

**COMMONWEALTH OF MASSACHUSETTS**

**SUPREME JUDICIAL COURT**

No. 2025-P-\_\_\_\_\_

Suffolk, ss.

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SHANGHAI COMMERCIAL BANK LIMITED, Plaintiff

V.

YIHE FORBES, LLC, Defendant/Appellant,

CITY OF CHELSEA, Interested Party/Appellee

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On Appeal From Suffolk Superior Court

Appeals Court Docket 2025-P-1094

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Appellant, City of Chelsea's Application for Direct  
Appellate Review Pursuant to Mass. R. App. 11

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Date: 9/25/2025

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TABLE OF CONTENTS

TABLE OF AUTHORITIES.....	3
INTRODUCTION.....	4
Statement of Prior Proceedings.....	4
Statement of Facts.....	7
Statement of the Issues of Law.....	9
Brief Statement of Argument.....	9
1. The Superior Court acted squarely within its discretion when it approved the sale of the property to the Massachusetts Audubon Society.....	9
Direct Appellate Review is necessary.....	15
Conclusion.....	16
ADDENDUM.....	19

## TABLE OF AUTHORITIES

### CASES

<u>PENNSYLVANIA PUBLIC UTILITY COMMISSION v. GANGI</u> , 874 F.3d 33 (2017) . . . . .	8
<u>PLUMER v. HOUGHTON &amp; DUTTON Co.</u> , 277 Mass. 209 (1931) . . . .	8
<u>SIEGEL v. MAYER</u> , 30 Mass. L. Rptr. 312 . . . . .	8
<u>LALONDE v. ESSNER</u> , 405 Mass. 207, 211-212 (1989) . . . . .	8
<u>BOUCHER v. HAMILTON MFG. Co.</u> , 259 Mass. 259, 268-69 (1927) .	9
<u>CITY OF BOSTON v. ROCHALSKA</u> , 72 Mass. App. Ct. 236 (2008) . .	9
<u>O'LEARY'S CASE</u> , 367 Mass. 108. . . . .	14
<u>GOODRIDGE v. DEPARTMENT OF PUBLIC HEALTH</u> , 440 Mass. 309.. .	14
<u>SHANGHAI COMMERCIAL BANK LIMITED v. YIHE FORBES, LLC</u> , No. 2484CV02384.. . . .	10

### STATUTES

<u>M.G.L. c. 111 §127I</u> . . . . .	
.4	
<u>Mass. R. App. P 11(a)(3)</u> . . . . .	

### INTRODUCTION

NOW COMES the CITY OF CHELSEA Appellee in the above captioned matter and hereby requests this honorable court grant direct appellate review to the Supreme Judicial Court Pursuant to Mass. R. App. P 11(a)(3) as questions are of such public interest that justice requires a final determination by the full Supreme Judicial Court. The delay of these proceedings since the Superior Court allowed the motion on appeal has already caused measurable prejudice to the City of Chelsea, its people and its employees. This motion seeks a final determination which will prevent further harm to the City of Chelsea whose efforts have been stymied by delays in various courts on two coasts.

### Statement of Prior Proceedings

This matter was initiated by the Chelsea Board of Health in August 2024 when it declared the subject property a nuisance putting public health and safety at risk and requiring remediation. RA/032. Upon learning of the finding by the Chelsea Board of Health, Shanghai Bank, a mortgage holder, brought this action in Superior Court asking for a receiver to be named. RA/022. The Appellant subsequently paid off the debt to the mortgage holder thus eliminating its

standing in the case. RA/023. The City of Chelsea motioned to intervene in the matter on the basis of the public health and safety interest that it holds in remediating the many issues that existed on the property. RA/023.

The City motioned to the court per M.G.L. c. 111 §127I to name a receiver to manage the property free of the many public health and safety defects that were present on the property. This motion was granted on November 25, 2024 and is not the subject of this appeal. RA/025. Alexandra Hogan Esq. was named by the superior court as Receiver. RA/024.

The City of Chelsea motioned the court to allow the City and the Receiver entered into a loan agreement to fund the receivership. RA/024. This motion was approved over the opposition of the Appellant. RA/023. This motion was allowed and is not the subject of this appeal.

The Receiver would later request Court approval to enter into a purchase and sale agreement with a third party, the Massachusetts Audubon Society who demonstrated they would be able to *quickly* remediate the many unsafe public health and safety conditions that exist on the property. RA/040.

The Purchase and Sale agreement contains language which does not allow for the sale of the property until there is a final, non appealable order entered into by the court. RA/337. As of the time of submission, the parties remain under contract and are awaiting a final non appealable order.

Since the issuance of that order, the Appellee attempted to declare bankruptcy in the Southern District of California and demanded the receiver cease all activity on the property and tried to convince Massachusetts that the Receiverships actions are equated to an attempt to collect a debt and thus prohibited under the automatic stay. RA/025.

In response, the City of Chelsea motioned the Superior Court to determine that the action was an exercise of Chelsea's police and regulatory power and exempt from the bankruptcy code's automatic stay. RA/026. This motion was allowed by the Superior Court and does not form the basis for one of the issues on appeal in the Massachusetts Appeals Court. RA/025

In Bankruptcy Court in Southern California, the City of Chelsea would again argue that the automatic stay does not apply as this action was an exercise of the City's police and regulatory authority. This

motion was allowed by Judge Bason and the matter was dismissed. This decision was appealed to the Federal District Court of the Southern District of California and is awaiting action currently.

The appellant then motioned the Superior Court to stay the sale of the property pending final resolution of appeal. RA/026. The City of Chelsea opposed this motion as not in the public health and safety interest of the citizens of Chelsea and its employees. RA/026. This motion was denied. RA/026. The issuance of a stay does not form the basis of the appeal in the Massachusetts Appeals Court.

#### Statement of Facts

The subject property is a 19-acre site located along Chelsea Creek in Chelsea, Massachusetts. RA/040. Originally developed in 1880 by a lithograph company, the site has a long industrial history. In more recent years, the buildings on the property have deteriorated significantly, exhibiting signs of neglect and attracting trespassers. RA/032.

Following many attempts to get the property owner to engage with the city about the safety risks the site posed to the residents and employees of the City of Chelsea, the Chelsea Board of Health declared the

property a public nuisance. RA/032. While the City awaited the appointment of a receiver to manage the site, a nine-alarm fire occurred on the property. RA/033. This fire required emergency response from various communities and caused the adjacent commuter rail line to cease operations temporarily disrupting the entire region of the state. RA/032,33.

In the aftermath, the Chelsea Fire Department ordered the demolition of another building on the site. RA/034. The Massachusetts Department of Environmental Protection later determined that asbestos was present in the building, emphasizing the importance of maintaining a cover on the debris due to the public health risks posed which has blown off since the building was demolished a couple of times. RA/338.

During a murder investigation last year, a witness reported that they and the victim had broken into the property and consumed alcohol on the building just prior to the murder. RA/143. This example highlights the dire public safety concerns that the City has lived with as this property has continued to be neglected over the years.



During the receivership period, the property continued to attract trespassers, as documented extensively in the receiver's reports.

#### Statement of the Issues of Law

The issues of law which are raised in this appeal are: (1) Whether the Superior Court judge erred in approving the sale of the property to the Massachusetts Audubon Society when the property had been deemed a nuisance and was under the control of a receiver.

#### Brief Statement of Argument

1. The Superior Court acted squarely within its discretion when it approved the sale of the property to the Massachusetts Audubon Society.

Prior jurisprudence is clear, "Ordering of sale of property held by receivers, including the price and terms of sale, rests in sound judicial discretion." Plumer v. Houghton & Dutton Co., 277 Mass. 209, 220 (1931). The federal statute for sale of receivership property is not directly applicable but may be instructive as persuasive authority. Under the federal receivership scheme, the court has wide discretion in judging whether a receiver's sale is fair in terms and results and serves the best

interests of the estate. See, Pennsylvania Public Utility Commission v. Gangi, 874 F.3d 33, 38-40 (2017) (court relied on business judgement of receiver in the absence of reliable evidence indicating that the sale was unfair; receiver has no burden to prove the sale is fair). Emphasis added.

Receivers are quasi-judicial officers which "assist the courts, at their behest, with professional judgment, efforts and expertise." Siegel v. Mayer, 30 Mass. L. Rptr. 312, n.4 (citing Lalonde v. Essner, 405 Mass. 207, 211-212 (1989)). The course most likely to bring such results not infrequently depends upon the exercise of practical wisdom and business sagacity rather than upon arithmetical computations and the niceties of disputatious argument." Pumber, 277 Mass. at 220. "The terms of any sale by receivers must be such as to convert the property within a reasonable time into cash, so that distribution can be made to those in interest." Boucher v. Hamilton Mfg. Co., 259 Mass. 259, 268-69 (1927).

There are no general mandates in the Massachusetts General Laws regarding the methods and mechanics for the sale of assets by receivers. In City of Boston v. Rochalska, 72 Mass. App. Ct. 236

(2008), the Appeals Court confirmed that appointment of a receiver is a flexible, court-supervised remedy designed in part to abate conditions endangering public health or safety, and prevent further deterioration of property. The Court held that it authorizes intervention where serious violations exist in any structure—that poses risks such as fire, unauthorized entry, or structural decay. Receivership thus serves the public interest by securing and rehabilitating dangerous premises, under judicial oversight, to achieve compliance with health and safety codes and protect the broader community.

This is the case in the present matter. The Receiver faces time and financial constraints due to the fact that this project is being funded by the City of Chelsea and because of the persistent public health and safety issues posed by this site. The Superior Court's decision accounted for the fact that the Receiver may have trouble securing the property and be unable to secure the Property for the time needed to market the Property and progress through a prolonged due diligence process which is required for most commercial real estate transactions of this magnitude.

This is why Judge Nestor highlighted the importance of a "certain and soon outcome". RA/023.

The offer which was approved by the Superior Court, addressed the paramount concerns plaguing the receivership estate: (1) the non-refundable deposit will assist with the necessary and (2) ongoing expenses required to keep the Property and public safe during a relatively short due diligence period, and Mass Audubon's lack of need for financing and permitting contingencies allows for an objectively quick sale of the Property. Furthermore and most importantly, the prospective purchaser has entered into the contract with a concrete plan for the property which can be undertaken relatively shortly. It is very logical that once a developer purchases the Property, and begins to make improvements that the risk to the public will decrease in that theoretically individuals will be less likely to trespass with the presence of owners and their agents on site.

The Receiver was appointed to secure and sell the Property because its condition was unsafe to the public and the Defendant was not responsive to the City of Chelsea's pleas for the Defendant to take

action, ultimately leaving the Property and public exposed to a 9-alarm fire and other dangers.

Significantly, it is important to recognize that Mass Audubon and Greenroots are both organizations committed to the community's welfare over the bottom line. This is in the best interest and welfare of those involved. As local partners, they "have a vested interest in the well-being of the community now and into the future." Theirs is "a vision that serves the community--this is a community-first approach versus a bottom-line approach." Their plan is to "transfer [the] blighted and unsafe [P]roperty in the City into a vibrant park and community gathering space that includes mixed-income housing, safe access to the Chelsea River and Mill Creek, and opportunities for the community to engage in educational and workforce development programming." The partners have access to the capital required to complete the Property's acquisition, remediation and redevelopment in a reasonable and timely manner. These partners having experience working in the area around the Property "understand the site and the challenges," presumably unlike the numerous developers who have owned the Property before and failed. RA/040.

While the Receiver does not have the burden of proof as to the "fairness" of the proposed sale, it is within the Court's sound discretion to rely upon the Receiver's business judgment to approve the price, terms and conditions of the sale as being fair, reasonable and in the best interest of the estate and all those involved, under the circumstances, in the absence of any evidence to the contrary. See, Plumer v. Houghton & Dutton Co., 277 Mass. 209, 220 (1931); Pennsylvania Public Utility Commission v. Gangi, 874 F.3d 33, 38-40 (2017). The Superior Court's order should not be set aside save for a material error of law or abuse of discretion. Plumer, 277 Mass. at 220. This Court may consider factors other than the purchase price in determining what is in the best interest of all involved, including the time and financial constraints, as well as ongoing concerns for the safety of the Property and public, as discussed in detail hereinabove. See, *Id.* The receivership's objective would be well-served by approving the proposed sale to Mass Audubon, namely to "conserve the property ... and to bring judicial custody to an end at the earliest moment consistent with the welfare of those concerned." See, *id.*

Direct Appellate Review is necessary

As the receiver's reports make abundantly clear, status quo on this property is clearly not in the public interest. It is in the public's interest for all of the reasons stated in the argument section (*infra*) and because despite the best efforts of the receiver, many of the dangerous conditions remain on the property. See O'Leary's Case, 367 Mass. 108 (1975) (describing the use of direct appellate review); See Goodridge v. Department of Public Health, 440 Mass. 309 (2003) (providing direct appellate review for issues of great public importance).

Furthermore, it is in the public's interest to have a final judgement on the merits because the "soon and certain" outcome that Judge Nestor noted was necessary in his order is not that due to various delays associated with the appeal process both here and in California. Upon final order by this court it is more likely that Audubon would then be able to take title to the property, demolish the buildings that desperately require attention, plan for the removal of what is presumed to be debris containing asbestos and establish a human presence on the site deterring trespassers from breaking in and using the property

for shelter throughout the Winter. This would eliminate an attractive nuisance, cover a pile of debris which is presumed to contain asbestos and eliminate a public safety hazard that has plagued the City of Chelsea for some time.

#### Conclusion

For the reasons stated herein, the City of Chelsea hereby asks this honorable court to grant the application for a direct appeal to the Supreme Judicial Court as justice requires final resolution of this matter.



**CERTIFICATE OF COMPLIANCE**

**Pursuant to Rule 16(k) of the  
Massachusetts Rules of Appellate Procedure**

I, Peter Christopher, hereby certify that the foregoing brief complies with the rules of court that pertain to the filing of briefs, including, but not limited to:

Mass. R. A. P. 16 (a)(13) (addendum);  
Mass. R. A. P. 16 (e) (references to the record);  
Mass. R. A. P. 18 (appendix to the briefs);  
Mass. R. A. P. 20 (form and length of briefs,  
appendices, and other documents); and  
Mass. R. A. P. 21 (redaction).

I further certify that the foregoing brief complies with the applicable length limitation in Mass. R. A. P. 20 because it is produced in the monospaced font Courier New at size 12 points, 10 characters per inch, and contains 16, total non-excluded pages.

**CERTIFICATE OF SERVICE**

Pursuant to Mass.R.A.P. 13(d), I hereby certify, under the penalties of perjury, that on September 25, 2025, I have made service of this Brief and Appendix upon the attorney of record for each party, or if the party has no attorney then I made service directly to the self-represented party, by the Electronic Filing System, U.S. mail, and electronic mail on:

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ADDENDUM

Table of Contents

2484CV02384 Suffolk Superior Court Docket. . . . .	020
Judge Nestor March 25, 2025 Decision . . . . .	029
Receiver's motion to approve private sale of the property to Massachusetts Audubon Society, Inc. or in the Alternative receiver requests instructions from this court.. . . .	032
Defendant YIHE Forbes, LLC's Memorandum in Opposition to Receiver's Motion to Approve Private Sale of the Property to Massachusetts Audubon Society, Inc. or in the Alternative Receiver Requests Instructions from this Court . . . . .	049
Receiver's Report November 22, 2024 Through January 22, 2025. . . . .	065
Receiver's Report January 22, 2025 through March 17, 2025. . . . .	143
Receiver's Report March 18, 2025 Through May 19, 2025. . . . .	282
Receiver's Report May 19, 2025 Through July 23, 2025. . . . .	337
<u>Mass R. App. 11</u> . . . . .	413
<u>M.G.L. c. 111 §127I</u> . . . . .	414

# 2484CV02384 SHANGHAI COMMERCIAL BANK LIMITED vs. YIHE FORBES, LLC

- Case Type:
- Real Property
- Case Status:
- Activity Suspended
- File Date
- 09/09/2024
- DCM Track:
- F - Fast Track
- Initiating Action:
- Other Real Property Action
- Status Date:
- 04/07/2025
- Case Judge:
- 
- Next Event:
- 

[All Information](#) [Party](#) [Event](#) [Tickler](#) [Docket](#) [Disposition](#)

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**Events**



















<a href="#">Date</a>	<a href="#">Session</a>	<a href="#">Location</a>	<a href="#">Type</a>	<a href="#">Event Judge</a>	<a href="#">Result</a>
11/22/2024 03:00 PM	Civil A	BOS-3rd FL, CR 304 (SC)	Motion Hearing	Green, Hon. Julie E	Held as Scheduled
03/10/2025 02:00 PM	Civil A	BOS-3rd FL, CR 304 (SC)	Motion Hearing	Nestor, Hon. Matthew J	Held as Scheduled
04/28/2025 03:00 PM	Civil A	BOS-3rd FL, CR 304 (SC)	Motion Hearing	Nestor, Hon. Matthew J	Held as Scheduled
07/29/2025 02:30 PM	Civil A	BOS-3rd FL, CR 304 (SC)	Motion Hearing	Hallal, Hon. Mark A	Held as Scheduled

**Ticklers**

<a href="#">Tickler</a>	<a href="#">Start Date</a>	<a href="#">Due Date</a>	<a href="#">Days Due</a>	<a href="#">Completed Date</a>
Service	09/09/2024	12/09/2024	91	
Answer	09/09/2024	01/07/2025	120	
Rule 12/19/20 Served By	09/09/2024	01/07/2025	120	05/28/2025
Rule 12/19/20 Filed By	09/09/2024	02/06/2025	150	05/28/2025
Rule 12/19/20 Heard By	09/09/2024	03/10/2025	182	05/28/2025
Rule 15 Served By	09/09/2024	01/07/2025	120	05/28/2025
Rule 15 Filed By	09/09/2024	02/06/2025	150	05/28/2025
Rule 15 Heard By	09/09/2024	03/10/2025	182	05/28/2025
Discovery	09/09/2024	07/07/2025	301	05/28/2025
Rule 56 Served By	09/09/2024	08/05/2025	330	05/28/2025
Rule 56 Filed By	09/09/2024	09/04/2025	360	05/28/2025
Final Pre-Trial Conference	09/09/2024	01/02/2026	480	05/28/2025
Judgment	09/09/2024	09/09/2026	730	05/28/2025

