20/23	James P. Ponsetto	Drafted expert disclosure; circulated same to Mr. Masterman for review.	3.30	2,062.50
02/21/23	James D. Masterman	Review and revisions to Opposition; review of exhibits for correct excerpted citation; final edit for pin accuracy of caselaw cite issues; discussion of exhibit assemblage and service.	4.80	3,120.00
02/21/23	Matthew D. McGuire	Prepare additional exhibits to Opposition to Plaintiff's Motion regarding zoning of 90 Washington Street; assist Mr. Masterman's final edits for cite precision to attached Exhibits.	6.00	2,490.00
02/22/23	James D. Masterman	Final edits and authorize for service.	2.20	1,430.00
02/22/23	Matthew D. McGuire	Analyze and prepare exhibits in preparation for service and filing of Opposition to Plaintiff's Motion regarding zoning of 90 Washington Street; attention to service issues regarding Opposition to Plaintiff's Motion regarding Zoning of 90 Washington Street and exhibits to Motion..	4.20	1,743.00
02/22/23	James P. Ponsetto	Finalized and served opposition to cobble zoning motion; related calls with Mr. Masterman, Mr. McGuire and Ms. Balluko.	5.20	3,250.00
02/23/23	James D. Masterman	Prepare for and attend meeting with Mayor's office, city solicitor, finance director, SRA and counsel re: matter; review and revisions of answers to expert interrogatories; email with M Reenstierna; research lab market reports; assign motion in limine research re: comp sales criteria to D Ballukiu.	3.60	2,340.00
02/23/23	Matthew D. McGuire	Attention to issues regarding service of additional copies of Opposition to Zoning Motion on Plaintiff's Counsel; research commercial real estate reports for lab science buildings in the Boston area in regards to use as potential comparable sites to 90 Washington Street	3.30	1,369.50
02/28/23	Diana A. Balluku	Review and analysis of Massachusetts case law as to identify authority pertaining to comparable sales in the context of different marketing conditions.	1.20	540.00
02/28/23	James P. Ponsetto	Attention to responses to expert interrogatories served by Cobble Hill; reviewed the report of traffic expert, Mr. Dirk.	6.90	4,312.50

<u>Total Time:</u>	215.90	
<u>Total Fees:</u>		\$ 121,471.00

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Description of Expenses Billed:

<u>DATE</u>	<u>DESCRIPTION</u>		<u>AMOUNT</u>
02/02/23	VENDOR: LexisNexis - ACH INVOICE#: 3094353631 DATE: 2/28/2023 Lexis Charges Period: February 01 - February 28 2023	\$	47.67
02/02/23	WestlawNext Research by Esther Quiles on 2/2/23 - Re: 156713.010300	\$	258.00
02/03/23	VENDOR: LexisNexis - ACH INVOICE#: 3094353631 DATE: 2/28/2023 Lexis Charges Period: February 01 - February 28 2023	\$	47.67
02/03/23	WestlawNext Research by Arah Joseph on 2/3/23 - Re: 156713.010300	\$	51.60
02/10/23	VENDOR: LexisNexis - ACH INVOICE#: 3094353631 DATE: 2/28/2023 Lexis Charges Period: February 01 - February 28 2023	\$	161.64
02/10/23	VENDOR: LexisNexis - ACH INVOICE#: 3094353631 DATE: 2/28/2023 Lexis Charges Period: February 01 - February 28 2023	\$	127.14
02/10/23	WestlawNext Research by Tara Davis on 2/10/23 - Re: 156713.010300	\$	154.80
02/23/23	VENDOR: O'Brien & Levine Court Reporting-RSI Inc INVOICE#: 1006678 DATE: 2/23/2023 Cobble Hill 30(b)(6) Deposition	\$	913.73
03/08/23	VENDOR: Vanasse & Associates Inc INVOICE#: 42708 DATE: 3/8/2023 Professional Expert Services	\$	3,148.68
03/08/23	VENDOR: Davis Square Architects, Inc. INVOICE#: 24531 DATE: 3/8/2023 Professional Expert Services	\$	8,902.55
03/09/23	VENDOR: TRC Environmental Corporation INVOICE#: 578934 DATE: 3/9/2023 Professional Expert Services	\$	3,212.43
	Total Expenses:	\$	17,025.91

Account Number
 1000UETUZ
 GREENBERG TRAUIG
 LLP - PROF PKG

Date Range
 01/28/2023 - 02/28/2023

Report Date
 03/13/2023

Currency
 UNITED STATES DOLLAR

Billing data reports include estimated taxes. The official invoice includes taxes based on actual usage for usage-based services or/and default location for non-usage-based services at invoice period end.

