



Invoice No.: 1000273353
 File No. : 156713.010300
 Bill Date : April 10, 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 March 31, 2023:

Total Fees: \$ 275,725.25

Expenses:

Professional & Legal 37,489.48
 Information and Research 384.94

Total Expenses: \$ 37,874.42

Current Invoice: \$ 313,599.67

Previous Balance (see attached statement): \$ 289,927.80

Total Amount Due: \$ 603,527.47

JDM:SEP

Tax ID: 13-3613083



Invoice No.: 1000273353
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: 1000273353*
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.: 1000273353
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
03/13/23	1000250173	121,471.00	17,025.91	0.00	138,496.91
	Totals:	\$ 248,421.00	\$ 41,506.80	\$ 0.00	\$ 289,927.80

JDM:SEP

Tax ID: 13-3613083

Invoice No.: 1000273353
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>
03/01/23	Diana A. Balluku	Further review and analysis of Massachusetts state and federal case law as to identify authority pertaining to comparable sales in the context of different marketing conditions for MIL prep.	1.80	810.00
03/01/23	Matthew D. McGuire	Analyze Reports prepared by Real Estate Companies regarding Life Science industry for use as comparable sites to 90 Washington Street for valuation purposes; analyze zoning ordinance in effect at time of taking in regards to information needed for inclusion in Expert Disclosures.	2.30	954.50
03/01/23	James P. Ponsetto	Attention to written expert disclosures in response to CH interrogatories; expert call regarding same; internal related communications.	2.70	1,687.50
03/02/23	Diana A. Balluku	Further review and analysis of Massachusetts state and federal case law as to identify authority pertaining to comparable sales in the context of different marketing conditions in support of MIL.	4.60	2,070.00
03/02/23	Matthew D. McGuire	Analyze prior zoning codes for information needed to revise Supplemental Responses to Interrogatories in regards to Expert Disclosures.	1.40	581.00
03/02/23	James P. Ponsetto	Reviewed and analyzed environmental report and backup; related communication with Mr. Buchananm TRC Environmental trial expert.	5.50	3,437.50
03/03/23	Matthew D. McGuire	Conduct legislative research regarding MBT Communities Law and Housing Choice Bill in regards to impact on zoning issues; research regarding testimony and reports issued by J. Dirk for use in preparation of Expert Disclosures; Research reports issued by Massachusetts Area Planning Council in 2019 regarding trends in real estate development in MBTA communities.	2.50	1,037.50
03/03/23	James P. Ponsetto	Attention to expert disclosures, including communications with Mr. Rex, Mr. Dirk and Mr. Buchanan; communication with Ms. Balluku re: research related to MILs.	3.60	2,250.00
03/04/23	James D. Masterman	Attend to preparation of answers to expert interrogatories; revisions to same; address expert related matters.	2.30	1,495.00
03/04/23	James P. Ponsetto	Drafted expert disclosure re: environmental, with related communications with Mr. Buchanan, TRC Environmental.	5.70	3,562.50
03/05/23	James D. Masterman	Review expert opinions, prepare expert answer to interrogatory; internal communication re: same; communication with M Reenstierna re:	5.80	3,770.00