**Docket Information**

<a href="#">Docket Date</a>	<a href="#">Docket Text</a>	<a href="#">File Ref Nbr.</a>	<a href="#">Image Avail.</a>
09/09/2024	Complaint electronically filed.	1	
09/09/2024	Civil action cover sheet filed.	2	
09/10/2024	Case assigned to: DCM Track F - Fast Track was added on 09/10/2024		
10/16/2024	MOTION to Intervene as Plaintiff-Intervenor filed by City Of Chelsea	3	
10/16/2024	Attorney appearance On this date Strephon Treadway, Esq. added for Plaintiff-Intervenor City Of Chelsea		
10/16/2024	Attorney appearance On this date Peter Christopher, Esq. added for Plaintiff-Intervenor City Of Chelsea		
10/16/2024	City Of Chelsea's Memorandum in support of MOTION to Intervene	4	
10/16/2024	Plaintiff-Intervenor City Of Chelsea's Submission of Verified Petition For Appointment Of A Receiver	5	
10/16/2024	Affidavit Of Compliance With Superior Court Rule 9A And Of No Opposition		
10/16/2024	Notice Of Filing Superior Court Rule 9A Package And Document List		
10/18/2024	Endorsement on Motion to Intervene as Plaintiff-Intervenor filed by City Of Chelsea (#3.0): ALLOWED without opposition. dated (10/17/24)		 






<a href="#">Docket Date</a>	<a href="#">Docket Text</a>	<a href="#">File Ref Nbr.</a>	<a href="#">Image Avail.</a>
	Notice Sent 10/22/24		
11/13/2024	Plaintiff SHANGHAI COMMERCIAL BANK LIMITED's Assented to Motion to Drop Plaintiff Shanghai Commercial Bank Limited	6	 <a href="#">Image</a>
11/13/2024	Affidavit of Compliance with Rule 9A  Applies To: SHANGHAI COMMERCIAL BANK LIMITED (Plaintiff)		 <a href="#">Image</a>
11/13/2024	Plaintiff SHANGHAI COMMERCIAL BANK LIMITED's Notice of Filing and List of Documents		 <a href="#">Image</a>
11/20/2024	Plaintiff-Intervenor City Of Chelsea's Motion for Order of Notice	7	 <a href="#">Image</a>
11/20/2024	Affidavit of Fidel Maltez  Applies To: City Of Chelsea (Plaintiff-Intervenor)	8	 <a href="#">Image</a>
11/20/2024	Plaintiff-Intervenor City Of Chelsea's Motion for Appointment of Receiver	9	 <a href="#">Image</a>
11/20/2024	Summons and order of notice issued on a Motion for Dissolution and Appointment of Receiver , returnable on 11/22/2024 03:00 PM Motion Hearing. APPT OF RECEIVER		
11/20/2024	ORDER: FOR PAYMENT OF \$500 INTO COURT FOR EXPENSES OF RECEIVER  Judge: Green, Hon. Julie E	10	
11/20/2024	Endorsement on Motion to drop Plaintiff Shanghai Commercial Bank Limited (#6.0): ALLOWED Allowed as assented to and without opposition by Defendant (Dated 11/18/24)  Notice Sent 11/21/24		 <a href="#">Image</a>
11/20/2024	Party status: Plaintiff SHANGHAI COMMERCIAL BANK LIMITED: Inactive;		
11/21/2024	Attorney appearance electronically filed.		 <a href="#">Image</a>
11/21/2024	Attorney appearance electronically filed.		 <a href="#">Image</a>
11/21/2024	Attorney appearance On this date Noemi Kawamoto, Esq. added for Defendant YIHE FORBES, LLC		 <a href="#">Image</a>
11/21/2024	Service Returned YIHE FORBES, LLC Defendant Service accepted by counsel 11/21/2024  Applies To: YIHE FORBES, LLC (Defendant)	11	 <a href="#">Image</a>
11/22/2024	Opposition to Motion for Appointment of Receiver filed by YIHE FORBES, LLC	12	 <a href="#">Image</a>
11/22/2024	Affidavit of Ken He in Support of Opposition to Petition to Appointment Receiver	13	 <a href="#">Image</a>
11/22/2024	Event Result:: Motion Hearing scheduled on: 11/22/2024 03:00 PM Has been: Held as Scheduled Hon. Julie E Green, Presiding Staff: Melissa Doris, Assistant Clerk Magistrate		 <a href="#">Image</a>
11/25/2024	Endorsement on Motion for Appointment of Receiver (#9.0): ALLOWED Allowed. See Order. (Dated: 11/22/24) Notice sent 11/26/2024.		 <a href="#">Image</a>
11/25/2024	ORDER: On Motion for Appointment of Receiver (Dated: 11/22/24) Notice sent 11/26/2024.	14	 <a href="#">Image</a>
12/23/2024	Plaintiff-Intervenor City Of Chelsea's Submission of Inventory	15	 <a href="#">Image</a>
01/22/2025	Receiver's Report November 22, 2024 through January 22, 2025	16	 <a href="#">Image</a>
01/28/2025	9A Index		 <a href="#">Image</a>

<a href="#">Docket Date</a>	<a href="#">Docket Text</a>	<a href="#">File Ref Nbr.</a>	<a href="#">Image Avail.</a>
01/28/2025	Notice of Filing		
01/28/2025	Plaintiff-Intervenor City Of Chelsea's Request for Hearing (Request made by Receiver)	17	 <a href="#">Image</a>
01/28/2025	Affidavit of Compliance		 <a href="#">Image</a>
01/28/2025	Plaintiff-Intervenor City Of Chelsea's Motion for Order Authorizing Receiver to Enter into Loan Agreement with the Plaintiff, City of Chelsea (Receiver, L. Alexandra Hogan Motion)	18	 <a href="#">Image</a>
01/28/2025	Opposition to Receiver's Motion for Order Authorizing Receiver to Enter into Loan Agreement with Plaintiff City of Chelsea filed by YIHE FORBES, LLC	19	 <a href="#">Image</a>
01/28/2025	Reply/Sur-reply  Receiver's Reply to Defendant Yihe Forbes, LLC's Opposition to Receiver's Motion for Order Authorizing Receiver to Enter into Loan Agreement with the Plaintiff, City of Chelsea	20	 <a href="#">Image</a>
01/28/2025	Attorney appearance On this date Lina Alexandra Hogan, Esq. added for Plaintiff-Intervenor City Of Chelsea		
02/28/2025	Defendant YIHE FORBES, LLC's EMERGENCY Motion for Order Requiring (1) Redaction Of Receiver's Forthcoming Motion To Approve Private Sale Of The Property To Massachusetts Audubon Society And Of Opposition, And (2) Filing Under Seal Of Unredacted Motion Papers And All Exhibits To Same	21	 <a href="#">Image</a>
02/28/2025	Proposed Filings/Orders  EMERGENCY Motion for Order Requiring (1) Redaction Of Receiver's Forthcoming Motion To Approve Private Sale Of The Property To Massachusetts Audubon Society And Of Opposition, And (2) Filing Under Seal Of Unredacted Motion Papers And All Exhibits To Same		 <a href="#">Image</a>
03/03/2025	Endorsement on Motion for Order Requiring (1) Redaction Of Receiver's Forthcoming Motion To Approve Private Sale Of The Property To Massachusetts Audubon Society And Of Opposition, And (2) Filing Under Seal Of Unredacted Motion Papers And All Exhibits To Same (#21.0): ALLOWED The Court takes no position on the majority of the items listed in this motion. For purposes of at least temporarily preserving the status quo, this motion is ALLOWED. (Dated: 3/3/25) Notice sent 3/5/24		 <a href="#">Image</a>
03/03/2025	ORDER: Order Requiring (1) Redaction Of Receiver's Forthcoming Motion To Approve Private Sale Of The Property To Massachusetts Audubon Society And Of Opposition, And (2) Filing Under Seal Of Unredacted Motion Papers And All Exhibits To Same Notice sent 3/5/24	22	 <a href="#">Image</a>
03/03/2025	Opposition to Defendant's EMERGENCY Motion for Order Requiring (1) Redaction Of Receiver's Forthcoming Motion To Approve Private Sale Of The Property To Massachusetts Audubon Society And Of Opposition, And (2) Filing Under Seal Of Unredacted Motion Papers And All Exhibits To Same filed by City Of Chelsea	23	 <a href="#">Image</a>
03/04/2025	Other Interested Party Alexandra L. Hogan (Receiver)'s Submission of 9A Index, Notice of Filing, Request for Hearing, and Affidavit of Compliance	24	 <a href="#">Image</a>
03/04/2025	Other Interested Party Alexandra L. Hogan (Receiver)'s Motion to Approve Private Sale of the Property to Massachusetts Audubon Society, Inc. or in the Alternative Receiver Requests Instructions From this Court	25	 <a href="#">Image</a>
03/04/2025	Proposed Filings/Orders		 <a href="#">Image</a>
03/04/2025	YIHE FORBES, LLC's Memorandum in opposition to Receiver's Motion to Approve Private Sale of the Property to Massachusetts Audubon Society, Inc, or in the Alternative, Receiver Requests Instructions from this Court	26	 <a href="#">Image</a>
03/04/2025	Affidavit of Stephen Bremis  Applies To: Stephen Bremis (Other interested party)	27	 <a href="#">Image</a>
03/04/2025	Affidavit in Support of Opposition to Petition to Approve Sale of Property  Applies To: YIHE FORBES, LLC (Defendant)	28	 <a href="#">Image</a>
03/10/2025	Event Result:: Motion Hearing scheduled on: 03/10/2025 02:00 PM Has been: Held as Scheduled Hon. Matthew J Nestor, Presiding Staff: Melissa Doris, Assistant Clerk Magistrate		



<a href="#">Docket Date</a>	<a href="#">Docket Text</a>	<a href="#">File Ref Nbr.</a>	<a href="#">Image Avail.</a>
03/10/2025	Second Affidavit of Ken He in Support of Defendant's Opposition to Receiver's Motion to Approve Sale of Property to Massachusetts Audubon Society, Inc.	30	 <a href="#">Image</a>
03/10/2025	Second Affidavit of Stephen Bremis in Support of Defendant's Opposition to Receiver's Motion to Approve Sale of Property to Massachusetts Audubon Society, Inc.	31	 <a href="#">Image</a>
03/18/2025	Receiver's Report January 22, 2025 through March 17, 2025	32	 <a href="#">Image</a>
03/25/2025	Endorsement on Motion to Approve Private Sale of the Property to Massachusetts Audubon Society, Inc. or in the Alternative Receiver Requests Instructions From this Court (#25.0): ALLOWED This is an area where a judge has significant discretion. After review of submissions on this motion, arguments of counsel as well as related parties and the most recent status report of the receiver I am exercising that discretion. The city of Chelsea should not be forced to pay to protect this property. It is troubling that the tax payers are forced on a daily basis to subsidize the private parties that own this property. The defendants have repeatedly claimed that a confirmed buyer will appear. None have to this point what is needed in this matter is a certain and soon outcome. The proprot remains dilapidated as danger to the public and the environment. This offer will repay the taxpayers of Chelsea, clean up the property and provide a reasonable development for the site. Defendants have had ample opportunity to suggest a viable alternative but have failed to do so. The receiver is to be commended for her efforts In keeping the property as safe as possible and in finding an actual buyer. The motion is allowed. dated (3/25/25)  Notice Sent 3/28/25		 <a href="#">Image</a>
03/25/2025	Endorsement on Motion for Order Authorizing Receiver to Enter into Loan Agreement with the Plaintiff, City of Chelsea (Receiver, L. Alexandra Hogan Motion) (#18.0): ALLOWED dated (3/25/25) Notice sent 3/27/25		 <a href="#">Image</a>
03/26/2025	Defendant YIHE FORBES, LLC's Notice of Appeal from Order allowing the Receiver's "Motion to Approve Private Sale of the Property to Massachusetts Audubon Society Inc or the Alternative Receiver Requests Instructions from this Court"	33	 <a href="#">Image</a>
04/07/2025	Party Status: Defendant YIHE FORBES, LLC: Inactive: Suggestion of Bankruptcy;		
04/07/2025	Suggestion of Bankruptcy  Applies To: YIHE FORBES, LLC (Defendant)	34	 <a href="#">Image</a>
04/11/2025	Notice of Continuance of Principle Status Conference	35	 <a href="#">Image</a>
04/14/2025	Notice of Application and Application of Debtor-in-Possession Yihe Forbes, LLC to Approve Employment of Richard T. Baum as Counsel for the Debtor-in-Possession	36	 <a href="#">Image</a>
04/22/2025	Plaintiff City Of Chelsea's EMERGENCY Motion for Determination that this Action is an Exercise of Chelsea's Police and Regulatory Power and is therefore Exempt from the Bankruptcy Code's Automatic Stay	37	 <a href="#">Image</a>
04/22/2025	City Of Chelsea's Memorandum in support of Motion for Determination that this Action is an Exercise of Chelsea's Police and Regulatory Power and is therefore Exempt from the Bankruptcy Code's Automatic Stay	38	 <a href="#">Image</a>
04/22/2025	Affidavit  Applies To: Treadway, Esq., Strephon (Attorney) on behalf of City Of Chelsea (Plaintiff-Intervenor)	39	 <a href="#">Image</a>
04/22/2025	Affidavit  Applies To: Alexandra L. Hogan (Receiver) (Other interested party)	40	 <a href="#">Image</a>
04/25/2025	YIHE FORBES, LLC's Memorandum in opposition to City of Chelsea's Motion for Determination that this Action is an Exercise of Chelsea's Police and Regulatory Power and is therefore Exempt from the Bankruptcy Code's Automatic Stay	41	 <a href="#">Image</a>
04/28/2025	Proposed Filings/Orders  Memorandum And Order On City Of Chelsea's Emergency Motion For Determination That This Action Is An Exercise Of Chelsea's Police And Regulatory Power And Is Therefore Exempt From The Bankruptcy Code's Automatic Stay		 <a href="#">Image</a>
04/28/2025	Event Result:: Motion Hearing scheduled on: 04/28/2025 03:00 PM Has been: Held as Scheduled Hon. Matthew J Nestor, Presiding Staff: Melissa Doris, Assistant Clerk Magistrate		

<a href="#">Docket Date</a>	<a href="#">Docket Text</a>	<a href="#">File Ref Nbr.</a>	<a href="#">Image Avail.</a>
04/30/2025	Defendant YIHE FORBES, LLC's Submission of Letter to Judge Nestor	42	
05/16/2025	MEMORANDUM & ORDER:  OF DECISION ON PLAINTIFF CITY OF CHELSEA'S EMERGENCY MOTION FOR DETERMINATION THAT THIS ACTION IS EXERCISE OF ITS POLICE AND REGULATORY POWER AND THEREFORE EXEMPT FROM THE BANKRUPTCY CODE'S AUTOMATOIC STAY: ORDER - For the foregoing reasons, the court declares that the sale is exempted from the Bankruptcy Code's automatic stay, and the City's Emergency Motion for Determination that This Action is an Exercise of Chelsea's Police and Regulatory Power and is therefore Exempt from the Bankruptcy code's Automatic Stay is ALLOWED. Dated: May 14, 2025 (See P#45 for complete decision)  Judge: Nestor, Hon. Matthew J  Notice Sent 5/16/25	43	 <a href="#">Image</a>  <a href="#">Image</a>
05/19/2025	Receiver's Report March 18, 2025 through May 19, 2025  Applies To: Alexandra L. Hogan (Receiver) (Other interested party)	44	 <a href="#">Image</a>
05/21/2025	Defendant YIHE FORBES, LLC's Submission of Superseding Notice of Appeal Pursuant to Doctrine of Present Execution	45	 <a href="#">Image</a>
05/21/2025	Notice of appeal filed. (See p#45)  Notice sent 5/22/25  Applies To: YIHE FORBES, LLC (Defendant)		
05/21/2025	Transcript of 3/10/25 received from Accurate Court Reporting Inc (via email)		
05/28/2025	Judgment. It is ORDERED and ADJUDGED:: that the court declares that the sale of the property is exempted from the Bankruptcy Code's automatic stay, and the City's Emergency Motion for Determination that This Action is an Exercise of Chelsea's Police and Regulatory Power and is therefore Exempt from the Bankruptcy code's Automatic Stay is ALLOWED, by the Court, Nestor., J. on 5/14/2025. Accordingly, plaintiff's complaint is DISMISSED Entered on docket pursuant to Mass R Civ P 58(a) and notice sent to parties pursuant to Mass R Civ P 77(d)	46	 <a href="#">Image</a>
05/28/2025	Defendant YIHE FORBES, LLC's Notice of Filing or Orders for Hearing Transcripts Pursuant to Mass. R. App. P. 8(b)(1)(A)  Transcript of 4/28/25 ordered	47	 <a href="#">Image</a>
05/30/2025	Transcript of 4/28/25 received from transcriber Eileen Dhondt (via email)		
06/09/2025	Docket Note: The Judgment of 5/28/25 (paper #46) is vacated, with the assent of all parties. The case is active and final judgment has not entered.  Judge: Nestor, Hon. Matthew J		
06/20/2025	Defendant YIHE FORBES, LLC's Motion to Stay Sale Of Property To Massachusetts Audobon Society, Inc., Pending Final Resolution Of Appeal	48	 <a href="#">Image</a>
06/20/2025	Opposition to Motion to Stay Sale Of Property To Massachusetts Audobon Society, Inc., Pending Final Resolution Of Appeal filed by City Of Chelsea	49	 <a href="#">Image</a>
06/20/2025	Reply/Sur-reply  Regarding Motion to Stay Sale Of Property To Massachusetts Audobon Society, Inc., Pending Final Resolution Of Appeal	50	 <a href="#">Image</a>
06/20/2025	Request For Hearing Regarding Motion To stay Sale Of Property  Applies To: YIHE FORBES, LLC (Defendant)	51	 <a href="#">Image</a>
06/20/2025	Superior Court Rule 9A Notice Of filing	52	
06/20/2025	Superior Court Rule 9A List Of Documents	53	 <a href="#">Image</a>
06/20/2025	Superior Court Rule 9A Affidavit Of Compliance	54	 <a href="#">Image</a>
07/23/2025	Receiver's Report May 19, 2025 Through July 23, 2025  Applies To: Alexandra L. Hogan (Receiver) (Other interested party)	55	 <a href="#">Image</a>  <a href="#">Image</a>
07/29/2025	Event Result:: Motion Hearing scheduled on: 07/29/2025 02:30 PM		