DETAIL BY CLIENT/USER/DATE/ACTIVITY DESCRIPTION/TYPE OF CHARGE

CLIENT/ USER NAME/ USER ID	PLACE OF BUSINESS	TIME KEEPER ID	MASTER FEATURE NAME	USER GROUP	MEMBER PROFILE NAME	DATE	PRICING CATEGORY	ACTIVITY DESCRIPTION	TYPE OF CHARGE	RESEARCH DESCRIPTION	QUANTITY	GROSS AMOUNT	ADJUSTMENT	NET AMOUNT	TRANSACTIONAL GROSS AMOUNT	TRANSACTIONAL ADJUSTMENT	TRANSACTIONAL NET AMOUNT	TOTAL BEFORE TAX	TAX*	TOTAL CHARGES	BILLABLE Yes/No	NON-BILLABLE ZONE NAME	HIGH LEVEL CONTENT
156713.010300 DAVIS, TARA TARADAVIS@CONTRACT.GTLAW.COM	333 SE 2ND AVE STE 4400; MIAMI; FLORIDA; 33131-2184; UNITED STATES	LACG	LEXIS® RESEARCH	****NO USER GROUP DEFINED****	****NO MEMBER PROFILE NAME DEFINED****	FEB- 10-2023	LEGAL NEWS	US LEGAL NEWS	DOC ACCESS	****NO RESEARCH DESCRIPTION****	19	\$1,007.00	(\$845.36)	\$161.64	\$0.00	\$0.00	\$0.00	\$161.64	\$0.00	\$161.64	YES	NO PAGE NAME IDENTIFIED	US LEGAL NEWS
							LEXIS	SEARCH	ACCESS CHARGE	****NO RESEARCH DESCRIPTION****	8	\$792.00	(\$664.86)	\$127.14	\$0.00	\$0.00	\$0.00	\$127.14	\$0.00	\$127.14	YES	NO PAGE NAME IDENTIFIED	N/A
JOSEPH, ARAH ARAHJOSEPH@CONTRACT.GTLAW.COM	333 SE 2ND AVE STE 4400; MIAMI; FLORIDA; 33131-2184; UNITED STATES	LACG	LEXIS® RESEARCH	****NO USER GROUP DEFINED****	****NO MEMBER PROFILE NAME DEFINED****	FEB- 03-2023	LEXIS	SEARCH	ACCESS CHARGE	****NO RESEARCH DESCRIPTION****	3	\$297.00	(\$249.33)	\$47.67	\$0.00	\$0.00	\$0.00	\$47.67	\$0.00	\$47.67	YES	NO PAGE NAME IDENTIFIED	N/A
QUILES, ESTHER ESTHERQUILES@CONTRACT.GTLAW.COM	333 SE 2ND AVE STE 4400; MIAMI; FLORIDA; 33131-2184; UNITED STATES	LACG	LEXIS® RESEARCH	****NO USER GROUP DEFINED****	****NO MEMBER PROFILE NAME DEFINED****	FEB- 02-2023	LEXIS	SEARCH	ACCESS CHARGE	****NO RESEARCH DESCRIPTION****	3	\$297.00	(\$249.33)	\$47.67	\$0.00	\$0.00	\$0.00	\$47.67	\$0.00	\$47.67	YES	NO PAGE NAME IDENTIFIED	N/A
SUB-TOTAL:												\$2,393.00	(\$2,008.88)	\$384.12	\$0.00	\$0.00	\$0.00	\$384.12	\$0.00	\$384.12			
TOTAL:												\$2,393.00	(\$2,008.88)	\$384.12	\$0.00	\$0.00	\$0.00	\$384.12	\$0.00	\$384.12			

EXCHANGE RATE TO United States Dollar

Date	Rate	From Currency	Base Currency
MAR-13-2023	1	UNITED STATES DOLLAR	UNITED STATES DOLLAR

Account Group: COST RECOVERY
Date Range: February 02, 2023 - February 10, 2023
Report Format: A. Disbursement Export (**Targeted**)
Products: Practical Law Australia, Westlaw, Westlaw Canada, Westlaw Retired, Westlaw UK
Content Families: All Content Families