Invoice No.: 1000273353
Re: Cobble Hill Center LLC
Matter No.: 156713.010300

Page 2

03/06/23	James D. Masterman	support for opinion of value. Preparation of expert answers; multiple internal conferences re: same; conference with M Reenstierna; attend to various matters in connection with expert testimony and related evidence.	7.20	4,680.00
03/06/23	Matthew D. McGuire	Research sites selected by M. Reestierna as comparable sites for 90 Washington Street; Research impact of Green Line extension in regards to taking for use in Pre-Trial Memo.	1.00	415.00
03/06/23	James P. Ponsetto	Drafted expert disclosures and sections of the pretrial memorandum; related review of TCR report and backup information; internal communications RE disclosures and pretrial.	2.70	1,687.50
03/07/23	James D. Masterman	Preparation of expert disclosures; communications with M. Reenstierna, I Rex, S Buchanan, A Smyth, cost engineer all in connection with preparation of expert disclosures.	6.30	4,095.00
03/07/23	Matthew D. McGuire	Review and analyze depositions of M. Corcoran and J. Corcoran regarding potential witnesses to include on Joint Pre-Trial Memorandum; Research sites identified by M. Reestierna as comparable sites to 90 Washington Street in regards to valuation of property; Research and prepare list of potential witnesses for inclusion in Joint Pre-Trial Memorandum.	5.80	2,407.00
03/07/23	James P. Ponsetto	Reviewed and addressed Mr. Buchanan's revisions and comments to TRC disclosure; related communication with Mr. Buchanan; edited joint pretrial memorandum; related communication with opposing counsel regarding exchange of expert disclosures and filing a pretrial memorandum.	4.40	2,750.00
03/08/23	James D. Masterman	Revisions to expert disclosures; research 0-20 Inner Belt development instruments of record; revise pretrial conference memo list of potential witnesses; internal discussion of exhibit prep and related issues.	5.80	3,770.00
03/08/23	James P. Ponsetto	Further attention to Dirk, Rex and TRC disclosures; revised draft joint pretrial memorandum; related call with Mr. Buchanan re: environmental disclosure; internal communications re: disclosures.	5.20	3,250.00
03/09/23	Diana A. Balluku	Review and analysis of Massachusetts case law regarding admissibility of comparable sales in situations where there has been a change in market conditions.	4.80	2,160.00
03/09/23	James D. Masterman	Address multiple issues related to expert disclosures, initial review of Reply Brief to MIL zoning probability.	6.60	4,290.00
03/09/23	Matthew D. McGuire	Conference call with J. Masterman and M. Reenstierna regarding comparable sites to 90 Washington Street for use in determining valuation of property; Analyze materials provided by M. Reenstierna regarding sites	5.90	2,448.50

Invoice No.: 1000273353
Re: Cobble Hill Center LLC
Matter No.: 156713.010300

Page 3

		identified as comparable sales to 90 Washington Street,		
03/09/23	James P. Ponsetto	Reviewed CHC's reply to zoning motion; call with Mr. Costello regarding testimony regarding demolition at 90 Washington St.; drafted related disclosure for Costello..	3.20	2,000.00
03/10/23	James D. Masterman	Final revisions to expert disclosures; telephone conference with M Reenstierna and with back up supporting engineer, KJ Kenny re: garage; initial review of plaintiff expert disclosures; initial review of HNA provided by M Feloney.	6.60	4,290.00
03/10/23	Matthew D. McGuire	Analyze depositions of J. Corcoran and M. Corcoran in regards to testimony identifying the manager of the Cobble Hill Apartments as a possible witness to be included in the Joint Pre-Trial Memorandum; Research regarding shortage of housing in Boston area for use in determining valuation of 90 Washington Street; Revise witness list included in Joint Pre-Trial Memorandum; Analyze materials provided by M. Reensterna regarding sites identified as comparable sales to 90 Washington Street.	3.20	1,328.00
03/10/23	James P. Ponsetto	Revised and finalized SRA's expert disclosures and exchanged them with plaintiff; related communications with the experts regarding their individual disclosures; review plaintiff's expert disclosures.	8.10	5,062.50
03/12/23	James D. Masterman	Internal discussion of pretrial conference memo; review of potential Motion in Limine research.	1.40	910.00
03/13/23	Diana A. Balluku	Review of Massachusetts secondary sources as to identify authority for the exclusion of plaintiff's evidence of comparable sales at trial based on a change in market conditions or the economy.	2.60	1,170.00
03/13/23	James D. Masterman	Attend to various issues related to pretrial conference memo; review of communications from D Smyth, and construction cost engineering estimate of garage costs as requested by I Rex and M Reenstierna; Analyze Plaintiff's Expert Disclosure (27 pages);Analyze Plaintiff's Reply to Somerville Redevelopment Authority's Opposition to Motion regarding zoning of 90 Washington Street; Research sites selected by J. Toner as comparable sales to 90 Washington Street to determine valuation of property; Analyze materials provided by M. Reenstierna regarding comparable sales to 90 Washington Street; Research sites selected by J. Tribble as comparable sales to 90 Washington Street to determine valuation of property; Research experts designated by Plaintiff.	9.10	5,915.00
03/13/23	Matthew D. McGuire	Further and continued review of file materials and related matters.	2.20	913.00
03/13/23	James P. Ponsetto	Attention to editing and finalizing joint pretrial memorandum; communications with opposing	6.30	3,937.50