<a href="#">Docket Date</a>	<a href="#">Docket Text</a>	<a href="#">File Ref Nbr.</a>	<a href="#">Image Avail.</a>
	Has been: Held as Scheduled Hon. Mark A Hallal, Presiding Staff: Melissa Doris, Assistant Clerk Magistrate		
07/31/2025	Endorsement on Motion to Stay Sale of Property to Massachusetts Audubon Society, Inc. Pending Final Resolution of Appeal (#48.0): DENIED after full hearing and review. See Memorandum of Decision and Order of this date. Dated: 7/30/25  Notice Sent 8/1/25		 <a href="#">Image</a>
07/31/2025	MEMORANDUM & ORDER:  OF DECISION ON DEFENDANT'S MOTION TO STAY SALE OF PROERTY TO MASSACHUSETTS AUDUBON SOCIETY, INC., PENDING FINAL RESOLUTION OF APPEAL: ORDER - For the reasons stated and cases cited, the Defendant Vihe Forbes LLC's Motion to Stay Sale of Property to Massachusetts Audubon Society, Inc. Pending Final Resolution of Appeal is DENIED. Dated: July 30, 2025 (See P#56 for complete decision).  Judge: Hallal, Hon. Mark A  Notice Sent 8/1/25	56	 <a href="#">Image</a>
08/01/2025	Defendant YIHE FORBES, LLC's Notice of Appeal Pursuant to Doctrine of Present Execution (Second Superseding)	57	 <a href="#">Image</a>
08/01/2025	Notice of appeal filed. (See p#57)  Notice sent 8/11/25  Applies To: YIHE FORBES, LLC (Defendant)		
08/14/2025	Notice of docket entry received from Appeals Court Please take note that on August 14, 2025, the above referenced matter (2025-J-0571) has been entered on the single justice docket of the Appeals Court.	58	 <a href="#">Image</a>
08/15/2025	Notice of docket entry received from Appeals Court Please take note that on August 15, 2025, the following entry was made on the docket of the above-referenced case: ORDER: RE#1: This matter is before me as a single justice on a petition filed pursuant to G. L. c. 231, s. 118, first par., filed by the defendant in a receivership action currently pending in the Suffolk Superior Court. The petitioner seeks review of an order denying a motion for a stay of a sale of the subject property pending an appeal claimed by the petitioner from an order entered 03/25/2025 allowing a motion to approve the sale of the property. When reviewing a trial court order denying a preliminary injunction, the single justice must exercise care not to substitute his or her judgment for that of the trial court judge when the record discloses reasoned support for the judge's action. See Edwin R. Sage Co. v. Foley, 12 Mass. App. Ct. 20, 26 (1981). A request for a preliminary injunction is addressed to the discretion of the trial court judge, and a single justice will not interfere with the exercise of that discretion in the absence of a clear error of law or abuse of discretion. See Jet-Line Services, Inc. v. Bd. Of Selectmen of Stoughton, 25 Mass. App. Ct. 645, 646 (1988). After review of the petition and supporting materials, I conclude the petitioner has failed to establish that the motion judge made a clear error of law or abuse of discretion in denying the motion for a stay. An appeal of an order approving the sale of property by the receiver would be reviewed for abuse of discretion. See Plumer v. Houghton & Dutton Co., 277 Mass. 209, 220 (1931). Based on the record before the Superior Court, the judge could reasonably have concluded that a stay was not warranted based on consideration of the relevant factors. Accordingly, the petition is denied. (Tan, J.) *Notice/Attest/Hallal, J.	59	 <a href="#">Image</a>
08/21/2025	Appeal: Statement of the Case on Appeal (Cover Sheet).		 <a href="#">Image</a>
08/21/2025	Notice of assembly of record sent to Counsel		 <a href="#">Image</a>
08/21/2025	Notice to Clerk of the Appeals Court of Assembly of Record		 <a href="#">Image</a>
08/22/2025	Attorney appearance On this date Douglas B Rosner, Esq. added for Other interested party Massachusetts Audubon Society, Inc		 <a href="#">Image</a>
08/22/2025	Attorney appearance On this date Joel E Antwi, Esq. added for Other interested party Massachusetts Audubon Society, Inc		 <a href="#">Image</a>
09/08/2025	Notice of Entry of appeal received from the Appeals Court In accordance with Massachusetts Rule of Appellate Procedure 10(a)(3), please note that the above-referenced case (2025-P-1094) was entered in this Court on September 4, 2025.	60	 <a href="#">Image</a>
09/23/2025	Receiver's Report July 24, 2025 Through September 22, 2025  Applies To: L. Alexandra Hogan (Receiver) (Other interested party)	61	 <a href="#">Image</a>

**Case Disposition**DispositionDateCase Judge

Disposed by Court Finding

05/28/2025

3/6

NOTIFY

25

DV

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

SUPERIOR COURT DEPT.  
OF THE TRIAL COURT

CITY OF CHELSEA, )  
Substituted Plaintiff, )  
v. )  
YIHE FORBES, LLC )  
Defendant. )

Docket No. 2484CV2384A

RECEIVER'S MOTION TO APPROVE PRIVATE SALE OF THE PROPERTY TO  
MASSACHUSETTS AUDUBON SOCIETY, INC. OR IN THE ALTERNATIVE RECEIVER  
REQUESTS INSTRUCTIONS FROM THIS COURT

(Assented-To by Plaintiff City of Chelsea)

NOW COMES L. Alexandra Hogan ("Receiver"), in her capacity as court appointed receiver by order of this Court dated November 22, 2024 (the "Order") of the property located at 1 Forbes Street, 353 Crescent Avenue, 405 Crescent Avenue and 413 Crescent Avenue, in Chelsea, MA (the "Property") and hereby moves for authority to sell the Property at private sale to Massachusetts Audubon Society, Inc. ("Mass Audubon") on the terms and conditions set forth herein, or in the alternative provide instructions to the Receiver. This motion is assented-to by the Plaintiff, City of Chelsea.

INTRODUCTION

The Order provides that the Receiver is empowered to take possession of the Property and to preserve, secure and control the same until the earlier of a further Order of this Court or the consummation of a sale to a purchaser or purchasers, or the transfer of the Property pursuant to a foreclosure sale. See Order [document no. 14, page 2, para. 1]. The Receiver is authorized under the Order to negotiate with potential purchasers and execute proposed contracts, and to undertake any and all other duties associated with the sale of the Property, provided that no contract for the

It is troubling that the taxpayers are forced, on a daily basis to subsidize the private parties that own this property. The defendants have repeatedly claimed that a confirmed buyer will appear. None have to this point. (over)

1033690.1

What is needed in this matter is a certain and good outcome. The property remains dilapidated, a danger to the public and the environment.

This offer will repay the taxpayers of Chelsea, clean up the property and provide a reasonable development for the site. Defendants have had ample opportunity to suggest a viable alternative but have failed to do so.

The receiver is to be commended for her efforts in keeping the property as safe as possible and in finding an actual buyer.

The motion is Allowed.

Nesta |  
3/25/25

DV

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

SUPERIOR COURT DEPT.  
OF THE TRIAL COURT

CITY OF CHELSEA, )  
Substituted Plaintiff. )  
v. )  
YIBE FORBES, LLC )  
Defendant. )

Docket No. 2484CV2384A

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sale of the Property shall be effective until entry of an order of this Court. See Order [document no. 14, page 5, para. 12]. The Receiver has negotiated and secured an offer on the Property from Mass Audubon that provides a fair purchase price in line with the appraised value, lacks financing and other contingencies that would ordinarily consume more time than the Receiver has funds to carry the estate, and provides for a non-refundable deposit to the Receiver in four (4) monthly installments to pay Receivership expenses during the due diligence prior to closing. Above all, Mass Audubon's vision for the Property and dedication to the community are in the best interest of the public, which is currently put at risk by the dilapidated Property and buildings thereon.

#### THE PROPERTY: PRE- AND POST- RECEIVERSHIP

The Property is a dilapidated, former industrial property covering almost 18 acres, which failed to meet the minimum standards of decency and was in serious violation of Building and State Sanitary Codes at the time the complaint for receivership was filed. The Property created a nuisance, which posed a serious risk to the health, safety and wellbeing of abutters and residents of the community.

While the complaint for the receivership was pending, but prior to the Receiver's appointment, a nine-alarm fire occurred at the Property on November 18, 2024. This fire was considered suspicious given that the fire started in an abandoned building on the Property. The fire affected buildings that were adjacent to and very close in proximity to a commuter rail and residential neighborhood. The commuter rail was shut down while fire fighters from multiple towns' fire departments risked their safety to put out the raging blaze. This fire occurred on the tail of fire warnings during the fall season. The damage could have been significantly worse if the winds were strong on that day. The fire resulted in the demolition of two buildings on the Property



which began prior to the Receiver's appointment but was completed during the Receiver's appointment. The demolition resulted in enormous piles of rubble and debris.

The Massachusetts Department of Environmental Protection ("DEP") presumes that the debris and rubble from the demolished buildings contains asbestos based upon the year(s) of the buildings' construction. Although contractors initially covered the piles with plastic, some areas became exposed once again, presumably due to weather. The DEP requested that the uncovered portions of the piles of debris and rubble be secured by plastic covering to prevent the presumed asbestos from becoming airborne which may pose a threat to the public. To that end, contractors provided labor and materials to secure uncovered areas of the debris and rubble.

Prior to the receivership, the roads on this nearly 18 acres of Property were not maintained creating a hazard impeding emergency workers from accessing the Property in an effective and efficient manner. This complicated and impeded fire-fighting efforts. Vegetation has grown unruly on the Property which masks unknown risks. The Property is unlit and littered with garbage from trespassers. At the time of the Receiver's appointment, a number of culverts canals on the Property, surrounded by low-level cement walls and filled with seemingly deep water, posed a significant risk of injury, if not drowning, in the event that someone was to fall into said openings. At least one manhole on the Property surrounded by high vegetation was uncovered and exposed individuals to a significant risk of fall.

The large, vacant and previously unmonitored Property attracted trespassers for the purpose of engaging in illegal activities. The four buildings remaining post-fire were unsecured and open to the elements which continued to attract trespassers. Shards of glass surround the four buildings where vandals smashed windows. Windows lined with jagged, treacherous glass were accessible to trespassers at the time of appointment. The multi-story buildings display gang tags

and graffiti on the exterior of the buildings' top floors and elsewhere. To accomplish this, trespassers undoubtedly put their lives in peril. Structures, including a smokestack, bear crumbling bricks. One particular building on the Property had an exposed, multiple story shaft. Fences on the Property had large gaps and holes where trespassers easily gained access.

To secure the Property, the Receiver entered into a contract with Action Emergency Management to install a locked gate at the Property's entrance, install fencing where the fence presented gaps or disrepair, fence around dangerous culverts/canals/cisterns, secure unsafe manholes, and board all accessible openings in four buildings and large wall openings (shaft) at the end of hallways on four floors on a particular building. The Receiver arranged for trespass signs to be posted on the gate and areas of the fence as well as on the Property grounds.

The Defendant claims that it had "taken necessary and reasonable action in an effort to secure the Property" including fencing and camera monitoring. See Affidavit of Ken He [document no. 13, paras. 9-10]. The condition of the Property patently contradicts this allegation. The lack of security on the Property has resulted in the buildings, fences and grounds being severely vandalized by trespassers and likely was the cause of the 9-alarm fire that ravaged and destroyed two buildings on the Property. While the Defendant apparently had hired a company to monitor a couple of cameras at the Property, those cameras were too easily accessible to trespassers, vandalized and upon information and belief were not functioning at all at the time of the receivership.

In the Defendant's own court-filing it attached an article published on November 27, 2023 written by Nicholas Morris, a trespasser of the Property, who goes by "Intricate Explorer". See Exhibit A to Affidavit of Ken He, attached to Opposition to Motion for Order Authorizing Loan Agreement at document no. 19]. A clearer version of this article is attached as Exhibit A hereto,

and can also be found at [www.intricateexplorer.com/adventure/576](http://www.intricateexplorer.com/adventure/576). Mr. Morris describes "a giant hole that'd been freshly cut into the fence" from which "a dude emerged." Mr. Morris asked the trespasser if anyone can walk back there. The trespasser said, "Yeah man. Do whatever you want." Mr. Morris gained access to the Property through the same hole in the fence. Mr. Morris explained that he entered one of the buildings from a broken window and noted that the "entire middle section of the building was completely missing." Once inside, the story indicates that Mr. Morris found a room with a bed, blankets and food and from this he deduced that someone was actively living in the abandoned building. Mr. Morris left the building through a "maze of broken glass and rusty flooring". The "intricate explorer" then entered a second abandoned building on the Property, wherein he described that the wooden floorboards were completely rotten. He writes that he then ascended stairs to a second floor where there were "several holes in the floor that fell right through to the first level." This article demonstrates the brazen attitude of trespassers, the lack of security, and the dangerous conditions on the Property.

Following the 9-alarm fire on the Property, the City of Chelsea maintained a fire detail for security that was present on the Property twenty-four hours per day, seven days per week for a number of weeks. The Fire Chief, John Quatieri, prepared an affidavit reciting numerous attempts of individuals trespassing on the site during that time. See attached Exhibit B. Between November 18, 2024 and January 6, 2025, the City of Chelsea's fire detail reports 19 trespassing attempts. One example includes "a group of youths carr[ying] a bag across the bridge over the MBTA tracks." See Exhibit B, para. 17. During this time period, even with round-the-clock security detail, trespassers were able to gain access to the site and vandalized some of the freshly boarded openings on one building. See Exhibit C. The unlit Property is nearly 18 acres with several large structures. Security cannot be everywhere at once. Following the fire detail's

security efforts, the Receiver engaged Alliance Security to monitor the Property in marked vehicles with roof lights. On January 27, 2025, Alliance Security reported that an individual was on the Property carrying a bag. This individual entered through a hole in the fence and was allegedly trying to find copper. See Exhibit D. This Court should take note that this or another trespasser damaged and created an opening in the brand new fence that the Receiver had just installed in order to gain access. One can reasonably infer that the incidents of trespass and vandalism would be greatly increased absent the Receiver's efforts to secure the Property. Nonetheless, these incidents highlight the urgency of conveying this Property into the hands of a responsible and present owner.

The Receiver has been unable to secure a traditional loan because the Property is non-income producing, among other reasons. The City of Chelsea has entered into a loan agreement with the Receiver for up to \$400,000 to address the Receiver's expenses. Approval of the loan agreement is pending before this Court and is opposed, in part, by the Defendant, Yihe Forbes, LLC. Considering the costs and expenses incurred by the Receiver for the services of Action Emergency Management and Alliance Security, among others, the \$400,000 is expected to be nearly or totally depleted by June 2025. Despite the Receiver's efforts, the abandoned Property will continue to be an attractive nuisance to the public. Trespassing activity is expected to increase in the warmer months that are quickly approaching. Therefore, until the Property is sold, the Receiver will continue to incur ongoing expenses to provide security at the Property, estimated to cost a minimum of \$15,000 per month, as well as costs and expenses to repair damage by trespassers and any other unknowns. Further, liability insurance will expire on June 16, 2025.

#### A. THE PROPOSED SALE

Mass Audubon has offered to purchase the Property for [REDACTED]

[REDACTED] with no permitting or financing contingencies.

Mass Audubon would require a ninety (90) day due diligence period which would commence the later of: (1) court approval of the offer, or (2) full execution of the Purchase and Sale Agreement by both parties. The closing would occur within thirty (30) days of the completion of due diligence. During the four (4) month period prior to closing, Mass Audubon would make four (4) monthly payments to the Receiver in the amount of Twenty-Five Thousand Dollars and 00/100 (\$25,000.00) each, which would be a non-refundable deposit that the Receiver could use for some or all of the Receiver's expenses, fees and costs incurred through the closing date or earlier termination of the agreement. While the Receiver would have no obligation seek approval from Mass Audubon for Receiver's expenses, fees and costs paid with the deposit, the Receiver obviously would remain bound by the November 22, 2024 Order and laws of the Commonwealth of Massachusetts. Assuming Mass Audubon closes the transaction, these payments would ultimately be applied towards the purchase price. The offer provides that no further court approval of the transaction or purchase and sale agreement shall be required unless the purchase price is reduced by more than five (5%) percent. Mass Audubon will have no obligation to purchase unless and until after entry of the final and non-appealable order of the Court, and any appeals filed with respect to such approval have been settled, dismissed or resolved in favor of the Receiver. No broker was involved in this transaction. A copy of the offer to purchase is attached hereto as Exhibit E and incorporated herein by reference.

#### B. JUDICIAL DISCRETION TO APPROVE THE OFFER

"Ordering of sale of property held by receivers, including the price and terms of sale, rests in sound judicial discretion." Plumer v. Houghton & Dutton Co., 277 Mass. 209, 220 (1931)

(“ordinarily, decree ordering sale of property held by receivers is not set aside save for material error of law or abuse of discretion). The federal statute for sale of receivership property is not directly applicable but may be instructive as persuasive authority. Under the federal receivership scheme, the court has wide discretion in judging whether a receiver’s sale is fair in terms and result and serves the best interests of the estate. See, Pennsylvania Public Utility Commission v. Gangi, 874 F.3d 33, 38-40 (2017) (court relied on business judgement of receiver in the absence of reliable evidence indicating that the sale was unfair; *receiver has no burden to prove the sale is fair*). Emphasis added.

Receivers are quasi-judicial officers<sup>1</sup> which “assist the courts, at their behest, with professional judgment, efforts and expertise.” Siegel v. Mayer, 30 Mass. L. Rptr. 312, n.4 (citing Lalonde v. Essner, 405 Mass. 207, 211-212 (1989)). “The chief object of a receivership is to conserve the property of a debtor for the benefit of the creditors and other persons interested, and to bring judicial custody to an end at the earliest moment consistent with the welfare of those concerned. The course most likely to bring pass such results not infrequently depends upon the exercise of practical wisdom and business sagacity rather than upon arithmetical computations and the niceties of disputatious argument.” Pumber, 277 Mass. at 220. “The terms of any sale by receivers must be such as to convert the property within a reasonable time into cash, so that distribution can be made to those in interest.” Boucher v. Hamilton Mfg. Co., 259 Mass. 259, 268-69 (1927).

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<sup>1</sup> “Courts have expanded the doctrine of quasi-judicial officers who are involved in an integral part of the judicial process and thus must be able to act freely without the threat of lawsuit.” Resource Management Co. v. Higgins, 28 Mass.L.Rptr. 337, \*4 (2008). The immunity is intended to remove the disincentive to service that the prospect of lawsuits presents and to prevent the chilling effect that the prospect of lawsuits might otherwise have on the exercise of their judgment.” Siegel v. Mayer, 30 Mass. L. Rptr. 312 n.4 (citing Lalonde v. Essner, 405 Mass. 207, 211-212 (1989)). “[A] receiver who faithfully and carefully carries out the orders of his appointing judge must share the judge’s absolute immunity.” Kermit Const. Corp. v. Banco Credito Y Ahorro Ponceño, 547 F.2d 1 (1976) (state receiver who carried out orders of appointing judge entitled to absolute immunity).