Account by Client by User by Day	Database Time	Transactions	Docs/Lines	Connect Time	Standard Charge	Amount of Discount	Special Pricing Charge	Tax Amount	Total Charge
Account: 1000575193									
Client 156713.010300									
User Name DAVIS,TARA (22043240 / Unassigned)									
Totals for Day 02/10/2023		4			774.00 USD	619.20 USD	154.80 USD	0.00 USD	154.80 USD
User Name JOSEPH,ARAH (20863074 / LACG)									
Totals for Day 02/03/2023		1			258.00 USD	206.40 USD	51.60 USD	0.00 USD	51.60 USD
User Name QUILES,ESTHER (22043241 / LACG)									
Totals for Day 02/02/2023		17			1,290.00 USD	1,032.00 USD	258.00 USD	0.00 USD	258.00 USD
Report Totals		22			2,322.00 USD	1,857.60 USD	464.40 USD	0.00 USD	464.40 USD

INVOICE

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James D. Masterman
Greenberg Traurig, LLP
One International Place
20th Floor
Boston, MA 02110

Invoice No.	Invoice Date	Job No.
1006678	2/23/2023	928186
Job Date	Case No.	
2/9/2023	1981CV02669	
Case Name		
Cobble Hill Center LLC v. Somerville Redevelopment Authority		
Payment Terms		
Net 30		

Transcript/Index of:

Joseph J. Corcoran	119.00	Pages	@	4.150	493.85
Attendance - In Person (Half Day)	1.00		@	125.000	125.00
Electronic File Formats	1.00		@	35.000	35.00
Transcript Archiving	1.00		@	15.000	15.00
Parking/Toll	1.00		@	33.230	33.23

Transcript/Index of:

Michael Corcoran	51.00	Pages	@	4.150	211.65
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TOTAL DUE >>> \$913.73

Client Matter No. : 156713.010300
Location of Job : Greenberg Traurig, LLP
One International Place
20th Floor
Boston, MA 02110

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James D. Masterman
Greenberg Traurig, LLP
One International Place
20th Floor
Boston, MA 02110

Job No. : 928186 BU ID : O'Brien
Case No. : 1981CV02669
Case Name : Cobble Hill Center LLC v. Somerville
Redevelopment Authority
Invoice No. : 1006678 Invoice Date : 2/23/2023
Total Due : \$913.73

Remit To: **O'Brien & Levine** **888.825.3376**
68 Commercial Wharf
Boston, MA 02110

PAYMENT WITH CREDIT CARD



Cardholder's Name: _____
Card Number: _____
Exp. Date: _____ Phone#: _____
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Amount to Charge: _____
Cardholder's Signature: _____
Email: _____

INVOICE

2 of 2



James D. Masterman
Greenberg Traurig, LLP
One International Place
20th Floor
Boston, MA 02110

Invoice No.	Invoice Date	Job No.
1006678	2/23/2023	928186
Job Date	Case No.	
2/9/2023	1981CV02669	
Case Name		
Cobble Hill Center LLC v. Somerville Redevelopment Authority		
Payment Terms		
Net 30		

Please note that our terms are NET 30 and not contingent on client payment.

From discovery through trial O&L is your partner providing services for Court Reporting and Video, Record Retrieval, Language, Graphics/presentations, Jury Consulting and Trial Consulting. Contact your account executive or call us at 888-825-3376

TAX ID: 04-3106514

Tax ID: 04-3106514

Please detach bottom portion and return with payment.

Job No. : 928186 BU ID : O'Brien
Case No. : 1981CV02669
Case Name : Cobble Hill Center LLC v. Somerville
Redevelopment Authority
Invoice No. : 1006678 Invoice Date : 2/23/2023
Total Due : \$913.73

James D. Masterman
Greenberg Traurig, LLP
One International Place
20th Floor
Boston, MA 02110

Remit To: **O'Brien & Levine** **888.825.3376**
68 Commercial Wharf
Boston, MA 02110

PAYMENT WITH CREDIT CARD



Cardholder's Name: _____
Card Number: _____
Exp. Date: _____ Phone#: _____
Billing Address: _____
Zip: _____ Card Security Code: _____
Amount to Charge: _____
Cardholder's Signature: _____
Email: _____

Ref: 9102

March 10, 2023

James D. Masterman, Esquire
as Attorney for the Somerville Redevelopment Authority
c/o Greenberg Traurig, LLP
One International Place, Suite 2000
Boston, MA 02110

Re: Traffic Engineering Expert Witness Services
Cobble Hill Center LLC v.
Somerville Redevelopment Authority, Middlesex CA No. 1981CV02669
Somerville, Massachusetts

Dear Jim:

Enclosed please find an invoice for the period January 29, 2023 through February 25, 2023 for providing Traffic Engineering Expert Witness Services in support of the defense of the City of Somerville Redevelopment Authority (SRA) in the matter of Cobble Hill Center LLC v. Somerville Redevelopment Authority (Middlesex CA No. 1981CV02669). Services performed during this invoice period consisted of our review of our assessment of the development programs prepared by Davis Square Architects for the property known as 90 Washington Street and the issuance of a memorandum summarizing our assessment (Phase 010).

