



WARREN QUINCY GLENBURNE PARCELS.UHM PROPERTIES

c. Compliance Review Documentation

City of Boston (COB) – Property Affidavit Form

Instructions: List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such **must be paid in full** before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, attach a spreadsheet. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant: UHM Properties LLC

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
See Attachment A	
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER
N/A	

I declare under pains and penalties of perjury that the foregoing representations are true, accurate, complete and correct in all respects.

Kevin Bynoe, Chief Executive Officer



5/18/2020

Print Name and Title

Authorized Representative's Signature

Date

Christopher Shepherd

617-541-5510

Applicant Contact (If different from above)

Telephone Number

OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):

Boston Water & Sewer Commission

Y \$ _____ N

Signature and Date: _____

Notes:

Department of Neighborhood Development

Y \$ _____ N

Signature and Date: _____

Notes:

Public Works Department

Y \$ _____ N

Signature and Date: _____

Notes:

Treasury Department

Y \$ _____ N

Signature and Date: _____

Notes:

DND Contact

Division

Program

Phone: ext.

**City of Boston (COB) - Property Affidavit Form
Attachment A**

<u>Boston Properties Owned</u>	<u>Parcel ID Number</u>
528 536 Warren Street	1202710000
524 Warren Street	1202785000
6 Gaston Street	1202825000
19 Normandy Street	1400518000
195 Quincy Street	1300776000
22 Greenheys Street	1400169000
18 Greenheys Street	1400171000
261 Magnolia Street	1400343003
113 Devon Street	1400615004
121 Intervale Street	1400385002
15 Normandy Street	1400517000
205 Magnolia Street	1400167000
207 Magnolia Street	1400168000
20 Greenheys Street	1400170000
16 Greenheys Street	1400172000
257 Magnolia Street	1400343001
263 Magnolia Street	1400343004
230 Magnolia Street	1400126000
228 Magnolia Street	1400127000
111 Devon Street	1400615002
113 Devon Street	1400615003
97 Intervale Street	1400379000
99 Intervale Street	1400380000
101 Intervale Street	1400381000
19 Cunningham Street	1300565000
10 Norwell Street	1401600000
109 Brunswick Street	1400482001
43 Normandy Street	1400487000
5 Norwell Street	1401611000
7 Norwell Street	1401611001
11 Norwell Street	1401613000
21 Norwell Street	1401618000
23 Norwell Street	1401619000
12 Norwell Street	1401599000
8 Norwell Street	1401601000
6 Norwell Street	1401602000
113 Brunswick Street	1400483000
9 Norwell Street	1401612000
15 Norwell Street	1401614000
15 Norwell Street	1401615000
25 Norwell Street	1401620000

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: UHM Properties LLC

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?
No

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).
No

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?
No

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?
No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?
No

Signed under the pains and penalties of perjury this

18th day of May, 2020

SIGNATURE: 

TITLE: Chief Executive Officer

ORGANIZATION: UHM Properties LLC

ADDRESS: 530 Warren Street, Boston, MA 02121

Conflict of Interest Affidavit Form

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:



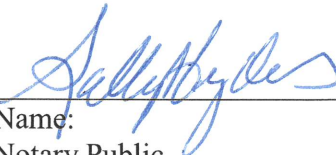


THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

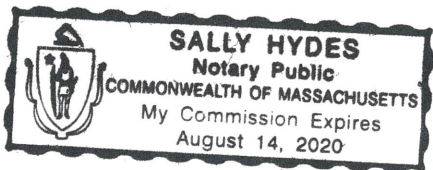
May 18th 2020

Then personally appeared the above named J. KEVIN BYRNE & SHEILA HARPER, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.



Name:
Notary Public

My Commission Expires:




CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 18th day
of May, 2020
Month Year



Proposer Signature



Co-Proposer Signature (If Applicable)

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:
436 Warren Street, 7-9 Quincy Street and 20-22 Glenburne Street, Roxbury as identified by the City of Boston's Request for Proposal of the same name dated February 10, 2020.

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:
Proposal to acquire real estate

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:
City of Boston – Department of Neighborhood Development

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:
UHM Properties LLC – Limited Liability Company

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

____ Lessor/Landlord

____ Lessee/Tenant

____ Seller/Grantor

____ Buyer/Grantee

Other (Please describe): Applicant to City of Boston RFP

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

See Attachment A

(7) None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

NONE

NAME:

POSITION:

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

UHM Properties LLC

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

 5/18/2020

AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY)

Kevin Bynoe, CEO

PRINT NAME & TITLE of AUTHORIZED SIGNER

**Disclosure Statement of Transaction With a Public Agency Concerning Real Property
Attachment A**

Name

Residence

J. Kevin Bynoe	82 Harold Street, Roxbury, MA 02119
Sheila D. Pettway-Harper	49 Itasca Street, Mattapan, MA 02126
Robert F. Gundersen	32 Woodchester Drive, Milton, MA 02186
Patricia A. Farr	B4 Franklin Square, Randolph, MA 02368
Otis A. Gates	69 Main Street, Framingham, MA 01702
Compton R. Jones	36 Harvard Street, Dorchester, MA 02124
John Strodder	272 Bowen Hill Road, Greene, RI 02827