C. THIS COURT SHOULD APPROVE THE OFFER BECAUSE THE PROPOSED TERMS ARE REASONABLE, FAIR AND ARE CONSISTENT WITH THE BEST INTEREST AND WELFARE OF THE ESTATE AND THOSE CONCERNED

There are no general mandates in the Massachusetts General Laws regarding the methods and mechanics for the sale of assets by receivers. Generally, private sales are thought to generate higher sale prices and are more attractive to buyers who will have the opportunity to perform full due diligence. Notwithstanding this, receivers often elect to conduct public auctions for reasons including that there are time constraints and an inability to manage the property for the time needed to market it. Such is the case in the present matter. The Receiver faces time and financial constraints. As a result, the Receiver may be unable to secure the Property for the time needed to market the Property, let alone to provide prolonged due diligence periods and permitting contingencies required by most developers, which could potentially take a year or more to satisfy. The Defendant's own history with the Property reveals the length of time required to obtain permitting. The Defendant purchased the Property in 2014 but did not obtain permitting approvals from the City of Chelsea for approximately five years. See Affidavit of Ken He [document no. 13, paras. 6, 9]. Those approvals lapsed and the City did not renew them. Id. The Defendant even acknowledges in its court filings that "a prospective purchaser of this large and logistically complex property undoubtedly would require a period of diligence over months (likely several months) to investigate logistical, environmental, permitting and legal considerations for potential redevelopment scenarios." See Affidavit of Ken He [document no. 19, para. 19].

In the present matter, Mass Audubon's offer to purchase has addressed and satisfies the paramount concerns plaguing the receivership estate: namely the non-refundable deposit will

assist with the necessary and ongoing expenses required to keep the Property and public safe during a relatively short due diligence period, and Mass Audubon's lack of need for financing and permitting contingencies allows for an objectively quick sale of the Property. The Receiver believes that the sooner a developer purchases the Property, the risk to the public will decrease in that theoretically individuals will be less likely to trespass with the presence of owners and their agents on site.

The Receiver was appointed to secure and sell the Property because its condition was unsafe to the public and the Defendant was not responsive to the City of Chelsea's pleas for the Defendant to take action, ultimately leaving the Property and public exposed to a 9-alarm fire and other dangers. Significantly, the Receiver believes that Mass Audubon will be a responsible landowner committed to the community's welfare over the bottom line. This is in the best interest and welfare of those involved. Mass Audubon is partnering with GreenRoots and The Neighborhood Developers in this project. See letter from Mass Audubon attached as Exhibit F.

As local partners, they "have a vested interest in the well-being of the community now and into the future." See, Exhibit F. Theirs is "a vision that serves the community—this is a community-first approach versus a bottom-line approach." See, Exhibit F. Their plan is to "transfer [the] blighted and unsafe [P]roperty in the City into a vibrant park and community gathering space that includes mixed-income housing, safe access to the Chelsea River and Mill Creek, and opportunities for the community to engage in educational and workforce development programming." See, Exhibit F. "Open space and thoughtful mixed-income housing are long-term investments in the health and well-being of the City—both from a human-health dimension, and also from a financial one as open space increases the value of surrounding neighborhoods and increases Chelsea's appeal for future development across the City." See, Exhibit F. Once



developed, these partners “will be the stewards of the property – ensuring the site is safe for the community and removing a significant City liability.” See, Exhibit F. The partners have access to the capital required to complete the Property’s acquisition, remediation and redevelopment in a reasonable and timely manner. See, Exhibit E. These partners “understand the site and the challenges,” presumably unlike the numerous developers who have owned the Property before and failed. To learn more about the partners’ and their vision of the future for the Property, see attached Exhibit G.

The Defendant entered into an Agreement for Exclusive Right to Sell with Steve Brems Realty Group, Inc. on September 19, 2024 for \$29,999,000. The Defendant’s decision to list the Property on September 19, 2024 was almost certainly driven by the fact that the Complaint for this receivership was filed just days before, on September 9, 2024. The listed sale price is unreasonable in the opinion of the Receiver and more likely has hampered realistic offers from interested developers. According to its court filings in this case, the Defendant bases this price on the Property’s scale, close proximity to Boston and to transportation by the water, rail and highway and the assessed value of \$23,000,000. See, Opposition to Motion to Approve Loan Agreement [document no. 19, page 2]. The City’s assessed value is not an accurate basis for determining the sale value of the Property. The real estate market and the property conditions fluctuate, which would not necessarily be reflected in assessment. The purpose of municipal assessments is not to establish market value but to determine property taxes. The assessed value might not always align with the price a buyer is willing to pay in the open market. The Defendant also appears intent on recuperating its alleged \$8,000,000 in expenses incurred in architectural, engineering, legal, accounting and permitting fees as well as mortgage interest payments and operating costs associated with the Property. See Affidavit of Ken He [document no. 19, para. 8]. Note that the

Defendant does not base the value upon any appraisal. The Defendant purchased the Property for \$11,550,000 as reflected in a Deed recorded with the Suffolk Registry of Deeds at Book 53716, Page 235. The Defendant also reported on its Form 1120 U.S. Corporation Income Tax Return for the year 2023 that the Property value is \$11,550,000.

Mass Audubon's offer to purchase matches the liquidation value for 1 Forbes Street as stated on an appraisal dated only six (6) months ago prepared by CBRE- Valuation & Advisory Services, a reputable and independent national appraisal firm, for the original plaintiff in this case, Shanghai Commercial Bank Limited ("SCB"). See attached Exhibit H for CBRE's appraisal. SCB proposed the current Receiver in its pleadings. Therefore, this is the very same appraisal upon which the Receiver would have been relying if SCB were still the named plaintiff in this matter. Upon researching the matter, commissioning a new appraisal would cost the Receivership estate \$17,500 and take no less than 90 days from the date that a contract is executed for completion. This is unnecessary and would financially burden the estate. It is worth noting that the appraisal report does not consider significant liabilities to the site's redevelopment, including cleanup of environmental contamination and repairs and/or replacement of the bridge that crosses over the MBTA's railway and repairs/replacement of the seawall. Furthermore, two of the buildings on the site no longer exist as they were demolished in the 9-alarm fire. If anything, the appraisal's liquidation value reported by CBRE is on the high side. The purchase price is fair and reasonable under the circumstances.

While the Receiver does not have the burden of proof as to the "fairness" of the proposed sale, it is within this Court's sound discretion to rely upon the Receiver's business judgment to approve the price, terms and conditions of the sale as being fair, reasonable and in the best interest of the estate and all those involved, under the circumstances, in the absence of any evidence to the

contrary. See, Plumer v. Houghton & Dutton Co., 277 Mass. 209, 220 (1931); Pennsylvania Public Utility Commission v. Gangi, 874 F.3d 33, 38-40 (2017). This Court's order will not be set aside save for a material error of law or abuse of discretion. Plumer, 277 Mass. at 220. This Court may consider factors other than the purchase price in determining what is in the best interest of all involved, including the time and financial constraints, as well as ongoing concerns for the safety of the Property and public, as discussed in detail hereinabove. See, id. The receivership's objective would be well-served by approving the proposed sale to Mass Audubon, namely to "conserve the property ... and to bring judicial custody to an end at the earliest moment consistent with the welfare of those concerned." See, id. The Receiver respectfully opines in her business judgment that the sale proposed is in the best interest of the estate and all involved, including the Defendant, City of Chelsea and the public.

**D. IN THE EVENT THE COURT DENIES THE PROPOSED SALE, THE RECEIVER REQUESTS INSTRUCTIONS IN THE ALTERNATIVE**

In the event that the proposed sale is not approved, the Receiver requests instructions from this Court as to how to proceed with the listing, marketing and or sale of the Property, as well as whether the Receiver may rely upon the CBRF appraisal, in light of the Receiver's limited funds and the ongoing need to secure the Property. Additional facts that the Receiver respectfully requests this Court to consider, include the following:

Upon the Receiver's appointment, Mr. Steve Bremis of the Steve Bremis Realty Group, Inc. confirmed that he had not yet physically shown the Property to any prospective purchaser, nor had any official offers been tendered after marketing the same for nearly three (3) months. On December 3, 2024, the Receiver terminated Mr. Bremis' listing agreement for various reasons. Since that time, there has been an uptick in developers interested in viewing the site. The Receiver has personally met with and shown the Property to four developers, including Mass Audubon since

December 2024. Two buyers' agents contacted the Receiver and/or the City of Chelsea directly and two came through Mr. Bremis. Mr. Bremis coordinated and attended two of the four showing also attended by the Receiver, and Mr. Bremis has just recently coordinated and shown the Property to one additional developer.

Although Mr. Bremis' contract was terminated, the Property has remained on the market. Mr. Bremis confirmed that of the three leads he provided, the buyers' agents learned that the Property was being marketed for sale through CoStar or Loopnet, MLS and cold calling an in-house client. CoStar is a comprehensive commercial real estate data and analytics provider. Loopnet is an online marketplace for commercial real estate listings, which is a subsidiary of CoStar that focuses on connecting buyers and sellers with active listings. MLS is the Multiple Listing Service database used by real estate professionals to share and access listings of property for sale. Mr. Bremis has confirmed that in addition, the Property is also listed on Crexi, which is another commercial listing services where the Property has been listed. See attached Exhibit I. A basic internet search of "1 Forbes Street, Chelsea, MA" reveals that the Property is also being featured on three other websites: Redfin, Zillow and Compass. The Property appears on these websites as being actively listed by Steve Bremis Realty Group and on the market for 132 days as of February 10, 2025. See attached Exhibit J. While his efforts are appreciated, no offers to purchase have come through Mr. Bremis in the five (5) month period.

The primary concerns with listing the Property on the market for longer to try to secure an offer higher than Mass Audubon's are time and financial constraints. In speaking with national, experienced and reputable commercial brokers, Jones Lang LaSalle, the current commercial real estate market is such that buyers are not inclined, as they have been in the past, to offer non-refundable deposits such as Mass Audubon has done. The Defendant has likewise offered to put

funds in escrow beginning in June 2025 to be replenished for four (4) months to fund Receivership expenses so that the Property can be listed on the market with the goal of closing by September 2025, in lieu of foreclosure of the Receiver's lien. See attached Exhibit K. The Defendant expressed in a recent filing with this Court that it is attempting to sell other property to generate these funds. [See document no. 19, page 4]. While the Defendant's offer and cooperation are appreciated, the amount offered is not believed to be sufficient nor can the Receiver spare the time or rely on the promise of funds from the Defendant. A breach of such agreement by the Defendant would yield no recourse to the Estate but rather would leave it in an exposed and unsecured state. With all due respect to the Defendant, it has not been able to raise enough money to pay its real estate taxes on the Property which are currently at least \$349,260.88 or to pay its lien by the City of Chelsea in the approximate amount of \$316,609.05. Waiting until June on the hope that the Defendant sells its other property in time to fund the Receiver's expenses is an unacceptable risk in the Receiver's business judgment. As discussed at length hereinabove, ongoing security patrol is necessary and presently costs a minimum of \$15,000 per month, not to mention repairs to the fence and boarding of buildings that are anticipated as individuals continue to attempt to gain access to trespass on the Property. With limited funds being provided by the City of Chelsea, the reality is that the funds will almost certainly be expended prior to a closing—leaving the Property and public at risk. The Receiver fears that with the passage of too much time, the Estate will no longer be able to afford on-site security and all or most of the work done by the Receiver to board up accessible entrances to buildings will be undone and fencing will be damaged.

The Receiver has a lien on the Property pursuant to M.G.L. c. 111, § 127I, which the Receiver can foreclose at public auction, subject to Court approval, to satisfy the Receiver's expenses, fees and costs. The Receiver has had discussions with a local, experienced and highly

recommended auctioneer who has quoted an estimated \$40,000 to conduct a public auction of the Property and recommended a minimum of 5 months marketing to enable interested parties to conduct due diligence in advance. The Receiver believes that any offer made at auction will not be as high or desirable as Mass Audubon's offer. An auction may become necessary if Mass Audubon's offer is not approved, which will cost the Receivership Estate additional time and money.

To date, the Receiver has not been reimbursed for any of the Receiver's fees or out-of-pocket expenses incurred. Without further order of the Court, the Receiver has authority to reimburse herself for these pursuant to this Court's Order. However, the Receiver has not done so because at this time funds are limited to those provided by the City of Chelsea pursuant to a loan agreement, approval of which is pending before this Court. The Receiver requests that the Court consider the objective that a receiver is "to convert the property within a reasonable time into cash, so that distribution can be made to those in interest." See, Boucher v. Hamilton Mfg. Co., 259 Mass. 259, 268-69 (1927). This includes the Receiver. In general, asking receivers to wait an extended period of time for reimbursement would work to disincentivize receivers from taking on projects such as this.

With these facts in consideration, the Receiver respectfully seeks this Court's instructions as to listing, marketing, selling and paying expenses associated with the Property, as well as whether the Receiver may rely upon the CBRE appraisal, under these difficult circumstances.

WHEREFORE, the Receiver respectfully requests that this Court allow this assented-to motion to sell or alternatively to provide instructions and grant any and all other relief that this Court deems fair and just.

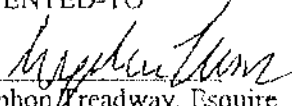
Dated: February 18, 2025

Respectfully submitted,  
RECEIVER,



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CERTIFICATE OF SERVICE

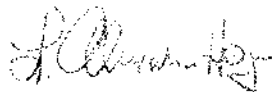
I, L. Alexandra Hogan hereby certify that I caused service of the foregoing document to the following counsel of record on February 18, 2025 as follows:

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L. Alexandra Hogan, Esq.



COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

SUPERIOR COURT DEPARTMENT  
OF THE TRIAL COURT

CITY OF CHELSEA, )  
Substituted Plaintiff, )  
v. )  
YIHE FORBES, LLC, )  
Defendant. )

Civil Action No. 2484CV2384

**DEFENDANT YIHE FORBES, LLC'S MEMORANDUM IN OPPOSITION TO  
RECEIVER'S MOTION TO APPROVE PRIVATE SALE OF THE PROPERTY TO  
MASSACHUSETTS AUDUBON SOCIETY, INC. OR IN THE ALTERNATIVE  
RECEIVER REQUESTS INSTRUCTIONS FROM THIS COURT**

For the many reasons set out below, Defendant Yihe Forbes LLC ("Yihe"), the owner of the real property which is subject to the Receivership herein, respectfully and urgently opposes the Receiver's Motion to Approve Private Sale of the Property to Massachusetts Audubon Society, Inc., or In the Alternative Receiver Requests Instructions From This Court ("Motion"), to which the Plaintiff City of Chelsea ("City") has assented.

In further support of this opposition, Yihe submits affidavits of Yihe's principal Ken He ("Second He Aff.") and of real estate broker Stephen Bremis ("Bremis Aff.") herewith.

**INTRODUCTION**

Both the proposed transaction and approval of it on the "rush" basis which the Motion urges are improvident and grossly improper because:

1. The Receiver is a fiduciary who is charged with protecting the interests of all stakeholders – including crucially the property owner – but is proposing a sale that is commercially and facially unreasonable. More specifically:

- The Receiver proposes to sell the Property at a depressed (likely “distress sale”) sale price equivalent to approximately [REDACTED] of its assessed value of \$23,000,000;
- The depressed sale price relies on an appraisal that was prepared for Yihe’s former lender for underwriting purposes and contains express limitations precluding any other use of it and any reliance upon it by any person other than that lender;
- The Receiver would attempt to rationalize the depressed sale price by erroneously asserting that Yihe’s 2023 U.S. Corporation Tax Return reflects the Property’s market value at [REDACTED], when in fact that amount represents the Property’s book value based upon the original acquisition cost recorded in 2014;
- After terminating the listing broker’s engagement three months ago, the Receiver has taken no action to actively market the Property, engage in a competitive bidding process, or obtain a current, valid appraisal or even an updated opinion of value; and
- The Receiver has chosen to engage in an opaque rather than transparent sale process, refusing to consult with the owner, despite prior representations that she would do so.

2. Despite the Receiver’s claim to the contrary, there is no urgency to sell the Property where:

- The primary purpose of the receivership was to protect public safety pursuant to the Sanitary and Building Codes (not to liquidate the asset for the benefit of creditors) and that stated purpose to bring the Property into compliance has largely been accomplished by the Receiver’s actions to date;

- Under the Receiver's administration, all hazardous structures and materials resulting from the fire and its aftermath have been removed, and the Property remains secured and in compliance with applicable safety regulations, with ongoing measures in place to ensure continued compliance and mitigate any reasonably foreseeable risks; and
  - The Defendant has agreed to provide financial support to cover the cost of going-forward security/maintenance measures, as with an escrow of substantial funds due soon from the impending sale of one or more valuable and eminently saleable real properties of Yihe's principal. Yet, the Receiver has refused to engage with the owner to explore terms for such alternative financial arrangements, and instead insists upon this previously unannounced and precipitous transaction, to Yihe's distinct and great financial detriment.
3. Any assertion that Mass Audubon's tentative development plan best serves the public interest is presumptuous and speculative, where the Receiver has not listed or actively marketed the Property to generate other, competitive offers and where Mass Audubon's development concept is just that – a concept subject to modification and approvals – and contains no restrictions to ensure the proposed project would ever be accomplished, rather than the Property divided or re-sold at a profit that should have been that of the current owner Yihe.
4. Approving a sale of receivership assets under the present non-transparent and procedurally flawed circumstances has important public policy implications, where it would unfairly benefit a private third-party to the detriment of the property owner.

For these reasons, detailed further below, Yihe Fobes LLC requests that the Court deny the Receiver's Motion.

### **BACKGROUND**

On November 22, 2024, the Court granted the City's motion for appointment of Receiver to take and facilitate actions to better secure and mitigate any hazards at this nearly 18-acre former industrial Property.

Yihe purchased the Property in 2014 for \$11,550,000. As detailed in its opposition to that appointment motion (Dkt. #12), Yihe had made earnest efforts, to the extent then feasible, to address the significant challenges at the site. Yihe also made significant progress to develop it. At a cost of several million dollars in architectural, engineering, legal, accounting, and other fees, Yihe sought and obtained in 2019 approvals from the City for a project of nearly 600 residential units and approximately 20,000 square feet of commercial space. *See* Affidavit of Ken He filed with opposition to appointment motion ("First He Aff.") (Dkt. #13), ¶¶ 6-8. However, as a result of the Covid-19 crisis and elevated interest rates, Yihe was unable to begin work pursuant to the approvals. The approvals later lapsed, and the City declined to renew them. At that time, it was not financially prudent for Yihe to pursue appeals of the permit denials. *See* First He Aff., ¶ 6.

Yihe therefore actively pursued a sale of the Property. As of November 2024, its Massachusetts broker Stephen Bremis listed it for sale through at least two (2) recognized commercial real estate channels, on an "as is" basis at \$29,999,000. That value is supported by the Property's unusual size, significant water frontage, close proximity to Boston and to transportation by water, rail, and highway, demonstrated development potential, current assessed valuation by the City at more than \$23,000,000, and a previous appraisal report conducted by CBRE, dated June 21, 2021, which assessed the property at a valuation of \$27,500,000. Attached

to the First He Affidavit is a true copy of the marketing binder for the Property at that time, which includes plans, illustrations, and information concerning the major project for which Yihe had obtained City permits. *See* First He Aff. ¶¶ 6, 10-12; Exh. A.