		counsel regarding same.		
03/14/23	Diana A. Balluku	Drafted summary of Massachusetts case law pertaining to the exclusion of comparable sales evidence due to a change in market conditions or the economy; additional review of Massachusetts case law to identify more authority pertaining to the exclusion of comparable sales evidence due to a change in market conditions or the economy; review of secondary sources from the Lum Library to identify authority pertaining to the exclusion of comparable sales evidence due to a change in market conditions or the economy.	3.10	1,395.00
03/14/23	James D. Masterman	Preparation for final pretrial conference; review of expert disclosures and analysis of opinions expressed; telephone conferences with C Amara and M Woods.	5.60	3,640.00
03/14/23	Matthew D. McGuire	Analyze materials provided by M. Reenstierna regarding sites to be used as comparable sales to 90 Washington Street; Research and draft Affidavit of F. Golden to use as evidence at trial of assessed value of 90 Washington Street prior to taking..	4.00	1,660.00
03/14/23	James P. Ponsetto	Prepared for joint pretrial conference (rescheduled); further attention to trial preparation, including exhibit assembly.	4.90	3,062.50
03/15/23	James D. Masterman	Matters related to trial preparation; conference with M Reenstierna; communications with I Rex; analysis of comparable sales information; discussion of life sciences market and statistical evidence supporting market change; communications with A Shani.	5.80	3,770.00
03/15/23	Matthew D. McGuire	Research issues regarding impact of unforeseen events on potential valuation of property in regards to impact of pandemic on value of 90 Washington Street; Additional research regarding sites identified by Plaintiff's experts J. Tribble and J. Toner; Research growth of federal private equity funding of life sciences for use in attacking plaintiff's claimed value of property.	6.60	2,739.00
03/16/23	James D. Masterman	Preparation for and attend final PTC; continued review of file materials for trial preparation; communications with experts and potential witnesses; internal discussion of trial prep, motions in limine; communication with client.	6.20	0.00
03/16/23	James P. Ponsetto	Prepared for and attended rescheduled trial conference in Middlesex; attention to other trial preparation, including motion to exclude regulatory complaint made against our expert appraiser.	4.40	2,750.00
03/17/23	Diana A. Balluku	Strategized with trial team to discuss action items to be completed for the trial and contents of motion in limine to exclude Cobble Hill's comparable sales data.	1.00	450.00
03/17/23	James D. Masterman	Further and continued prep for trial; telephone conferences with M Reenstierna, S Lewis, J	10.40	6,760.00

Invoice No.: 1000273353
 Re: Cobble Hill Center LLC
 Matter No.: 156713.010300

03/17/23	Matthew D. McGuire	Curtatone; and owner J Doherty of CC&F; internal litigation task meeting; research sales data; prep of direct and cross topics. Meeting with J. Masterman, J. Ponsetto, and D. Balluku regarding trial preparation; Conference call with J. Masterman and M. Reenstierna regarding expert testimony and preparation for trial; Analyze materials related to comparable sales, housing data provided by City of Somerville and reports regarding Life Sciences Real Estate and investments in preparation for meeting with M. Reenstierna and J. Masterman; Review, analyze and prepare materials related to sites identified by Plaintiff's experts as comparable sales for production to M. Reenstierna; Additional research regarding sites identified by Plaintiff's experts as comparable sales to 90 Washington Street.	8.60	3,569.00
03/17/23	James P. Ponsetto	Reviewed Superior Court rules and secondary sources regarding lawyer conducted voir dire, including cases involving eminent domain; and reviewed model jury instructions for eminent domain.	2.90	1,812.50
03/18/23	James D. Masterman	Further and continued review of file materials and public records on comparable sales cited by opposing experts in preparation for cross examination.	4.40	2,860.00
03/19/23	James D. Masterman	Continued review and analysis of comp sales data; prep of direct exam topics for city witnesses; internal communication re: pre-trial motions. woeness prep and exhibits	6.40	4,160.00
03/20/23	Diana A. Balluku	Review of secondary sources regarding the life sciences real estate trends following the onset of COVID and the change in the market in preparation for drafting motion in limine to exclude Cobble Hill's comparable sales data post-dating the taking (2.4); review of Massachusetts case law as to identify authority pertaining to the change in the market as a result of COVID-19 (1.8).	4.20	1,890.00
03/20/23	Colin W. Kennedy	Spoke with J. Ponsetto regarding details of question to be researched; researched Massachusetts case law regarding whether an unsubstantiated extra-judicial complaint can come into evidence to impeach a witness	4.20	1,890.00
03/20/23	James D. Masterman	Prepare Q&As for City witnesses.	8.40	5,460.00
03/20/23	Matthew D. McGuire	Research Boynton Yards development in Somerville in regards to development of laboratory space for life sciences. Research Opportunity Zones in regards to impact on 90 Washington Street being located in area designated as Opportunity Zone. Research redevelopment of Assembly Square area for use in structuring argument regarding development in the city of Somerville. Review and analyze documents for potential use as trial	6.30	2,614.50

