

MUNICIPAL LIEN CERTIFICATE
 THE COMMONWEALTH OF MASSACHUSETTS
 OFFICE OF THE COLLECTOR OF TAXES
 TOWN OF WESTBOROUGH
 34 WEST MAIN STREET
 WESTBOROUGH MA 01581

NUMBER: 2003-1477
 Issued: 04/03/2003
 Quarterly Billing

Phone: (508) 366-3025

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 04/03/2003 are listed below.

TO:
 BOWDITCH & DEWEY
 311 MAIN STREET
 WORCESTER MA 01608

DESCRIPTION OF PROPERTY	
Parcel:	35 136 0
Address:	15 CONNECTOR RD
Acreage:	7.256 Deed: 22196-368
Assessed Owner(s):	WESTBOROUGH MGMT ASSOC INC TRS CONNECTOR ROAD REALTY TRUST
Supposed Owner:	

MISCELLANEOUS UNPAIDS	VALUATION DETAIL	TAX/\$1000
	Residential	13.28
	Open Space	13.28
	Commercial 2,307,300	13.28
	Industrial	13.28
	Exempt	0.00
	Agri. Credits	0

		BETTERMENT / LIEN DETAIL						
2003	Amount	ComInt	2002	Amount	ComInt	2001	Amount	ComInt
N/A	0.00	0.00	N/A	0.00	0.00	N/A	0.00	0.00
N/A	0.00	0.00	N/A	0.00	0.00	N/A	0.00	0.00
N/A	0.00	0.00	N/A	0.00	0.00	N/A	0.00	0.00
N/A	0.00	0.00	N/A	0.00	0.00	N/A	0.00	0.00

ASSESSMENT DETAIL		- Quarterly Billing -		
		2003	2002	2001
ASSESSMENTS				
Preliminary 1st	Due: 08/01/2002	5,376.38	4,931.19	4,428.65
Preliminary 2nd	Due: 11/01/2002	5,376.38	4,931.19	4,428.65
Actual 1st/3rd	Due: 02/03/2003	9,944.09	5,821.56	5,433.74
Actual 2nd/4th	Due: 05/01/2003	9,944.09	5,821.56	5,433.74
District		0.00	0.00	0.00
Betterment and Liens		0.00	0.00	0.00
Committed Interest		0.00	0.00	0.00
Interest	To: 04/03/2003	1,045.88	0.00	187.56
Charges and Fees		0.00	5.00	25.00
DEFERRALS				
DEFERRAL		0.00	0.00	0.00
PAYMENTS				
Preliminary		0.00	0.00	0.00
Actual		0.00	0.00	14,259.77
District		0.00	0.00	0.00
Betterments/Liens		0.00	0.00	0.00
Committed Interest		0.00	0.00	0.00
Interest Paid		0.00	0.00	187.56
Charges and Fees		0.00	0.00	0.00
Abatement/Exemption		0.00	0.00	0.00
Deferral Tax Title Transfer		0.00	21,505.50	5,465.01
CURRENT UNPAID TAXES		31,686.82	5.00	25.00
(DAILY PER DIEM)		(7.96)	(0.00)	(0.00)

TOTAL AMOUNT DUE \$ 31,716.82 (7.96)

NOTATIONS & COMMENTS

THIS PROPERTY IS IN TAX TITLE PLEASE CALL FOR AMOUNTS DUE.

APPORTIONED BETTERMENTS NOT YET DUE \$ 0.00, WITH INTEREST TO BE ADDED.

I have no knowledge of any other lien outstanding. *Joanne L. Savignac*

JOANNE L. SAVIGNAC, T/C
 Collector of Taxes
 TOWN OF WESTBOROUGH

Margaret Sullivan

TAX TITLE 5/2/2003

OWNER: WESTBOROUGH MANAGEMENT ASSOCIATES
ADDRESS: 15 CONNECTOR ROAD
DATE OF TAKING: 11/27/2001

MAP: 35
PARCEL: 136

TAX YEAR	PROPERTY CERTIFIED	TAX AMOUNT	INTEREST RATE	PER DIEM	# DAYS	TREASURER'S INTEREST
2001	11/27/2001	6,005.14	16%	2.668951	515	1374.509765
2002	5/28/2002	23,046.50	16%	10.242889	304	3113.838256
TOTALS						4488.348021

TAX \$28,051.64
 FEE \$75.00
 TREASURER'S INTEREST \$4,488.35
 PAYMENTS \$0.00
 GRAND TOTAL \$33,614.99
 AS OF May 2, 2003

This amount needs to be paid with a separate check. Thank-you