Several parties recently have expressed interest in purchasing the Property and – although the Receiver terminated Mr. Bremis’s listing agreement on December 3, 2024 and has entered into no other listing agreement, as the Motion concedes – a number of such parties have toured the Property with the Receiver and at times with Mr. Bremis. Bremis Aff., ¶¶ 4-5; *see also* First He Aff., ¶ 10.

Since Yihe determined that it was more feasible for it to sell than to develop the Property, it exerted additional efforts to secure the Property, in part to attract prospective purchasers. Nonetheless, where the Property is not currently income-producing, Yihe was unable to undertake all desirable measures, and the Property was subject to vandalism by third-party wrongdoers, resulting in damage to some structures.

Yihe’s efforts to protect the Property included engaging a security firm to fence and monitor the premises. In fact, Yihe has had security in place from the time of its purchase in 2014. Its vendor established a network of security cameras (including infrared and thermal cameras), loudspeakers, alarms, and notification of local police if an intruder entered and was not responsive to warnings and alarms. *See* First He Aff., ¶¶ 9-10. Notably, as the Motion concedes, despite more robust recent efforts and even a 24-hour security detail established by the City since November 22<sup>nd</sup>, it has not yet been possible to fully secure the Property from potential intruders.

Recognizing the need for enhanced security and property management, and the obligation to pay off City liens and defray related expenses, Yihe’s principal also has attempted to sell his two properties in California. The recent fires in and near Los Angeles and those properties

impeded those efforts. *See* First He Aff., ¶¶ 13-14. However, Yihe wishes to protect its very substantial investment in this Property and to reimburse the costs of the enhanced measures, either upon a fair and appropriate sale of the Property or earlier in the event that Yihe is able to generate sufficient funds. In fact, as the Receiver has been informed, Yihe's principal recently has been marketing not only the two substantial California properties but also an unencumbered residential property in Massachusetts; Yihe also has a property in Australia whose sale is slated to close in early April; and proceeds from that sale could fund a "carry cost escrow" for the Property. *See* Second He Aff., ¶¶ 8-10. In any event, based upon the existing liens and the amount of the proposed City loan to the Receiver, the equity in this Property, which is entirely unencumbered by any mortgage, vastly exceeds any amounts that would be due upon sale. *See* First He Aff., ¶¶ 16-17.

As counsel also has communicated to the Receiver and City, a prospective purchaser of the large and logistically complex Property undoubtedly would require a period of diligence over months to investigate logistical, environmental, permitting, and legal considerations for potential redevelopment scenarios. Yet, such diligence would allow the Property to be acquired by a sophisticated and well-funded developer able to take advantage of the Property's full development potential and turn it around without undue delay. *See* First He Aff., ¶ 9. That outcome would benefit not only Yihe but also the City and its taxpayers, who presumably have a substantial interest in increased tax revenue and a vastly improved and productive commercial site.

However, despite interest in the Property from other significant prospective buyers, the Receiver now proposes to sell the Property for only [REDACTED] – a fraction of its City-assessed value of \$23,000,000. Rather than being consulted by the Receiver regarding any proposed

transaction, Yihe first learned of this proposed sale to the Massachusetts Audubon Society ("Mass Audubon") upon receiving the Receiver's Motion. Indeed, while apparently aware that other interested purchasers were possibly communicating with the terminated broker Stephen Bremis, the Receiver did not inform even Mr. Bremis of the Mass Audubon offer so that potentially higher offers could be solicited, all to the detriment of Yihe.

### **ARGUMENT**

**I. The Proposed Sale is Not Fair, Transparent, or Commercially Reasonable. Approval of It Is Not In the Best Interests of the Receivership Estate and Would Cause Huge Financial Harm to the Property Owner.**

A receiver is a fiduciary and where liquidating the assets of the receivership estate must serve the best interests of the estate. Fleet Nat'l Bank v. H&D Entertainment, Inc., 926 F. Supp. 2d 226, 239-240 532, 540 (D. Mass. 1996). A court therefore should approve a proposed sale of estate assets only where the "sale is fair in terms and result." Fleet National Bank v. H&D Entertainment, Inc., 96 F.3d 532, 540 (1<sup>st</sup> Cir. 1996). In other words, the court may only approve a commercially reasonable sale, whose reasonableness "may be established by showing that the estate's assets are being sold for market value," Fleet Nat'l Bank, 926 F.Supp.2d at 244. That plainly is not the case here, where the Receiver terminated the brokerage contract of Yihe's broker,<sup>1</sup> failed to engage any other broker or to publicly market the Property, and failed to conduct any diligence as to its fair market value, including obtaining any current and proper appraisal or fully-informed opinion of value. Instead, despite the City of Chelsea's assessed

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<sup>1</sup> The Motion states that the Property has remained on the Multiple Listing Service (MLS) throughout (Motion, p. 14). While factual information regarding a formerly for-sale property (one for which the brokerage listing has been terminated) may remain online in some fashion, such publicly available data is distinctly different - and less calculated to elicit competitive offers - than a formal Listing Agreement. In the latter circumstance, a licensed and capable broker would be diligently working to market the property by any number of means (means usually vetted with the property owner), knowing that procuring a buyer would result in compensation for the broker.

value of \$23,000,000, the Receiver has decided to rely – unreasonably and apparently without authority – on a questionable appraisal prepared by CBRE in August 2024. That appraisal relied on several assumptions, including that the Property could only be permitted for approximately half as many residential units (292) as Yihe had previously obtained approvals for (590), which CBRE assessed the Property’s value at \$27,500,000, dated June 21, 2021. Moreover, that appraisal was prepared for Yihe’s former lender for underwriting protection purposes rather than to establish fair market value for an arms-length sale. Indeed, the appraisal expressly stipulated that it could not be used or relied upon for any other purpose other than its intended lender-specific purpose nor by any person other than CBRE’s client, Shanghai Commercial Bank Limited (*see* p. 1 of the Appraisal Report, *Ex. H to Motion*).<sup>2</sup> The Receiver’s reliance on that appraisal to accept an offer to purchase the Property for an amount close to CBRE’s liquidation value of [REDACTED] therefore is not only misplaced, but grossly unreliable and legally improper.<sup>3</sup>

As such, there is no current, valid appraisal which supports the price for the proposed sale to Mass Audubon. Any claim that the cost of obtaining such an appraisal is prohibitive is disingenuous and unreasonable where (1) there is no urgency to sell the Property (as set forth in more detail below), and (2) the value of the Property greatly exceeds the City and Receiver-related lien amounts.

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<sup>2</sup> Clause 16 of the Terms and Conditions of CBRE’s Engagement Letter (p. 6 of the Engagement Letter, which is p. 136 of the Receiver’s motion package), explicitly prohibits the Bank from disclosing the Valuation Report without the prior written consent of CBRE. The Receiver has not disclosed how she obtained the report.

<sup>3</sup> Furthermore, the August 2024 CBRE appraisal assumed that, at the time, some buildings at the Property would need to be demolished. Yet, since August, demolition of those buildings and other steps taken by the City and a vendor retained by the Receiver – at Yihe’s eventual expense – have eliminated such costs for any prospective purchaser and developer of the site, as well as any risk of liability possibly associated with the Property’s former condition. The appraisal’s assumption and reduction in value assigned to the Property (already depressed as a liquidation value) thus no longer are valid. For this reason too, the Receiver’s reliance on that appraisal is improper.



Furthermore, the failure to engage a broker to actively market the Property for the past three months has unnecessarily diminished and so far squandered the opportunity to sell the Property in an ordinary, commercially reasonable, arms-length transaction. *See* Bremis Aff., ¶ 10. That failure is inexplicable and unreasonable where brokers are compensated only upon the sale of a property, such that engaging a broker would have resulted in no additional cost to the Receiver. Furthermore, where the Receiver admits she has been in contact with experienced commercial brokers such as Jones Lang LaSalle (Motion, p.14), it is confounding that she chose not to engage any broker. The failure (or refusal) to maintain any signed listing agreement is per-se unreasonable.

While in meetings with the Receiver and City officials the Receiver represented to Yihe's counsel that any sale process would be transparent and cooperative, the sale which the Receiver urges is anything but. Yihe learned of this proposed sale of its Property only upon receiving the Receiver's Motion to approve it, which already had the assent of the City. In other words, rather than acting as a fiduciary charged with maximizing the value of the receivership estate and taking due and proper account of the Property owner's legitimate interests, the Receiver – with regard to a proposed sale of the Property (as opposed to the receivership's fundamental mandate to secure the Property) appears to be taking direction from the City, which has no incentive to pursue a sale for more than will satisfy its liens.

**II. There Is No Urgency to Sell the Property Where the Primary Purpose of the Receivership Already Has Been Accomplished, the Owner Could Provide Property Security/Maintenance Funds Going Forward, and the Receiver's Conduct Belies the Claimed Urgency.**

The Receiver here was appointed pursuant to the Sanitary Code to secure the Property against public safety hazards. *not* for the primary purpose of disposing of the asset for the benefit

of creditors. Indeed, as noted above, other than City liens, the Property is entirely unencumbered; Yihe has no other significant creditors. In this regard, while the Receiver cites court decisions for her assertion that she must liquidate the receivership asset as soon as possible, those (very dated) cases are not directly applicable. Specifically, the Receiver primarily relies on Plumer v. Houghton & Dutton Co., 277 Mass. 209 (1931), and Boucher v. Hamilton Manufacturing Co., 259 Mass. 259 (1927), both of which addressed receiverships that had been created at the request of creditors to satisfy debts owed to them. By contrast here, the City sought appointment of a receiver *not* to satisfy its lien (the amount of which is far below the Property's true value, and even far below the Receiver's proposed depressed sale price), but rather to address public safety concerns resulting from violations of the Sanitary and Building Codes. Addressing those safety concerns was the primary mandate of the Receiver, who has largely fulfilled that mandate by demolishing the few buildings that were deemed unsafe, undertaking certain maintenance and repairs, and employing additional security measures to attempt (without complete success) to keep unauthorized persons off the Property.<sup>4</sup> As such, there is no urgent need to bring about an immediate sale of the Property.

The Receiver claims a sale is necessary because she otherwise may lack sufficient funds to cover security and repair contractors going forward. That position is disingenuous.<sup>5</sup> First, although the Receiver asserts that she has not been able to obtain a traditional loan to service the Property, the Motion is devoid of any facts – let alone any sworn affidavit – detailing what steps have (or have not) been taken to obtain such a loan.

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<sup>4</sup> Of course, this work to secure the Property has added to the liens. However, the City and Receiver are financially secure by virtue of those liens and due to the far greater dollar value of the otherwise debt-free and commercially desirable Property.

<sup>5</sup> As a preliminary matter, it is unclear why the Receiver accepted appointment as receiver if she did not reasonably believe that she could address the issues with the Property.

Second, any purported urgency is belied by the refusal of the Receiver and City to entertain any of the modest changes which Yihe requested to the language of their proposed loan agreement. Instead of working to achieve Yihe's assent to solidify their proposed near-term funding mechanism in a way that would not prejudice Yihe, they submitted their loan-approval motion subject to Yihe's opposition, delaying consideration of that motion. Nor did the Receiver file that motion on an emergency basis. Instead, the funding-related motion was served on January 8, 2025 and has been pending for nearly two months.

Third, although Yihe has offered more than once to establish a means and deadline for it to fund going-forward security and related costs, the Receiver has refused to engage with Yihe to explore such terms. The Receiver instead presses for approval of this previously undisclosed and precipitous sale to Mass Audubon, to Yihe's great financial detriment. She claims that she cannot rely on Yihe's offers to provide such funding. However, as Yihe's counsel has advised the Receiver, Yihe's principal owns a number of valuable, largely unencumbered, and eminently saleable real properties which are actively being marketed. As noted above, the sale of one of them is scheduled for closing in early April 2025, and its proceeds could then be deposited into an escrow account to service this Property for ten (10) months or more – sufficient time to publicly and appropriately market the Property for sale. *See* Second He Aff., ¶¶ 8-10.

Fourth, the Receiver's decision to terminate the existing brokerage agreement without appointing a replacement directly contradicts her request for immediate approval of a sale at a significantly discounted price. If the Property were genuinely in need of an expedited sale, the Receiver would be expected to take proactive measures to market the Property effectively, rather than removing the only brokerage involved in the sales process and failing to appoint or engage a broker for more than three months.

Fifth, the Receiver asserts that the \$400,000 loan from the City of Chelsea is expected to be nearly or entirely depleted by June 2025 (Motion, p. 6). However, the Receiver has failed to provide a comprehensive itemization of expenditures and projected future expenses, and has failed to engage with Yihe to develop a cash flow plan that would allow the Defendant to provide additional financial support to ensure the continued management of the Property before City loan funds are exhausted.

Finally, the Receiver's assertion that the proposed sale of the Property is necessary to prevent any incidents of trespass and vandalism is speculative (even "theoretical," according to the Motion, at p.10). Although the Receiver asserts that it was Yihe's failure to secure the Property that resulted in a fire caused by some third-party, her Motion acknowledges that her own security contractor's more robust efforts also have been thwarted as trespassing incidents continue to occur. There is no basis to conclude that a new owner would have greater success in securing the Property near term – particularly where it is undisputed that the Property cannot be immediately developed.

For all of these reasons, there is not an urgent need to sell the Property.

### **III. The Assertion that Mass Audubon's Tentative Development Plan Best Serves the Public Interest Is Presumptuous and Speculative.**

The Receiver urges this Court to approve a sale of the Property to Mass Audubon because she "believes that Mass Audubon will be a responsible landowner committed to the community's welfare over the bottom line. This is in the best interest and welfare of those involved." (Motion,

p. 10)<sup>6</sup> However, there is no valid point of reference for the Receiver's assertion since she has neither re-listed the Property after terminating the existing broker nor actively marketed the Property to generate competitive and arms-length offers from more commercially traditional developers. Moreover, Mass Audubon's development concept is just that – conceptual and subject to modification and approvals. In addition, any judgment concerning a public interest in open space and the like (and the viability of the proposed use) turns on evaluation of urban planning, zoning, and policy considerations that are beyond the scope of the Receiver's mandate (and perhaps expertise). There also is no provision for a deed restriction or use limitations on the Property to require Mass Audubon to complete its suggested project. Instead, Mass Audubon would be free to depart from such use, modify its components or emphasis, subdivide the Property, or even re-sell it to another unannounced entity.

Furthermore, Mass Audubon's proposal grants the Buyer a unilateral right to terminate the Purchase and Sale Agreement within the 90-day due diligence period for any reason or no reason, at the Buyer's sole and exclusive discretion. The Receiver has failed to provide any evidence demonstrating that Mass Audubon possesses the financial capacity to complete the purchase of the Property. Moreover, the proposal lacks any provisions restricting Mass Audubon from reselling the Property to a third party at a substantial profit during the due diligence period.

#### **IV. Approval of a Non-Transparent Sale Would Create Systemic Risk and Raise Significant Public Policy Concerns.**

Finally, if the Court were to approve the proposed sale under such flawed and opaque circumstances, it would establish a dangerous legal precedent, as receivers would be emboldened

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<sup>6</sup> The Receiver also urges approval of the sale to address her immediate financial concerns. Ythe has addressed the Receiver's alleged financial concerns above.

to conduct non-transparent private sales at artificially depressed prices under the shield of judicial immunity. Such a precedent poses significant public policy concerns, where the sale of receivership assets would benefit select private buyers at the direct expense of property owners. Courts should only approve a sale of receivership assets where the sale is fair both in terms and result. Fleet National Bank v. H&D Entertainment, Inc., 96 F.3d 532, 540 (1<sup>st</sup> Cir. 1996). As the foregoing discussion demonstrates, that is not the case here.

### **CONCLUSION**

The Receiver has failed to demonstrate that it is necessary, reasonable, or appropriate that Yihe's real Property be sold at a hugely and artificially depressed price, to a previously undisclosed purchaser, on a rushed basis, with no valid, current and reliable Property appraisal or fully-informed opinion of value, in the absence of a formal Property listing and any active marketing, where the primary purpose of the receivership has largely been satisfied, and where the owner's principal has offered and demonstrated a willingness and ability to generate in short order funds sufficient to defray going-forward security and maintenance expenses while the Property is responsibly marketed to generate competitive, arms-length offers from interested developers.

Approval of the proposed transaction at this juncture, on the basis asserted, would cause great financial harm to the owner of the Property. Yihe is a stakeholder whose legitimate interests the Receiver, as a fiduciary, was and is bound to duly consider and protect insofar as feasible. The lack of elemental fairness, transparency, and due diligence underlying the proposed transaction compounds the harm that would befall Yihe if it were approved and underscores the lack of proper support for the Motion.

Defendant Yihe Forbes, LLC therefore respectfully and urgently requests that this Honorable Court deny the Receiver's Motion to Approve Private Sale of the Property to Massachusetts Audubon Society, Inc. Yihe Forbes further requests that the Court order that the Property be formally re-listed forthwith and that the Receiver involve the Property owner Yihe in all matters concerning the solicitation, review, and acceptance of offers in a commercially reasonable manner.

Respectfully submitted,

YIHE FORBES, LLC,

By its attorneys,

/s/ Daniel R. Deutsch

Daniel R. Deutsch, BBO# 551744

Noemi Kawamoto, BBO# 676870

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[nkawamoto@bdboston.com](mailto:nkawamoto@bdboston.com)

Dated: March 3, 2025

**CERTIFICATE OF SERVICE**

I hereby certify that I have this day caused a true and accurate copy of the foregoing

**DEFENDANT YIHE FORBES, LLC'S MEMORANDUM IN OPPOSITION TO  
RECEIVER'S MOTION TO APPROVE PRIVATE SALE OF THE PROPERTY TO  
MASSACHUSETTS AUDUBON SOCIETY, INC. OR IN THE ALTERNATIVE  
RECEIVER REQUESTS INSTRUCTIONS FROM THIS COURT**

and the Affidavit of Ken He and Affidavit of Steven Bremis, to be served via email (redacted and unredacted versions) and by mail to Chelsea and by Federal Express overnight delivery to Receiver/movant (redacted and unredacted versions) on counsel of record as follows:

*Counsel for City of Chelsea*

Peter Christopher, Esq.

Strephon Treadway, Esq.

500 Broadway, Room 307

Chelsea, MA 02150

[Streadway@chelseama.gov](mailto:Streadway@chelseama.gov)

*Receiver*

L. Alexandra Hogan, Esq.

Doherty, Wallace, Pillsbury and Murphy, P.C.