We appreciate the opportunity to assist you with this matter. If you should have any questions regarding the enclosed invoice or the associated work effort, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.

Jeffrey S. Dirk

Jeffrey S. Dirk, P.E., PTOE, FITE
Managing Partner

Enclosure

Invoice

Vanasse & Associates, Inc.
TRANSPORTATION ENGINEERS AND PLANNERS
35 New England Business Center Drive
Suite 140
Andover, MA 01810

James D. Masterman, Esquire
 as Attorney for Somerville Redevelopment Authority
 Greenberg Traurig, LLP
 One International Place, Suite 2000
 Boston, MA 02110

March 10, 2023
 Project No: 9102
 Invoice No: 42708

Invoice Total: \$3,148.68

Traffic Engineering Expert Witness Services
 Cobble Hill Center LLC v. Somerville Redevelopment Authority
 Middlesex CA No. 1981CV02669
 CC: Nicole Burt

Professional Services from January 29, 2023 to February 25, 2023

Phase Number: 010 Initial Investigations

Professional Personnel

	Hours	Rate	Amount	
Dirk, Jeffrey	5.00	265.00	1,325.00	
Arseneault, Andrew	15.00	120.00	1,800.00	
Totals	20.00		3,125.00	
Total Labor				3,125.00
				Phase Total \$3,125.00

Phase Number: 995 Expenses

Reimbursable Expenses

Reproductions & Printing	12.10	
Telephone / Fax	11.58	
Total Reimbursables	23.68	23.68
		Phase Total \$23.68

TOTAL THIS INVOICE \$3,148.68





D A V I S
S Q U A R E
A R C H I T E C T S

Invoice number 24531
Date 03/08/2023
Project **2021073.00 COBBLE HILL, 90 WASHINGTON ST**

Greenberg Traurig LLP as attorney for SRA
James Masterman
One International Place
Suite 2000
Boston, MA 02110

240A Elm Street
Somerville, MA 02144
617.628.5700, tel
davissquarearchitects.com

Clifford J. Boehmer, AIA
Ross A. Speer, AIA
Iric L. Rex, AIA

Professional Services through February 24, 2023

Professional Personnel

	Hours	Rate	Billed Amount
Iric Rex	33.85	263.00	8,902.55

Invoice total **8,902.55**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
23997	09/07/2022	1,437.50					1,437.50
24074	09/23/2022	5,982.50					5,982.50
24130	10/13/2022	1,587.50					1,587.50
24214	11/18/2022	2,305.00				2,305.00	
24333	12/28/2022	3,625.00			3,625.00		
24410	01/11/2023	3,215.25		3,215.25			
24447	02/03/2023	15,911.50		15,911.50			
24531	03/08/2023	8,902.55	8,902.55				
Total		42,966.80	8,902.55	19,126.75	3,625.00	2,305.00	9,007.50



INVOICE

PAYMENT INSTRUCTIONS: Please pay by ACH or WIRE. Provide Invoice Numbers/Amounts to ARemitdetail@trccompanies.com

Electronic Funds Payment Details:

Bank Name: Citizens Bank:
US ACH: 211170114
US WIRE: 011500120

Swift Code: CTZIUS33
Account Name: TRC
Account Number: 2232037090

Check Payment Mailing Address: TRC LOCKBOX • P.O. BOX 536282 • PITTSBURGH, PA 15253-5904

Greenberg Traurig LLP
One International Place
Suite 2000
Boston, MA 02110

March 9, 2023
Project No: 442804.0000.0000
Invoice No: 578934
Project Manager: Norman Buchanan

Project 442804.0000.0000 90 Washington Street

Professional Services through February 24, 2023

Phase 000001 Doc Review Data Gap and Costing

TRC Personnel

	Hours	Rate	Amount	
Sci/Eng/Spec/Tech/Proj Supt 8				
Colino, Caitlin	15.50	94.05	1,457.78	
Leary, Kristopher	.75	94.05	70.54	
Sr Sci/Eng/Specialist 3				
Nardone, Michael	4.25	136.80	581.40	
Project/Technical Manager 2				
Buchanan, Norman	6.75	155.80	1,051.65	
Program Mgr/Sr Technical Mgr 4				
Silverman, Diane	.25	204.25	51.06	
Total	27.50		3,212.43	3,212.43
		Total this Phase		\$3,212.43
		Total this Invoice		\$3,212.43