		exhibits. Research and analyze Brick Bottom Development plan developed by City of Somerville.		
03/20/23	James P. Ponsetto	Attention to trial preparation; motion preparation; identification of potential exhibits; analysis of comparable sales and related issues.	7.30	4,562.50
03/21/23	Diana A. Balluku	Drafted motion in limine to exclude the comparable sales data and evidence to be offered by Cobble Hill post-dating the taking.	8.40	3,780.00
03/21/23	Colin W. Kennedy	Continued researching case law regarding whether an unsubstantiated complaint can come into evidence for impeachment purposes; researched proper standard courts use in making rule 403 and 404 decisions; call with J. Ponsetto to discuss assignment and strategize how best to bolster our position in motion in limine	4.10	1,845.00
03/21/23	LAC GROUP LAC GROUP	Research and retrieve map imagery at ground and aerial level of 90 Washington Street, Somerville, MA; utilizing Google Maps and Google Earth Pro; for J. Ponsetto.	3.75	1,031.25
03/21/23	James D. Masterman	Prepare for trial; prepare Q&As of city witnesses; communication with parties to comparable sales; contact with Watertown planning officials.	8.70	5,655.00
03/21/23	Matthew D. McGuire	Research reports regarding housing in Somerville in regards to housing projections and expected supply and demand for housing in Somerville. Conduct research regarding revisions to Assembly Square Planned Unit Development Plan. Meeting with J. Masterman regarding research on demand for housing in Somerville in 2019. Revise Affidavit of F. Golden for use at trial. Prepare memo analyzing research regarding Opportunity Zones and impact of 90 Washington Street's location within Opportunity Zone. Analyze reports regarding housing demand in Somerville and Greater Boston for data showing that in 2019 housing would be the highest and best use for 90 Washington Street.	7.40	3,071.00
03/21/23	James P. Ponsetto	Trial preparation in connection with the 90 Washington St. litigation.	6.60	4,125.00
03/22/23	Diana A. Balluku	Review and analysis of state case law as to ascertain whether there is a basis to file a motion in limine to exclude evidence of comparable sales pertaining to permitted sites; review of non-Massachusetts case law as to ascertain whether any other jurisdiction has excluded evidence of comparable sales on the grounds of a change in the economy and market conditions; supplemented motion in limine to exclude evidence of comparable sales due to a change in the market.	8.70	3,915.00
03/22/23	James D. Masterman	Preparation for trial; prep of Q&As; revisions to MILs; research into sales data for prep of cross examination of experts; assign	9.70	6,305.00

03/22/23	Matthew D. McGuire	evidentiary research assignments. Prepare exhibits to Motions in Limine. Analyze housing reports regarding market conditions in Somerville and Greater Boston in regards to highest and best use analysis. Research corporate information for owners of sites identified as comparable sales by Plaintiff's experts. Revise exhibit list for Somerville Redevelopment Authority. Analyze materials filed with City of Somerville by previous owners of 90 Washington Street in regards to request for information by A. Smyth at TRC Companies.	5.80	2,407.00
03/22/23	James P. Ponsetto	Attention to trial preparation, including affirmative trial motions in limine and to compel.	5.80	3,625.00
03/23/23	Diana A. Balluku	Additional revisions to memorandum of law in support of motion in limine to exclude Cobble Hill's evidence of post-taking sales.	1.20	540.00
03/23/23	James D. Masterman	Trial preparation including review and revisions to pre-trial motions; interview of Watertown public officials re: sales data and market activity; prep of witness Q&A, related evidentiary issues.	8.40	5,460.00
03/23/23	Matthew D. McGuire	Analyze deeds for properties included in 66 Galen Street redevelopment and Watertown Zoning Board of appeals decision on 66 Galen Street redevelopment project. Registry of Deeds research regarding transactions related to 66 Galen Street Watertown redevelopment project. Analyze exhibits to Plaintiff's Motion regarding likelihood of zoning change and exhibits to Plaintiff's reply brief to SRA's Opposition. Analyze photographs for use as trial exhibits. Conduct research regarding 66 Galen Street redevelopment project. Prepare additional exhibits to Somerville Redevelopment Authority's Motions in Limine. Analyze materials regarding M. Reenstierna's comparable sales for use as exhibits.	6.10	2,531.50
03/23/23	James P. Ponsetto	Prepared for and participated in call with Watertown staffers regarding certain sales of real property cited by the plaintiff as comparable; attention to other trial preparation matters including trial motions, draft jury instructions and exhibit list; related communications with Mr. Masterman.	8.30	5,187.50
03/24/23	Diana A. Balluku	Final revisions to motion in limine to exclude evidence of post-taking sales.	0.90	405.00
03/24/23	James D. Masterman	Trial prep: Review of City Planning Q&A; preparation for Rule 9C conference re: pre-trial motions; confer internally on evidentiary and other issues; research Watertown comps; preparation of cross examination materials.	7.70	5,005.00
03/24/23	Matthew D. McGuire	Prepare and Revise Exhibit List; Analyze materials related to sites identified as	6.80	2,822.00