One Monarch Place, Suite 1900

Springfield, MA 01144

[ahogan@dwpm.com](mailto:ahogan@dwpm.com)

Dated: March 3, 2025

/s/ Daniel R. Deutsch

Daniel R. Deutsch



DV

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS

SUPERIOR COURT DEPT.  
OF THE TRIAL COURT

CITY OF CHELSEA )  
Plaintiff, )  
v. )  
YIHE FORBES, LLC )  
Defendant. )

Case No. 2484-cv-02384A

**RECEIVER'S REPORT  
NOVEMBER 22, 2024 THROUGH JANUARY 22, 2025**

NOW COMES, the Receiver, L. Alexandra Hogan (the "Receiver") and provides the Receiver's Report for the period from November 22, 2024 through January 22, 2025 pursuant to Mass.R.Civ.P. 66(b) and this Court's Order dated November 22, 2024 concerning the real property under receivership which is located at and known as 1 Forbes Street, together with vacant lots at 353 Crescent Avenue, 405 Crescent Avenue and 413 Crescent Avenue (collectively the "Property"). This Court's Order requires the Receiver to file a report every 8 weeks, setting forth and updating all expenses and disbursements, with attached receipts, and accounting for all funds received by the Receiver during the period of each report.

**I. BACKGROUND**

The Property is a dilapidated, former industrial property covering almost 18 acres, which failed to meet the minimum standards of decency and was in serious violation of Building and State Sanitary Codes at the time the complaint for receivership was filed. The Property created a nuisance, which posed a serious risk to the health, safety and wellbeing of abutters and residents of the community.

Prior to the receivership, the roads on this nearly 18 acres of Property were not maintained creating a hazard impeding emergency workers from accessing the Property in an effective and efficient manner. The Property is unlit, and garbage is scattered throughout various areas of the Property. Vegetation has grown unruly on the Property which masks unknown risks. At the time of the Receiver's appointment, a number of culverts/canals on the Property, surrounded by cement walls and filled with seemingly deep water, posed a significant risk of injury, if not drowning, in the event that someone was to fall into said openings. At least one manhole on the Property surrounded by high vegetation was uncovered and exposed individuals to a significant risk of injury. Shards of glass surround the four buildings where vandals smashed windows. The vandalized windows are lined with jagged and treacherous glass. The buildings themselves are extremely unsafe. More than one structure on the Property bears crumbling bricks, including a smoke stack. One particular building on the Property had an exposed, multiple story shaft. Fences on the Property had large gaps where trespassers easily gained access. While Yihe Forbes, LLC apparently had hired a company to monitor a couple of cameras at the Property, those cameras were too easily accessible to trespassers, vandalized and upon information and belief were not functioning.

While the complaint for the receivership was pending, but prior to the Receiver's appointment, a nine-alarm fire occurred at 1 Forbes on November 18, 2024. This fire was considered suspicious given that the fire started in an abandoned building on the Property. The fire affected buildings that were adjacent to and very close in proximity to a commuter rail and residential neighborhood. The commuter rail had to be shut down while multiple towns' fire departments risked the safety of their fire fighters to put out the raging blaze.

This fire occurred on the tail of fire warnings during the fall season and the damage could have been significantly worse if the winds were strong on that day. The fire resulted in the demolition of two buildings on the Property which began prior to the Receiver's appointment, but was completed during the Receiver's appointment. The demolition resulted in enormous piles of rubble and debris, presumed by the Massachusetts DEP to contain asbestos. The Mass DEP has expressed concern about the piles because the asbestos could become airborne if not covered.

Even prior to the receivership and the 9-alarm fire, trespassers have been drawn to this Property, which is readily apparent by the vandalism demonstrated in the form of smashed windows, graffiti, theft of materials in the gutted buildings, and littering. The Property appears to be a location where people have been attracted to for the purpose of engaging in illegal activities. After the fire, the Property continued to be an attractive nuisance for members of the public. The Chelsea Fire Chief has reported that his fire detail, which remained in place for weeks following the fire, frequently turned away people trying to access the Property, many during the late night hours.

## II. Expenses.

(1) Fire Detail Security. The City of Chelsea's Fire Department maintained round the clock fire detail at the Property beginning the date of the fire, November 18, 2024 through January 6, 2025, when the Receiver was able to secure a private company, Alliance Security, in an attempt to secure it as the Property posed a nuisance, risk of nuisance and immediate danger to the health, safety and well-being of the abutters and general public. The invoices for the Chelsea Fire Department fire detail services total \$97,693.20, as shown on attached as Exhibit A, and are comprised of the following:

(a) invoice dated November 26, 2024 for services rendered November 18, 2024 through November 23, 2024 totaling \$15,294.40;

(b) invoice dated December 3, 2024 for services rendered November 24, 2024 through November 30, 2024 totaling \$13,688.40;

(c) invoice dated December 10, 2024 for services rendered December 1, 2024 through December 7, 2024 totaling \$12,614.80;

(d) invoice dated December 16, 2024 for services rendered December 8, 2024 through December 14, 2024 for a total of \$12,883.20;

(e) invoice dated December 23, 2024 for services rendered December 15, 2024 through December 21, 2024 for a total of \$12,883.20;

(f) invoice dated December 31, 2024 for services rendered December 22, 2024 through December 28, 2024 for a total of \$13,688.40;

(g) invoice dated January 6, 2025 for services rendered December 29, 2024 through January 4, 2025 for a total of \$13,688.40; and

(h) invoice dated January 14, 2025 for services rendered January 5, 2025 through January 6, 2025 for a total of \$2,952.40.

(2) Alliance Security. The Receiver negotiated a contract through Alliance Security for security services, namely an unarmed officer with a security vehicle and lights to be on the Property twenty-four hours per day, seven days per week, until such time as the Property meets certain safety levels, including securing a locked gate at the entryway of the Property, repairing fencing around the Property and boarding reasonably accessible

entryways and windows on the four buildings.<sup>1</sup> The invoices for Alliance Security to date total \$23,280.00, as shown on attached as Exhibit B, and are comprised of the following:

(a) invoice dated January 8, 2025 for services rendered January 6, 2025 through January 7, 2025 for a total of \$2,400.00;

(b) invoice dated January 15, 2025 for services rendered January 8, 2025 through January 14, 2025 for a total of \$10,080.00; and

(c) invoice dated January 22, 2025 for services rendered January 15, 2025 through January 22, 2025 for a total of \$10,800.00.

(3) Demolition. JDC Demolition Company ("JDC") demolished and covered the resulting debris from demolition of two buildings which were affected by the fire, as the Property posed a substantial and serious risk to the public's safety and welfare. The cost of the post-fire services provided by JDC amounts to \$96,615.55. See Exhibit C for JDC invoice.

(4) Covering of Debris and Rubble. The Massachusetts Department of Environmental Protection (the "DEP") presumes that the debris and rubble from the demolished buildings contains asbestos based on the year of the building. Although JDC initially covered the piles with plastic, some areas became exposed once again presumably due to weather. The DEP requested that the uncovered portions of the piles of debris and rubble be secured by plastic covering to prevent the asbestos from becoming airborne which may pose a threat to the public. To that end, JDC provided labor and materials to

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<sup>1</sup> Once the Property is secured in this manner, security will continue through Alliance Security but at certain intervals during each 24-hour period.

secure uncovered areas of the debris and rubble. No invoice has issued to date, but a time and material report has been issued which is attached as Exhibit D.

(5) Snow Plowing/Road Maintenance. Snow plowing and road maintenance is necessary to permit security to safely and efficiently traverse the Property to conduct its services, as well as allow emergency services in the event of fire or other calamity. The City of Chelsea Department of Public Works has provided snow plowing, sanding and other maintenance for these purposes. No invoice has issued to date.

(6) Boarding Buildings and Fencing. The Receiver has entered into a contract with Action Emergency Management to install the locked gate at the Property's entrance, install fencing where the current fence presented gaps or disrepair, fence around dangerous culverts/canals/cisterns, fencing around unsafe manholes, securing all accessible openings in four buildings and large wall openings (shaft) at the end of hallways on four floors of Building X. No invoice has issued to date.

(7) The Receiver's Fees and Expenses. The Receiver has incurred \$44,482.70 in time and expenses through this date, excluding preparation of this Report on this day and travel expenses incurred on January 10 and January 13, 2025. See Exhibit E.

III. Disbursements and Funds Received. To date, the Receiver has not made any disbursements or received any funds.<sup>2</sup>

IV. Report. To summarize the Receiver's services provided to date, since her appointment, the Receiver has visited the Property on four occasions to inspect the Property, to assess safety issues and devise a plan and to meet with potential construction, fence and security contractors,

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<sup>2</sup> The Receiver intends to file a motion for an order approving a loan agreement with the City of Chelsea.

and to meet with the DEP, City officials including the Fire Chief, City Manager, Building Inspector and City Counsel and three separate developers interested in purchasing the Property. The Receiver has been in frequent and almost daily communication with City officials to address the ongoing concerns with the Property. The Receiver solicited and reviewed quotes from various contractors.

The Receiver received and reviewed documents and existing contracts of the Defendant, made determinations and gave notices concerning the same. For instance, upon information and belief the security company the Defendant had in place appeared to be ineffective and equipment appeared vandalized and inoperable; therefore, the Receiver terminated the contract. See Exhibit F for a photograph of the easily accessible security equipment in place at the time of the Receiver's appointment.

After investigating financing options through private lenders, the Receiver was unable to secure a loan to finance the receivership expenses given the complexities of the Property, the fact that it is non-income producing and given speculation as to the ultimate sale and amount of the Property. The Receiver therefore negotiated a loan agreement that will provide the Receiver with resources to pay many of the Receiver's expenses, subject to court approval. Opening a bank account for the receivership has posed challenges in that the principal of the Defendant lives out of the country, has been traveling and is not a United States Citizen, which caused the bank to require additional information and documentation on multiple occasions prior to opening an account.

The Receiver negotiated and entered into a contract with Action Emergency Management Services, Inc. to install the locked gate at the Property's entrance, install fencing where the current fence presented gaps or disrepair, to fence around dangerous culverts/canals/cisterns, to fence

around unsafe manholes, to secure all accessible openings in four buildings and large wall openings (shaft) at the end of hallways on four floors of Building X. Substantial progress has been made at the Property, towards this end. See Exhibit G for photographs taken by the Receiver on January 13, 2025.

The Receiver has negotiated two contracts with Alliance Security, one of which is for 24/7 guard service until such time as the Property meets certain security requirements, and the other which is reduced security patrol once the Property has achieved said security requirements.

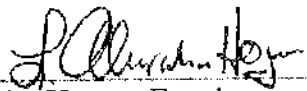
In order to understand the complexities of the Property, particularly in relation to the sale of the same, the Receiver reviewed public records available through the DEP, and others provided by the Defendant through counsel. Some of these documents included Temporary Solutions, Activity Use Limitations, proposals, Rights and Responsibilities and Notice of Non-Compliance. The Receiver held a video conference with DEP and then later met DEP at the Property to investigate its concerns regarding asbestos in the demolition debris. Furthermore, the Receiver engaged a title examiner and reviewed a title report concerning the Property. The Receiver has considered her options regarding a private or public sale of the Property, and towards that end has been in discussions with appraisers, auctioneers, brokers and the Defendant's counsel on multiple occasions.

For precise detail of the time expended and services performed by the Receiver, see Exhibit E.



RECEIVER

Respectfully submitted,

By:   
L. Alexandra Hogan, Esquire  
ahogan@dwpm.com  
BBO #672561  
One Monarch Place, Suite 1900  
Springfield, MA 01144  
Telephone - (413) 733-3111  
Facsimile - (413) 734-3910

**CERTIFICATE OF SERVICE**

I, L. Alexandra Hogan hereby certify that I made service of the foregoing document to the following counsel of record on January 22, 2025 by first class mail and electronic mail as follows:

Daniel Deutsch, Esquire (ddeutsch@bdboston.com)  
Noemi Kawamoto, Esquire (nkawamoto@bdboston.com)  
Brooks and DeRensis, P.C.  
260 Franklin Street, Suite 700  
Boston, MA 02110

Peter Christopher, Esquire (pchristopher@chelseama.gov)  
Strephon Treadway, Esquire (streadway@chelseama.gov)  
City of Chelsea  
500 Broadway, Room 307  
Chelsea, MA 02150

By:   
L. Alexandra Hogan, Esq.

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150



**Invoice for Details**  
**11/26/2024**

Yibe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 11/18/2024 16:00:00      **Detail Number:** 1118241240

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin DeJesus	FWOD	8.00	67.00	536.00	53.60	589.60
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
FF Walter Ramirez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				1512.00	151.20	1,663.20

**Notes:** 1 Forbes St, Building Fire Engine 4

1600 to 0000

OF K.DeJesus  
FF D. Henriquez  
FF W. Ramirez

**Detail Date and Time:** 11/19/2024 00:00:00      **Detail Number:** 1118241247

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Braulio Gonzalez	FWOD	8.00	67.00	536.00	53.60	589.60
FF Adam Giancola	FWD	8.00	61.00	488.00	48.80	536.80
FF Carlos Figueroa	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				1512.00	151.20	1,663.20

**Notes:** 1 Forbes St, Fire Building Engine 4

0000 to 08000

OF - B.Gonzalez  
FF - A.Ginacola  
FF - C.Figueroa

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**11/26/2024**

Yine Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 11/19/2024 08:00:00</b>		<b>Detail Number: 111924738</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Bryan Bermudez	FWOD	8.00	67.00	536.00	53.60	589.60
FF Jonathan Morel	FWD	8.00	61.00	488.00	48.80	536.80
FF Braulio Gonzalez	FWD	4.00	61.00	244.00	24.40	268.40
FF Irvans Cyprien	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				1756.00	175.60	1,931.60

**Notes:** Engine 4 detail for Forbes 0800 to 16000

<b>Detail Date and Time: 11/19/2024 16:00:00</b>		<b>Detail Number: 111924158</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
FF Jonathan Morel	FWOD	8.00	67.00	536.00	53.60	589.60
FF Braulio Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				1512.00	151.20	1,663.20

**Notes:** DETAIL PUMP FORBES 1600-0000

<b>Detail Date and Time: 11/20/2024 00:00:00</b>		<b>Detail Number: 1119241510</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWOD	8.00	67.00	536.00	53.60	589.60
FF Rafael Vaquerano	FWD	8.00	61.00	488.00	48.80	536.80
FF Braulio Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				1512.00	151.20	1,663.20

**Notes:** FORBES DETAIL PUMP 0000-0800

<b>Detail Date and Time: 11/20/2024 08:00:00</b>		<b>Detail Number: 1119241525</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Christian Avellaneda	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes Fire Watch

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**11/26/2024**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time: 11/20/2024 16:00:00**      **Detail Number: 1120241427**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time: 11/21/2024 00:00:00**      **Detail Number: 1120241428**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Juan Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time: 11/21/2024 08:00:00**      **Detail Number: 1120241429**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Chris Lehmann	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time: 11/21/2024 16:00:00**      **Detail Number: 1121241319**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Bryan Bermudez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Building Watch

**Detail Date and Time: 11/22/2024 00:00:00**      **Detail Number: 1121241321**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Ramon Pagan III	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Building Watch

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**11/26/2024**

Yine Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

Detail Date and Time: 11/22/2024 08:00:00				Detail Number: 1121241322		
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Chad Bowden	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

Notes: 1 Forbes, Fire Building Watch

Detail Date and Time: 11/22/2024 16:00:00				Detail Number: 112224929		
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Stevon Waxman	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

Notes: FIRE WATCH- FORBES

Detail Date and Time: 11/23/2024 00:00:00				Detail Number: 112224146		
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

Notes: Forbes fire watch 0000-0800

Detail Date and Time: 11/23/2024 08:00:00				Detail Number: 112224147		
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Philip Merritt	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

Notes: Forbes Fire watch 0800-1600

Detail Date and Time: 11/23/2024 16:00:00				Detail Number: 112224149		
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Andrew Colon	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

Notes: Forbes fire watch 1600-0000

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**11/26/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Vendor Total this Invoice</b> 15,294.40
---

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**12/03/2024**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 11/24/2024 00:00:00 **Detail Number:** 1122241413

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Alexander Lozada	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes fire watch 0000-0800

**Detail Date and Time:** 11/24/2024 08:00:00 **Detail Number:** 1122241416

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Adam Giancola	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes, fire watch, 0800-1600

**Detail Date and Time:** 11/24/2024 16:00:00 **Detail Number:** 1122241418

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Brian Capistran	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** FORBES fire watch 1600-0000

**Detail Date and Time:** 11/25/2024 00:00:00 **Detail Number:** 1122241510

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes fire watch 0000-0800

**Detail Date and Time:** 11/25/2024 08:00:00 **Detail Number:** 1122241511

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Joseph Conlon	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** FORBES 0800-1600 fire watch

**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**  
**12/03/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Felix Vega	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes Fire Watch  
1600 to 0000

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes Fire building  
0000-0800

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Karl Houghton	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes Fire Building  
0800-1600

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Paul Villani	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes Fire Building  
1600-0000



**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/03/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 11/27/2024 00:00:00 **Detail Number:** 1126241438

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Irvans Cyprien	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 11/27/2024 08:00:00 **Detail Number:** 1126241441

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0800-1600

**Detail Date and Time:** 11/27/2024 16:00:00 **Detail Number:** 1126241443

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 1600-0000

**Detail Date and Time:** 11/28/2024 00:00:00 **Detail Number:** 1126241444

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 11/28/2024 08:00:00 **Detail Number:** 1126241446

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0800-1600

**Chelsea Fire Department**  
**Fire Prevention Division**  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**12/03/2024**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 11/28/2024 16:00:00</b>		<b>Detail Number: 1126241447</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Joaquin Portillo	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				732.00	73.20	805.20

**Notes:** Forbes 1600-0000

<b>Detail Date and Time: 11/29/2024 00:00:00</b>		<b>Detail Number: 1126241449</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF David Viemann	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes 0000-0800

<b>Detail Date and Time: 11/29/2024 08:00:00</b>		<b>Detail Number: 1126241450</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Alexander Lozada	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes 0800-1600

<b>Detail Date and Time: 11/29/2024 16:00:00</b>		<b>Detail Number: 1126241452</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
LT Sean Byron	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes 1600-0000

<b>Detail Date and Time: 11/30/2024 00:00:00</b>		<b>Detail Number: 1129241212</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Joseph Conlon	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				732.00	73.20	805.20

**Notes:** 1 Forbes, Building watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/03/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 11/30/2024 08:00:00      **Detail Number:** 1129241213

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FED	0.00	91.50	0.00	0.00	0.00
CP Philip Merritt	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				<b>732.00</b>	<b>73.20</b>	<b>805.20</b>

**Notes:** 1 Forbes, Building watch

FF Oyola called in sick to detail at 0600, Capt Merritt hired from the list

**Detail Date and Time:** 11/30/2024 16:00:00      **Detail Number:** 1129241214

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Carlos Obando	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				<b>732.00</b>	<b>73.20</b>	<b>805.20</b>