		comparable sales by M. Reenstierna for use as exhibits; Analyze materials related to zoning overhaul from 2013-2016 for use as potential trial exhibits.		
03/24/23	James P. Ponsetto	Trial preparation, including 9C conference regarding trial motions and assembly of potential trial exhibits; related communication with expert appraiser regarding New Hampshire proceedings that are the subject of a motion in limine.	9.30	5,812.50
03/25/23	James D. Masterman	Trial prep: Review and revisions to proposed agreement with plaintiff on scope of pre-trial motions in limine; analysis of Watertown comps, Watertown zoning, prep of cross examination re: same.	5.20	3,380.00
03/25/23	Matthew D. McGuire	Telephone call with J. Ponsetto regarding trial exhibits for Somerville Redevelopment Authority. Analyze materials provided by G. Schreiber and S. Magoon of Watertown regarding development of life science cluster in Watertown in relationship to life science industry in Somerville. Research Alexandria Real Estate Equities history of development of life science buildings in Watertown. Registry of Deeds research regarding Alexandria Real Estate Equities purchase and redevelopment of 57-105 Coolidge Avenue in Watertown for potential use as comparable site to 90 Washington Street.	5.40	2,241.00
03/26/23	James D. Masterman	Inspection of all comps used by plaintiff and SRA experts; analysis of related documents in Watertown and Alewife.	7.20	4,680.00
03/26/23	James P. Ponsetto	Attention to trial preparation, including view of comparable properties in Somerville, Watertown, Cambridge, Everett, Revere and Boston; edited trial motions consistent with conference with opposing counsel.	6.20	3,875.00
03/27/23	Diana A. Balluku	Final revisions to motion in limine to exclude Cobble Hill's comparable sales data and memorandum of law in support of the same (0.9); review and analysis of Massachusetts Rules of Civil Procedure, Rules of Evidence, Superior Court Rules and Standing Orders as to ascertain whether an exhibit to be used on cross-examination needs to be included on the initial exhibit list (1.1).	2.00	900.00
03/27/23	James D. Masterman	Matters related to trial preparation: Direct examination prep; review and comment on pre-trial motions; communication with M Reenstierna; communication with party to Watertown transactions; address new motion to preclude R Coleman as witness.	6.80	4,420.00
03/27/23	Matthew D. McGuire	Analyze and revise direct examination on zoning overhaul in Somerville in regards to role of City Council, Planning Board, and Land Use Committee. Prepare analysis of history of life sciences redevelopment projects in	5.70	2,365.50

		Watertown in order to draw a contrast as to the lack of similar redevelopment projects in Somerville. Analyze documents for potential inclusion on exhibit list. Attention to issues regarding service of Somerville Redevelopment Authority's Trial Motions on Plaintiff's counsel.		
03/27/23	James P. Ponsetto	Attention to trial preparation, including finalizing and serving trial motions under rule 9A, conference with opposing counsel regarding CHC's affirmative motions, and review of CHC's affirmative motions, and review and assembly of potential exhibits for trial; related communications with Mr. Masterman.	9.90	6,187.50
03/28/23	Diana A. Balluku	Review and analysis of Plaintiff's motions in limine, memoranda of law in support of the same and exhibits to the motions (1.9); strategized with J. Ponsetto and J. Masterman regarding Plaintiff's motions in limine and legal arguments in opposition to the same (1.2); review and analysis of Massachusetts case law as to ascertain whether a consulting expert's opinion constitutes a party admission as an exception to the hearsay rules (1.3); review and analysis of Massachusetts case law as to ascertain whether Judge Salinger's opinion in the Mullins litigation is admissible in evidence (2.2).	6.60	2,970.00
03/28/23	James D. Masterman	Further and continued various aspects of trial prep; confer on Oppositions to Motions in Limine filed by plaintiff; witness preparation; discussion of evidentiary issues.	6.70	4,355.00
03/28/23	Matthew D. McGuire	Analyze testimony of J. Corcoran in prior Cobble Hill litigation in regards to plaintiff's Motion in Limine to Exclude prior Cobble Hill litigation. Analyze exhibits to deposition of J. Corcoran for potential use as trial exhibits. Review and analyze Plaintiff's Motions in Limine. Prepare history of redevelopment of Assembly Square. Analyze zoning overhaul process in regards to revision of planned direct examination on zoning overhaul process.	3.30	1,369.50
03/28/23	James P. Ponsetto	Trial preparation efforts, including witness preparation, review of exhibits, exhibit list and outlined; related communications with Mr. Masterman; call with opposing counsel regarding one – 88 requirements.	9.00	5,625.00
03/29/23	Diana A. Balluku	Review and analysis of Massachusetts state and federal case law as to ascertain whether a court may admit another court's judicial opinion, including the judge's findings of fact and conclusions of law, into evidence during the trial.	4.40	1,980.00
03/29/23	James D. Masterman	Trial prep: Q&A prep of M Reenstierna, Zoning Overhaul; site document investigation	7.20	4,680.00

Invoice No.: 1000273353
 Re: Cobble Hill Center LLC
 Matter No.: 156713.010300

		of 28 Chestnut/Fitchburg; communication with M Reenstierna re: 0-20 Inner Belt change of use to lab; internal discussion of oppositions to motions;		
03/29/23	Matthew D. McGuire	Analyze notice of Activity and Use Limitation for 26 Chestnut Street, Somerville cited as comparable sale to 90 Washington Street by Plaintiff's expert. Analyze materials regarding zoning overhaul for use as trial exhibits. Analyze zoning overhaul process from 2013-2018 in regards to preparing time line of process for use in preparing witnesses for trial. Analyze materials available from MassDEP website regarding environmental remediation of 26 Chestnut Street.	3.40	1,411.00
03/29/23	James P. Ponsetto	Attention to trial preparation: motions, oppositions, exhibit prep; internal communications all related to same;	7.10	4,437.50
03/30/23	Diana A. Balluku	Further review and analysis of Massachusetts state case law as to ascertain whether a court may take judicial notice of another court's judicial opinion and the findings of fact and law made therein (2.6); drafted memo to file with summary and analysis of Massachusetts case law regarding the admissibility of a judicial opinion in a related matter (0.9); review and analysis of portions of the trial transcripts from the Mullins litigation as to ascertain a basis for admitting the judge's findings of fact and conclusions of law as evidence (2.3).	5.80	2,610.00
03/30/23	James D. Masterman	Continued trial preparation: Calls with M Reenstierna and with S Buchanan/A Smyth; direct exam prep; opposition prep.	10.20	6,630.00
03/30/23	Matthew D. McGuire	Prepare time line examining zoning overhaul process from 2014 to 2019 for use in preparing witness for testimony at trial; Analyze Planning Board Meeting Minutes in regards to preparation of City's witnesses for trial testimony; Analyze and prepare materials regarding Watertown and Life Sciences development for production to M. Reenstierna; Analyze Zoning Ordinance proposals submitted by Mayor to City Council from 2014 to 2019 in regards to preparation of witnesses.	4.40	1,826.00
03/30/23	James P. Ponsetto	Attention to trial preparation, including assembly of potential trial exhibits; preparation and participation in call with TRC expert; response to CHC motions in limine, including related research; and review of materials related to proposed zoning change.	9.40	5,875.00
03/31/23	LAC GROUP LAC GROUP	Research and retrieve street-name-only map of 90 Washington St, Somerville, MA; utilizing Google Maps and Google Earth Pro; for J. Ponsetto.	1.50	412.50
03/31/23	LAC GROUP LAC GROUP	Research and retrieve Chapter 10 of Volume 1 of the Mass. Superior Court Civil Practice Jury	0.50	137.50

Invoice No.: 1000273353
Re: Cobble Hill Center LLC
Matter No.: 156713.010300

03/31/23	James D. Masterman	Instructions; utilizing Google and Lexis; for J. Ponsetto. Communications with experts; revisions to Q&A; email with T Galligani, email with M McLaughlin; email with M Reenstierna; revisions to Oppositions to MILs; prep tasks for trial.	8.70	5,655.00
			<u>Total Time:</u>	495.55
			<u>Total Fees:</u>	\$ 275,725.25