**Notes:** 1 Forbes, Building watch

**Vendor Total this Invoice**

13,688.40

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/10/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time:</b> 12/01/2024 00:00:00		<b>Detail Number:</b> 1129241249				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Ramon Pagan III	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

**Notes:** Forbes 0000-0800

<b>Detail Date and Time:</b> 12/01/2024 08:00:00		<b>Detail Number:</b> 1129241251				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
JT Robert Better	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				<b>732.00</b>	<b>73.20</b>	<b>805.20</b>

**Notes:** Forbes 0800-1600

<b>Detail Date and Time:</b> 12/01/2024 16:00:00		<b>Detail Number:</b> 1129241252				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				<b>732.00</b>	<b>73.20</b>	<b>805.20</b>

**Notes:** Forbes 1600-0000

<b>Detail Date and Time:</b> 12/02/2024 00:00:00		<b>Detail Number:</b> 1129241253				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Adam Giancola	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

**Notes:** Forbes 0000-0800

<b>Detail Date and Time:</b> 12/02/2024 08:00:00		<b>Detail Number:</b> 1129241255				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Felix Vega	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

**Notes:** Forbes 0800-1600

**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**  
**12/10/2024**

Yibe Forbes LLC  
122 E. Foothill Blvd, 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/02/2024 16:00:00      **Detail Number:** 1129241256

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Victor Ortiz	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 1600-0000

**Detail Date and Time:** 12/03/2024 00:00:00      **Detail Number:** 122241341

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
F Adam Giancola	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes, 0000-0800

**Detail Date and Time:** 12/03/2024 08:00:00      **Detail Number:** 122241342

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0800-1600

**Detail Date and Time:** 12/03/2024 16:00:00      **Detail Number:** 122241344

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Victor Ortiz	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes, 1600-0000

**Detail Date and Time:** 12/04/2024 00:00:00      **Detail Number:** 123241244

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Felix Vega	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/10/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time:</b> 12/04/2024 08:00:00		<b>Detail Number:</b> 123241245				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
LT Gary Poulin	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time:</b> 12/04/2024 16:00:00		<b>Detail Number:</b> 123241246				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
F Max Martins	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time:</b> 12/05/2024 00:00:00		<b>Detail Number:</b> 124241347				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Felix Vega	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time:</b> 12/05/2024 08:00:00		<b>Detail Number:</b> 124241348				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time:</b> 12/05/2024 16:00:00		<b>Detail Number:</b> 124241348				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Thiago DoNascimento	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/10/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/06/2024 00:00:00      **Detail Number:** 125241351

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Braulio Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/06/2024 08:00:00      **Detail Number:** 125241352

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF David Viemann	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/06/2024 16:00:00      **Detail Number:** 125241353

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/07/2024 00:00:00      **Detail Number:** 126241322

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/07/2024 08:00:00      **Detail Number:** 126241323

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Andrew Cerretani	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/10/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/07/2024 16:00:00      **Detail Number:** 126241324

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
DC Edward McGarry	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Vendor Total this Invoice**

12,614.80

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_



**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**  
**12/16/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/08/2024 00:00:00 **Detail Number:** 126241328

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF David Viemann	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/08/2024 08:00:00 **Detail Number:** 126241329

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Victor Ortiz	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/08/2024 16:00:00 **Detail Number:** 126241330

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Ramon Pagan III	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/09/2024 00:00:00 **Detail Number:** 126241332

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Euclides Barahona	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/09/2024 08:00:00 **Detail Number:** 126241332

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**12/16/2024**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 12/09/2024 16:00:00</b>		<b>Detail Number: 126241333</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Thiago DoNascimento	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/10/2024 00:00:00</b>		<b>Detail Number: 129241347</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes Detail 0000-0800

<b>Detail Date and Time: 12/10/2024 08:00:00</b>		<b>Detail Number: 129241349</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
PR Juan Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes 0800-1600

<b>Detail Date and Time: 12/10/2024 16:00:00</b>		<b>Detail Number: 129241350</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Carlos Figueroa	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes 1600-0000

<b>Detail Date and Time: 12/11/2024 00:00:00</b>		<b>Detail Number: 1210241419</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Dany Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes Fire Watch

**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**  
**12/16/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/11/2024 08:00:00 **Detail Number:** 1210241420

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/11/2024 16:00:00 **Detail Number:** 1210241421

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
DC Wayne Ulwick	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/12/2024 08:00:00 **Detail Number:** 1211241340

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Alex Monterrey	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/12/2024 08:00:00 **Detail Number:** 1211241341

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
LT Gary Poulin	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/12/2024 16:00:00 **Detail Number:** 1211241353

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
DC Edward McGarry	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
**Fire Prevention Division**  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**12/16/2024**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 12/13/2024 00:00:00</b>		<b>Detail Number: 1212241525</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

Notes: 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/13/2024 08:00:00</b>		<b>Detail Number: 1212241526</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

Notes: 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/13/2024 16:00:00</b>		<b>Detail Number: 1212241527</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Carlos Obando	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

Notes: 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/14/2024 00:00:00</b>		<b>Detail Number: 1213241412</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Carlos Obando	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

Notes: 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/14/2024 08:00:00</b>		<b>Detail Number: 1213241413</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

Notes: 1 Forbes, Fire Watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/16/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd, 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/14/2024 16:00:00      **Detail Number:** 1213241413

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
DC Stephen Purcell	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Vendor Total this Invoice**

12,883.20

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/23/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/15/2024 00:00:00      **Detail Number:** 1213241450

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
DC Edward McGarry	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/15/2024 08:00:00      **Detail Number:** 1213241451

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
LT Robert Better	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/15/2024 16:00:00      **Detail Number:** 1213241452

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rony Gomez	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/16/2024 00:00:00      **Detail Number:** 1213241454

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Euclides Barahona	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/16/2024 08:00:00      **Detail Number:** 1213241455

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF David Viemann	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
**Fire Prevention Division**  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/23/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/16/2024 16:00:00      **Detail Number:** 1213241458

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rony Gomez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/17/2024 00:00:00      **Detail Number:** 1216241548

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
PR Juan Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/17/2024 08:00:00      **Detail Number:** 1216241548

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Euclides Barahona	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/17/2024 16:00:00      **Detail Number:** 1216241551

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/18/2024 00:00:00      **Detail Number:** 1217241444

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes 0000-0800

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/23/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/18/2024 08:00:00      **Detail Number:** 1217241445

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Walter Ramirez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0800-1600

**Detail Date and Time:** 12/18/2024 16:00:00      **Detail Number:** 1217241446

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 1600-0000

**Detail Date and Time:** 12/19/2024 00:00:00      **Detail Number:** 1218241424

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/19/2024 08:00:00      **Detail Number:** 1218241425

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/19/2024 16:00:00      **Detail Number:** 1218241427

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Walter Ramirez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch



**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/23/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/20/2024 00:00:00      **Detail Number:** 1219241324

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/20/2024 08:00:00      **Detail Number:** 1219241326

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Walter Ramirez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0800-1600

**Detail Date and Time:** 12/20/2024 16:00:00      **Detail Number:** 1219241327

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin DeJesus	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1600-0000 Forbes

**Detail Date and Time:** 12/21/2024 00:00:00      **Detail Number:** 122024134

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/21/2024 08:00:00      **Detail Number:** 122024135

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0800-1600

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/23/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time: 12/21/2024 16:00:00**      **Detail Number: 122024136**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin DeJesus	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 1600-0000

**Vendor Total this Invoice**

12,883.20

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/31/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/22/2024 00:00:00      **Detail Number:** 122024139

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Irvans Cyprien	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes- 0000-0800

**Detail Date and Time:** 12/22/2024 08:00:00      **Detail Number:** 1220241310

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
DC Edward McGarry	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0800-1600

**Detail Date and Time:** 12/22/2024 16:00:00      **Detail Number:** 1220241311

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Edwin Sola	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes - 1600-0000

**Detail Date and Time:** 12/23/2024 00:00:00      **Detail Number:** 1220241331

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Euclides Barahona	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/23/2024 08:00:00      **Detail Number:** 1220241332

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0800-1600

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/31/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/23/2024 16:00:00      **Detail Number:** 1220241333

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Paul Doherty	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 1600-0000

**Detail Date and Time:** 12/24/2024 00:00:00      **Detail Number:** 122324114

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/24/2024 08:00:00      **Detail Number:** 122324114

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Andrew Colon	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/24/2024 16:00:00      **Detail Number:** 122324115

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Braulio Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/25/2024 00:00:00      **Detail Number:** 122324116

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Jonathan Morel	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
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**Invoice for Details**  
**12/31/2024**

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ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/25/2024 08:00:00      **Detail Number:** 122324117

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Paul Villani	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/25/2024 16:00:00      **Detail Number:** 122324118

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Walter Ramirez	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/26/2024 00:00:00      **Detail Number:** 123124838

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/26/2024 08:00:00      **Detail Number:** 123124839

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Joseph Conlon	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/26/2024 16:00:00      **Detail Number:** 123124840

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Carlos Obando	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**  
**12/31/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/27/2024 00:00:00      **Detail Number:** 122624137

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/27/2024 08:00:00      **Detail Number:** 122624138

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0800-1600

**Detail Date and Time:** 12/27/2024 16:00:00      **Detail Number:** 1226241310

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Reinaldo Valdes	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 1600-0000

**Detail Date and Time:** 12/28/2024 00:00:00      **Detail Number:** 122624143

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Carlos Figueroa	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/28/2024 08:00:00      **Detail Number:** 122624145

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Michael Lee	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0800-1600

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/31/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/28/2024 16:00:00      **Detail Number:** 122624146

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Adam Giancola	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 1600-0000

**Vendor Total this Invoice**

13,688.40

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**  
**01/06/2025**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/29/2024 00:00:00      **Detail Number:** 122624149

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Reinaldo Valdes	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/29/2024 08:00:00      **Detail Number:** 1226241410

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
LT Carter Glass	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** forbes 0800-1600

**Detail Date and Time:** 12/29/2024 16:00:00      **Detail Number:** 1226241412

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Andrew Cerretani	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 1600-0000

**Detail Date and Time:** 12/30/2024 00:00:00      **Detail Number:** 1226241450

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Euclides Barahona	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/30/2024 08:00:00      **Detail Number:** 1226241451

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0800-1600



**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**  
**01/06/2025**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

Detail Date and Time: 12/30/2024 16:00:00		Detail Number: 1226241452				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Alex Monterrey	FWD	8.00	61.00	488.00	48.80	536.80
Detail Total				488.00	48.80	536.80

Notes: Forbes 1600-0000

Detail Date and Time: 12/31/2024 00:00:00		Detail Number: 1226241444				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Andrew Colon	FWD	8.00	61.00	488.00	48.80	536.80
Detail Total				488.00	48.80	536.80

Notes: Forbes 0000-0800

Detail Date and Time: 12/31/2024 08:00:00		Detail Number: 1226241445				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Daniel DeJordy	FWD	8.00	61.00	488.00	48.80	536.80
Detail Total				488.00	48.80	536.80

Notes: Forbes 0800-1600

Detail Date and Time: 12/31/2024 16:00:00		Detail Number: 1226241447				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Adam Giancola	FWD	8.00	61.00	488.00	48.80	536.80
Detail Total				488.00	48.80	536.80

Notes: Forbes 1600-0000

Detail Date and Time: 01/01/2025 00:00:00		Detail Number: 1231241120				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Joaquin Portillo	FED	8.00	91.50	732.00	73.20	805.20
Detail Total				732.00	73.20	805.20

Notes: 1 Forbes, Fire Watch

**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**  
**01/06/2025**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 01/01/2025 08:00:00 **Detail Number:** 1231241121

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Philip Merritt	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 01/01/2025 16:00:00 **Detail Number:** 1231241122

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
LT Carter Glass	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 01/02/2025 00:00:00 **Detail Number:** 123124131

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 01/02/2025 08:00:00 **Detail Number:** 123124131

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Brian Capistran	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 01/02/2025 16:00:00 **Detail Number:** 123124132

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
DC Edward McGarry	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
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**Invoice for Details**  
**01/06/2025**

Yihe Forbes LLC  
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Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

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<b>Detail Date and Time:</b> 01/03/2025 00:00:00	<b>Detail Number:</b> 12251340					
<b>Staff</b>	<b>Cost Code</b>	<b>Hours</b>	<b>Rate</b>	<b>Cost</b>	<b>Admin Fee</b>	<b>Total</b>
FF Adam Giancola	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

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**Notes:** Forbes 0000-0800

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<b>Detail Date and Time:</b> 01/03/2025 08:00:00	<b>Detail Number:</b> 12251342					
<b>Staff</b>	<b>Cost Code</b>	<b>Hours</b>	<b>Rate</b>	<b>Cost</b>	<b>Admin Fee</b>	<b>Total</b>
FF Carlos Obando	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

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**Notes:** Forbes 0800-1600

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<b>Detail Date and Time:</b> 01/03/2025 16:00:00	<b>Detail Number:</b> 12251343					
<b>Staff</b>	<b>Cost Code</b>	<b>Hours</b>	<b>Rate</b>	<b>Cost</b>	<b>Admin Fee</b>	<b>Total</b>
FF Braulio Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

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**Notes:** Forbes 1600-0000

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<b>Detail Date and Time:</b> 01/04/2025 00:00:00	<b>Detail Number:</b> 13251449					
<b>Staff</b>	<b>Cost Code</b>	<b>Hours</b>	<b>Rate</b>	<b>Cost</b>	<b>Admin Fee</b>	<b>Total</b>
FF Steven Waxman	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

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**Notes:** 1 Forbes, Fire Watch

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<b>Detail Date and Time:</b> 01/04/2025 08:00:00	<b>Detail Number:</b> 13251451					
<b>Staff</b>	<b>Cost Code</b>	<b>Hours</b>	<b>Rate</b>	<b>Cost</b>	<b>Admin Fee</b>	<b>Total</b>
CP Michael Gurska	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

---

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**  
**01/06/2025**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 01/04/2025 16:00:00      **Detail Number:** 13251452

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Reinaldo Valdes	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Vendor Total this Invoice**

13,688.40

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**

**01/14/2025**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time: 01/05/2025 00:00:00      Detail Number: 13251453**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Carlos Obando	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time: 01/05/2025 08:00:00      Detail Number: 13251454**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF David Delaney	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time: 01/05/2025 16:00:00      Detail Number: 13251455**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Karl Houghton	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time: 01/06/2025 00:00:00      Detail Number: 13251455**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
PR Ivan Soto-Heyer	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Vendor Total this Invoice**

**2,952.40**

**Make checks payable to the City of Chelsea**

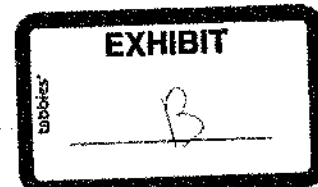
**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_



A Woman-Owned Small Business  
 SBA CERTIFIED WBE

**REMIT TO**  
**Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

# INVOICE



INVOICE NUMBER: 3027  
 Invoice Date: 2025-01-08  
 DUE DATE: 2025-01-28  
 TERMS: Net 20  
 CUSTOMER ID: 070

## BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$

**AMOUNT DUE: \$2,400.00**

Period	Description	QTY	Unit Price	Total
01-01 - 01-07	Security Services: USO - Unarmed Officer with Cruiser ( 5 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	40	\$60.00	\$2,400.00

SUBTOTAL	Tax	Credit	Total
\$2,400.00	\$0.00	\$0.00	\$2,400.00

SUBTOTAL \$2,400.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$2,400.00**



A Woman-Owned Small Business  
SBO CERTIFIED WME

REMIT TO  
**Alliance Detective & Security Service, Inc.**  
930 Broadway  
Everett, MA 02149  
(617) 387-1261  
accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3077  
Invoice Date 2025-01-15  
DUE DATE: 2025-02-04  
TERMS: Net 20  
CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
One Monarch Place  
Suite 1300  
Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_  
**AMOUNT DUE: \$10,080.00**

Period	Description	QTY	Unit Price	Total
01-08 - 01-14	Security Services: USO - Unarmed Officer with Cruiser ( 22 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	166	\$60.00	\$10,080.00

SUBTOTAL	Tax	Credit	Total
\$10,080.00	\$0.00	\$0.00	\$10,080.00

SUBTOTAL \$10,080.00  
TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$10,080.00**



A Woman-Owned Small Business  
 SDO CERTIFIED WBE

REMIT TO  
**Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3124  
 Invoice Date 2025-01-22  
 DUE DATE: 2025-02-11  
 TERMS: Net 20  
 CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$  
**AMOUNT DUE: \$10,800.00**

Period	Description	QTY	Unit Price	Total
01-15 - 01-21	Security Services: USO - Unarmed Officer with Cruiser ( 21 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	144	\$60.00	\$8,640.00
01-15 - 01-21	Security Services: USO - Unarmed Officer with Cruiser (Martin Luther King Day) ( 3 items )	24	\$90.00	\$2,160.00

SUBTOTAL	Tax	Credit	Total
\$10,800.00	\$0.00	\$0.00	\$10,800.00

SUBTOTAL \$10,800.00  
 TAXES \$0.00

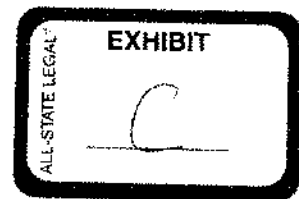
L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$10,800.00**





338 Howard Street | Brockton, MA | 02302  
Phone: (508)894- 2721



## INVOICE

To: CITY OF CHELSEA  
500 Broadway, Room 310  
Chelsea, MA 02150  
Attn: Fidel Maltez

Invoice #: 4866  
Date: 12/20/2024  
Job #: DEM24329  
Job Name: Forbes St Demo-Chelsea Fire  
Location: 1 Forbes Street  
Chelsea, MA 02150

Description of Work: Forbes Street Demolition

Item #	Description	Quantity	Unit Price	Amount
1	Mobilization and Demolition to stabilize the remains of the building at Forbes Street 11/20/24 - 11/30/24 per the attached breakdown (COR 1.1)		\$0.00	\$57,948.75
2	Continued demolition at Forbes Street 12/2/24 - 12/6/24		\$0.00	\$38,666.80

**TOTAL \$96,615.55**

### IMPORTANT NOTICE

PAYMENT IN FULL OF THIS INVOICE IS DUE UPON RECEIPT FROM THE DATE OF THE INVOICE. IN THE EVENT PAYMENT IS NOT RECEIVED ON OR BEFORE THAT DATE, THE OVERDUE BALANCE OWED SHALL ACCRUE INTEREST AT THE RATE OF 1.5% PER MONTH. INVOICES WHICH ARE OVERDUE FOR MORE THAN 60 DAYS MAY BE REFERRED TO COLLECTION AT THE SOLE OPTION AND DISCRETION OF JDC DEMOLITION COMPANY, IN WHICH EVENT, THE PURCHASER SHALL BE LIABLE FOR ALL COSTS OF COLLECTION, INCLUDING COURT COSTS AND ATTORNEY FEES.