Invoice No.: 1000273353
Re: Cobble Hill Center LLC
Matter No.: 156713.010300

Description of Expenses Billed:

<u>DATE</u>	<u>DESCRIPTION</u>		<u>AMOUNT</u>
03/13/23	VENDOR: John T Kenny/Construction Cost Engineeri DATE: 3/14/2023 Expert Cost Estimating Services	\$	2,399.00
03/17/23	VENDOR: T.H. Reenstierna LLC DATE: 3/17/2023 Expert Appraisal Services	\$	5,000.00
03/30/23	VENDOR: LexisNexis - ACH DATE: 3/31/2023 Lexis Charges: Period March 01 - March 31 2023	\$	384.94
04/03/23	VENDOR: Davis Square Architects, Inc. DATE: 4/3/2023 Professional Expert Services	\$	9,701.00
04/03/23	VENDOR: Vanasse & Associates Inc DATE: 4/3/2023 Professional Expert Services	\$	2,121.60
04/04/23	VENDOR: T.H. Reenstierna LLC DATE: 4/4/2023 Professional Expert Consultation	\$	4,500.00
04/06/23	VENDOR: TRC Environmental Corporation DATE: 4/6/2023 Professional Expert Services	\$	13,767.88
Total Expenses:			\$ 37,874.42

Construction Cost Engineering of Boston

Invoice

156 Tilden Road
Marshfield, MA 02050
781-837-3882

Invoice Number: 1030
Invoice Date: 3/14/2023

Billed to: **Mr. James D. Masterman, Shareholder**
Greenberg Traurig, LLP
One International Place, Suite 2000
Bosyon, MA 02110

Description:	90 Washington Street Somerville, MA 4 Story Parking Garage w/232 Spaces Cost Estimating Services Billing Rates Attached	\$2,399.00
---------------------	--	-------------------

T.H. Reenstierna LLC
 22 Mill Street, Suite 102
 Arlington, MA 02476 US
 mark@threenstierna.com
 https://www.threenstierna.com

Invoice



BILL TO

James D Masterman
 Greenberg Traurig LLP
 One International Place
 Boston, MA 02110

SHIP TO

James D Masterman
 Greenberg Traurig LLP
 One International Place
 Boston, MA 02110

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14256A	04/04/2023	\$4,500.00	04/04/2023	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Consultation	Re: 90 Washington Street, Somerville, MA March Hours: 15 hours @ \$300/hour 3/10 - 2 hours reading plaintiff's expert disclosures & initial sale research 3/13 - 1 hour reviewing garage cost 3/13 - 1 hour plaintiff sale research 3/14 - 1 hour plaintiff sale research 3/17 - 3 hours phone call/file reviews from M Maguire 3/18-3/24 - 3 hours search for NH Joint Board letter for motion 3/28 - 1/2 hour for Enviro supplement 3/29 - 1.5 hours review of discussion items 3/30 - 3 hours zoom	4,500.00

BALANCE DUE

\$4,500.00

T.H. Reenstierna LLC
22 Mill Street, Suite 102
Arlington, MA 02476 US
mark@threenstierna.com
<https://www.threenstierna.com>

Invoice



BILL TO

James D Masterman
Greenberg Traurig LLP
One International Place
Boston, MA 02110

SHIP TO

James D Masterman
Greenberg Traurig LLP
One International Place
Boston, MA 02110

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14256	03/17/2023	\$5,000.00	03/17/2023	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Appraisal Service	Property located at: 90 Washington Street, Somerville, MA	5,000.00

BALANCE DUE

\$5,000.00



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

Invoice number 24605
Date 04/03/2023
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 March 31, 2023

Professional Personnel

	Hours	Rate	Billed Amount
Iric Rex	22.25	263.00	5,851.75
Consultants:			
	Units	Rate	Billed Amount
516.00 Other Consultants			
03/28/2023			
Stephanie Zweig-Brown -	22.25	173.00	3,849.25

Invoice total **9,701.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
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				
24605	04/03/2023	9,701.00	9,701.00				
	Total	37,730.30	18,603.55	15,911.50	3,215.25	0.00	0.00

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

April 03, 2023
Project No: 9102
Invoice No: 42855

Invoice Total: \$2,121.60

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

Professional Services from February 26, 2023 to April 1, 2023

Phase Number: 010 Initial Investigations

Professional Personnel

	Hours	Rate	Amount	
Dirk, Jeffrey	8.00	265.00	2,120.00	
Totals	8.00		2,120.00	
Total Labor				2,120.00
				Phase Total
				\$2,120.00

Phase Number: 995 Expenses

Reimbursable Expenses

Reproductions & Printing			1.60	
Total Reimbursables			1.60	1.60
				Phase Total
				\$1.60

TOTAL THIS INVOICE \$2,121.60

Outstanding Invoices:

Number	Date	Balance
42708	3/10/2023	3,148.68
Total Outstanding		3,148.68





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

April 6, 2023
Project No: 442804.0000.0000
Invoice No: 583248
Project Manager: Norman Buchanan

Project 442804.0000.0000 90 Washington Street

Professional Services through March 31, 2023

Phase 000001 Environmental Premium Cost Estimate

TRC Personnel

	Hours	Rate	Amount	
Sci/Eng/Spec/Tech/Proj Supt 5 Michaud, Mary	.50	76.00	38.00	
Sci/Eng/Spec/Tech/Proj Supt 8 Colino, Caitlin	30.75	94.05	2,892.04	
Proj Sci/Eng/Specialist 1 Phillips, Tyler	.50	99.75	49.88	
Sr Sci/Eng/Specialist 3 Nardone, Michael	14.00	136.80	1,915.20	
Project/Technical Manager 2 Buchanan, Norman	23.75	155.80	3,700.25	
Program Mgr/Sr Technical Mgr 3 Smyth, Andrew	20.00	190.00	3,800.00	
Principal/Technical Director 1 Silverman, Diane	3.25	211.85	688.51	
Principal/Technical Director 2 Sullivan, David	3.00	228.00	684.00	
Total	95.75		13,767.88	13,767.88
		Total this Phase		\$13,767.88
		Total this Invoice		\$13,767.88

on actual usage for usage-based services or/and default location for non-usage-based services at invoice period end.

ME PER D	MASTER FEATURE NAME	USER GROUP	MEMBER PROFILE NAME	DATE	PRICING CATEGORY	ACTIVITY DESCRIPTION	TYPE OF CHARGE	RESEARCH DESCRIPTION	QUANTITY	CONTRACT USE			TRANSACTIONAL USE			TOTAL BEFORE TAX	TAX*	TOTAL CHARGES	CUSTOM ACTIVITY DESCRIPTION	CUSTOM CONTRACT GROSS AMOUNT	CUSTOM CONTRACT NET AMOUNT	CUSTOM TRANSACTIONAL GROSS AMOUNT	CUSTOM TRANSACTIONAL NET AMOUNT	BILLABLE Yes/No	NON-B ZONI
										GROSS AMOUNT	ADJUSTMENT	NET AMOUNT	TRANSACTIONAL GROSS AMOUNT	TRANSACTIONAL ADJUSTMENT	TRANSACTIONAL NET AMOUNT										
CG	LEXIS® RESEARCH	****NO USER GROUP DEFINED****	****NO MEMBER PROFILE NAME DEFINED****	MAR- 30- 2023	LEXIS	SEARCH	ACCESS CHARGE	****NO RESEARCH DESCRIPTION****	1	\$99.00	(\$85.17)	\$13.83	\$0.00	\$0.00	\$0.00	\$13.83	\$0.00	\$13.83	SEARCH	\$19.80	\$0.00	\$0.00	\$0.00	YES	NO P. NAM IDEN
					SECONDARY LAW	US PATTERN JURY INSTRUCTIONS	DOC ACCESS	****NO RESEARCH DESCRIPTION****	52	\$2,756.00	(\$2,371.06)	\$384.94	\$0.00	\$0.00	\$0.00	\$384.94	\$0.00	\$384.94	US PATTERN JURY INSTRUCTIONS	\$551.20	\$0.00	\$0.00	\$0.00	YES	NO P. NAM IDEN
										\$2,855.00	(\$2,456.23)	\$398.77	\$0.00	\$0.00	\$0.00	\$398.77	\$0.00	\$398.77		\$571.00	\$0.00	\$0.00	\$0.00		
										\$2,855.00	(\$2,456.23)	\$398.77	\$0.00	\$0.00	\$0.00	\$398.77	\$0.00	\$398.77		\$571.00	\$0.00	\$0.00	\$0.00		

AR