# TIME AND MATERIAL TAG

## EX02674

Title: Cover ACM piles

Project Name: Forbes Emergency Job

Project Address: 45 Forbes Street

Chelsea, MA 02150

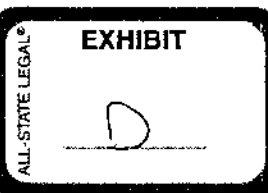
Date(s) of Work Performed: 01/13/2025

JDC Demolition Company Job Number:

Cost Code:

Customer Job Number:

Customer Reference Number:



### Our Information

#### JDC Demolition Company

115 4th Avenue

Needham, MA 02494

Phone: (508)-897-8090

#### Description of the Work

Fix poly and recover ACM piles on site

### Customer Information

#### City of Chelsea

500 Broadway

Chelsea, MA 02150

### Labor

Worker Name / Description	Date of Work	Quantity of Worker	ST	OT	DT	POT	PDT	Total
Foreman	01/13/2025	2	4					8
Laborer	01/13/2025	4	4					16
Total Labor:		6	24	0	0	0	0	24

### Material

Material Name	Date of Work	Unit of Measure	Quantity of Unit	Total
6-Mil poly, roll	01/13/2025	EA	10	10

### Terms & Conditions

Digitally Signed by:

Date Signed:

Digitally Signed by:

Date Signed:

*Michael Pratt*

Jan 13, 2025 12:43 PM EST

*Fidel Mattez*

Jan 13, 2025 2:54 PM EST

Name: Michael Pratt

Company: JDC Demolition Company

Name: Fidel Mattez

Company: Chelsea

Doherty, Wallace, Pillsbury and Murphy, P.C.

One Monarch Place, Suite 1900  
Springfield, MA 01144-1900  
Federal Tax I.D. No.: 04-2734757  
<http://www.dwpml.com>

Telephone: (413) 733-3111

Fax: (413) 733-3111



Court Appointed Receiver - L. Alexandra Hogan

One Monarch Pl, Ste 1900

Springfield, MA 01144

Attention: L. Alexandra Hogan

January 22, 2025

Client: 104567

Matter: 000001

Invoice #: 230522

Resp. Atty: LAH

Page: 1

RE: Receivership of property in Chelsea, MA

1 Forbes St. , 353 Crescent Avenue, 405 Crescent Avenue and 413 Crescent Avenue

For Professional Services Rendered Through January 22, 2025

**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
9/10/2024	LAH	Review and revise receiver order.	1.60	\$375.00	\$600.00
9/13/2024	LAH	Review correspondence and proposed changes to Receiver Order and provide comment.	0.30	\$375.00	\$112.50
10/2/2024	LAH	Receive and review motion to intervene, memo of law and Petition to Appoint Receiver; Correspondence to Armando Batastini.	0.60	\$375.00	\$225.00
10/24/2024	LAH	Telephone call with City of Chelsea; Telephone call with Attorney Batastini.	0.40	\$375.00	\$150.00
10/28/2024	LAH	Review proposed order and receivership statutes in advance of call with City of Chelsea.	0.60	\$375.00	\$225.00
10/28/2024	LAH	Telephone conference with the City of Chelsea re: receivership.	0.20	\$375.00	\$75.00
10/30/2024	LAH	Revise proposed order for appointment of receiver.	1.80	\$375.00	\$675.00
10/31/2024	LAH	Correspondence from and to Attorney Treadway re: draft order.	0.20	\$375.00	\$75.00
11/1/2024	LAH	Correspondence from and to Attorney Treadway re: visit to property.	0.10	\$375.00	\$37.50
11/1/2024	LAH	Conduct research re: exist strategy for receivership.	0.50	\$375.00	\$187.50
11/1/2024	LAH	Review legal notices re: violations.	0.70	\$375.00	\$262.50
11/8/2024	LAH	Research potential financing for clean up.	0.50	\$375.00	\$187.50
11/14/2024	LAH	Conference call with Attorney Fenton re: Financing.	0.30	\$375.00	\$112.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
11/18/2024	LAH	Correspondence from and to City re: 9 Alarm Fire.	0.20	\$375.00	\$75.00
11/18/2024	LAH	Telephone call with City re: fire and need to move forward with receivership, as well as revisions to order.	0.30	\$375.00	\$112.50
11/19/2024	LAH	Review changes to Order; Correspondence to City of Chelsea.	0.40	\$375.00	\$150.00
11/21/2024	LAH	Correspondence from and to Attorney for Chelsea.	0.40	\$375.00	\$150.00
11/26/2024	LAH	Telephone call with fencing contractor; Correspondence with City re: meeting at property and fencing contractor.	0.30	\$375.00	\$112.50
11/26/2024	LAH	Emails with Fire Chief and Strephon Treadway re: safety concerns.	0.30	\$375.00	\$112.50
11/26/2024	LAH	Telephone call with fencing contractor.	0.20	\$375.00	\$75.00
11/26/2024	LAH	Telephone call with Attorney Treadway re: fencing and security detail.	0.20	\$375.00	\$75.00
11/27/2024	LAH	Review Court Order; Correspondence to counsel for the Defendant re: Court Order and demand for turnover.	0.80	\$375.00	\$300.00
11/27/2024	LAH	Meet with TD Bank re: potential for financing.	1.00	\$375.00	\$375.00
12/2/2024	LAH	Telephone call with Daniel Deutsch, Esquire representing landowner.	0.40	\$375.00	\$150.00
12/2/2024	LAH	Travel to and meet at site with City Manager, Attorney Treadway, Chief Inspector and Fire Chief.	5.50	\$375.00	\$2,062.50
12/3/2024	LAH	Review of documentation provided by Yihe Forbes.	0.90	\$375.00	\$337.50
12/3/2024	LAH	Review Suffolk County Registry of Deeds on properties under receivership and order title examinations and certified copy of court order appointing receiver for recording.	1.50	\$375.00	\$562.50
12/3/2024	LAH	Correspondence to Attorney Deutsch re: additional document requested and termination of listing agreement.	0.30	\$375.00	\$112.50
12/3/2024	LAH	Correspondence to Listing Agent terminating agreement.	0.50	\$375.00	\$187.50
12/3/2024	LAH	Correspondence to Insurance Agent re: obligations under court order, maintaining coverage and revisions to additional insured.	0.80	\$375.00	\$300.00
12/3/2024	LAH	Correspondence from Attorney Treadway re: site and review map from historical commission.	0.60	\$375.00	\$225.00

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 3

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/3/2024	LAH	Correspondence to Attorney Treadway re: plan for each building on site and budget.	0.80	\$375.00	\$300.00
12/3/2024	LAH	Telephone call from Mass Audubon.	0.50	\$375.00	\$187.50
12/3/2024	LAH	Telephone calls to security companies for quotes.	0.90	\$375.00	\$337.50
12/5/2024	LAH	Telephone call to New England Security.	0.20	\$375.00	\$75.00
12/5/2024	LAH	Correspondence from and to Fire Chief re: additional items of concern for safety.	0.30	\$375.00	\$112.50
12/5/2024	LAH	Correspondence from and to Attorney Ruggieri re: listing agent's request to meet.	0.20	\$375.00	\$75.00
12/5/2024	LAH	Correspondence from Attorney Treadway re: fire detail expense.	0.10	\$375.00	\$37.50
12/5/2024	LAH	Telephone call to Alliance Security and Phoenix Protective Services.	0.40	\$375.00	\$150.00
12/5/2024	LAH	Telephone call with Attorney Treadway re: security patrol.	0.10	\$375.00	\$37.50
12/6/2024	LAH	Telephone call from Alliance Security.	0.30	\$375.00	\$112.50
12/6/2024	LAH	Correspondence to Attorney Treadway re: Alliance Security.	0.10	\$375.00	\$37.50
12/6/2024	LAH	Telephone call with Fidel Maitez regarding securing property.	0.20	\$375.00	\$75.00
12/6/2024	LAH	Correspondence to Attorney Treadway concerning contractors, fire hydrant repair, snow removal and security.	0.30	\$375.00	\$112.50
12/6/2024	LAH	Telephone call and correspondence with Alliance Security.	0.50	\$375.00	\$187.50
12/6/2024	LAH	Receive and review correspondence and invoices for fire detail from Defendant's counsel.	0.10	\$375.00	\$37.50
12/6/2024	LAH	Correspondence with Fire Chief and Police Chief re: security.	0.30	\$375.00	\$112.50
12/6/2024	LAH	Review Netwatch contract and prepare correspondence terminating contract.	0.90	\$375.00	\$337.50
12/6/2024	LAH	Correspondence from and to City Manager re: budget and postponing demolition of Building C1.	0.20	\$375.00	\$75.00
12/6/2024	LAH	Correspondence from City Manager re: security.	0.10	\$375.00	\$37.50
12/6/2024	LAH	Correspondence from and to acting Chief Dana re: security.	0.10	\$375.00	\$37.50
12/6/2024	LAH	Correspondence from City Manager re: contractors and securing buildings.	0.10	\$375.00	\$37.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 4

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/6/2024	LAH	Telephone call with Action Emergency Management and follow up correspondence with City re: meeting on site.	0.30	\$375.00	\$112.50
12/6/2024	LAH	Prepare spreadsheet for accounting expenses.	0.70	\$375.00	\$262.50
12/6/2024	LAH	Prepare documentation for Alliance Security and multiple emails to and from Alliance and City re: same.	1.70	\$375.00	\$637.50
12/9/2024	LAH	Correspondence from and to Fire Chief re: security.	0.10	\$375.00	\$37.50
12/9/2024	LAH	Telephone conference with contractor re: property management services.	0.30	\$375.00	\$112.50
12/9/2024	LAH	Review and revise Alliance Security contract for patrol services and email to Attorney Treadway re: same.	2.10	\$375.00	\$787.50
12/9/2024	LAH	Correspondence to and from Fire Chief re: uncovered manhole.	0.20	\$375.00	\$75.00
12/9/2024	LAH	Correspondence from and to Attorney Treadway re: agreement for expenses to be treated as Receivership expenses.	0.20	\$375.00	\$75.00
12/9/2024	LAH	Correspondence from Attorney Treadway re: agreement for security and receivership expenses.	0.10	\$375.00	\$37.50
12/9/2024	LAH	Correspondence to Alliance Security re: revisions to contract.	0.20	\$375.00	\$75.00
12/9/2024	LAH	Review Appointing Order and statutes for Inventory and Accounting requirements and register deadlines.	1.00	\$375.00	\$375.00
12/10/2024	LAH	Travel to site and meet with Alliance Security; Action Emergency Management, Groom Property Management and Fire personnel to prepare security plan and view property to obtain quotes to security buildings.	7.40	\$375.00	\$2,775.00
12/11/2024	LAH	Correspondence from City Manager re: fire detail and security issues.	0.10	\$375.00	\$37.50
12/11/2024	LAH	Correspondence to Alliance Security re: revisions to contract and start date.	0.20	\$375.00	\$75.00
12/11/2024	LAH	Correspondence to Attorney Treadway and City Manager with agenda for meeting.	0.30	\$375.00	\$112.50
12/11/2024	LAH	Telephone call with Joe Rae Construction.	0.30	\$375.00	\$112.50
12/11/2024	LAH	Correspondence with Alliance Security.	0.50	\$375.00	\$187.50
12/12/2024	LAH	Correspondence from Joe Rae Contractor re: quotes for securing premises for fence repair, boarding and manholes; Prepare response.	0.30	\$375.00	\$112.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 5

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/12/2024	LAH	Telephone call from and to Action Emergency Repair.	0.20	\$375.00	\$75.00
12/12/2024	LAH	Telephone call from Action Emergency Repair re: meeting to discuss plan and budget for securing property.	0.20	\$375.00	\$75.00
12/12/2024	LAH	Review account and reporting matters.	0.30	\$375.00	\$112.50
12/12/2024	LAH	Video Conference meeting with Attorney Treadway and City Manager re: budget, quotes for securing property, sale of property, inventory, accounts and logistics regarding receiver expense disbursements.	0.80	\$375.00	\$300.00
12/13/2024	LAH	Meeting with City and Action Emergency Repair.	0.40	\$375.00	\$150.00
12/13/2024	LAH	Telephone call with Alliance Security.	0.20	\$375.00	\$75.00
12/13/2024	JEC	Review MA and CA SOS re: Netwatch USA LLC.	0.20	\$185.00	\$37.00
12/16/2024	LAH	Review contract with Broker; Prepare communication to Broker re: request for information concerning pre-termination sale efforts.	1.20	\$375.00	\$450.00
12/16/2024	LAH	Correspondence to Attorney Treadway and City Manager re: court-approval of note and receiver expenses.	0.20	\$375.00	\$75.00
12/16/2024	LAH	Correspondence with New Valley Bank re: receivership account.	0.20	\$375.00	\$75.00
12/16/2024	LAH	Correspondence from Attorney Treadway with City's Expenses to date in anticipation of need to file Inventory and review spreadsheet and supporting documents re: same.	0.50	\$375.00	\$187.50
12/16/2024	LAH	Correspondence from Stephen Bremis re: response to inquiries re: sale efforts and prepare response requesting information regarding like properties sold previously.	0.10	\$375.00	\$37.50
12/16/2024	LAH	Receive and review forms for opening bank account and confer with President of New Valley Bank re: same.	0.30	\$375.00	\$112.50
12/16/2024	LAH	Correspondence from MassDEP re: asbestos concerns; Prepare response.	0.20	\$375.00	\$75.00
12/16/2024	LAH	Correspondence with New Valley Bank president Jeffrey Sullivan re: beneficial ownership of Yihe Forbes, LLC.	0.10	\$375.00	\$37.50
12/16/2024	LAH	Correspondence to Yihe Forbes counsel requesting completion of Beneficial Ownership Form for opening of new account.	0.10	\$375.00	\$37.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 6

# **SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
12/17/2024	LAH	Review old proposal for obtaining appraisal of Forbes Property and place telephone call to appraiser.	0.20	\$375.00	\$75.00
12/17/2024	LAH	Correspondence to counsel re: inquiry concerning well-suited and reputable auctioneers.	0.10	\$375.00	\$37.50
12/17/2024	LAH	Research for reputable and suitable brokers for sale of property; Correspondence with Jones Lang LaSalle Americas.	0.80	\$375.00	\$300.00
12/17/2024	LAH	Review photos, maps and property cards for values and descriptions; review invoices for security; Review municipal liens and citations; Review real estate taxes; Investigate costs for demolition; Commence preparation of Inventory.	4.20	\$375.00	\$1,575.00
12/17/2024	LAH	Telephone call from appraiser to discuss plan and quote.	0.10	\$375.00	\$37.50
12/17/2024	LAH	Correspondence to Defendant's counsel with second request for creditor information.	0.10	\$375.00	\$37.50
12/17/2024	LAH	Messages to and from Action Emergency regarding quote for securing property.	0.10	\$375.00	\$37.50
12/17/2024	LAH	Correspondence to and from Attorney Treadway seeking missing invoice for fire detail and update spreadsheet.	0.10	\$375.00	\$37.50
12/17/2024	LAH	Correspondence to Mass Audubon re: drone footage and meeting on site for potential private purchase.	0.30	\$375.00	\$112.50
12/17/2024	LAH	Commence review proposal by GZA GeoEnvironmental provided by Defendant re: DEP.	0.40	\$375.00	\$150.00
12/18/2024	LAH	Telephone call from JS Rae Contractors.	0.30	\$375.00	\$112.50
12/18/2024	LAH	Correspondence from and to counsel for Yihe Forbes, LLC re: creditors in anticipation of filing Inventory.	0.10	\$375.00	\$37.50
12/18/2024	LAH	Correspondence to Attorney Treadway and City Manager re: contractor quotes and issue with need for Flag Man and Dig Safe at fencing by railroad tracks.	0.30	\$375.00	\$112.50
12/18/2024	LAH	Message to Action Emergency Management re: quote and need for Flag Man and Dig Safe for fencing at railroad.	0.10	\$375.00	\$37.50
12/18/2024	LAH	Review DEP documentation and correspondence to appraiser re: same.	3.20	\$375.00	\$1,200.00
12/18/2024	LAH	Telephone conference with Action Emergency Management re: quote.	0.40	\$375.00	\$150.00



January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 7

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/18/2024	LAH	Telephone conference with JS Rae Construction re: quote.	0.30	\$375.00	\$112.50
12/18/2024	LAH	Correspondence to City re: quote comparisons and provide clarification on quotes.	0.60	\$375.00	\$225.00
12/18/2024	LAH	Continue preparation of Inventory.	0.70	\$375.00	\$262.50
12/19/2024	LAH	Review official quote from JS Rae, forward and provide comment to City.	0.30	\$375.00	\$112.50
12/19/2024	LAH	Arrange for recording of Receivership order.	0.10	\$375.00	\$37.50
12/19/2024	LAH	Correspondence from and to appraiser re: DEP documentation.	0.20	\$375.00	\$75.00
12/19/2024	LAH	Correspondence with counsel for Yihe Forbes re: creditors and beneficial owners of Yihe Forbes.	0.10	\$375.00	\$37.50
12/19/2024	LAH	Correspondence with City and Action Emergency Management re: contract for services.	0.30	\$375.00	\$112.50
12/19/2024	LAH	Prepare for an conduct video conference with DEP re: asbestos concerns after fire.	0.50	\$375.00	\$187.50
12/19/2024	LAH	Correspondence with Mass Audobon re: meeting at property.	0.20	\$375.00	\$75.00
12/19/2024	LAH	Correspondence to Attorney Colleen McConnell of DEP re: site inspection.	0.20	\$375.00	\$75.00
12/19/2024	LAH	Prepare contract with Action Emergency Management Services, Inc.	1.50	\$375.00	\$562.50
12/19/2024	LAH	Review Title Report examination report and Notice of AUL.	0.70	\$375.00	\$262.50
12/19/2024	LAH	Review and revise agreement with Action Emergency Services and forward changes.	0.50	\$375.00	\$187.50
12/19/2024	AMA	Record Order.	0.40	\$185.00	\$74.00
12/20/2024	LAH	Finalize contract with Action Emergency Repair and correspondence to Action Emergency Management regarding inquiry re: MBTA's fence issue.	0.30	\$375.00	\$112.50
12/20/2024	LAH	Correspondence to and from Alliance Security re: inquiry for 24/7 patrol in light of issue with MBTA fence.	0.20	\$375.00	\$75.00
12/20/2024	LAH	Correspondence with City re: patrol issue and alternatives to address MBTA's fence in need of repair.	0.20	\$375.00	\$75.00
12/20/2024	LAH	Correspondence with Mass Audubon re: site visit.	0.10	\$375.00	\$37.50
12/20/2024	LAH	Correspondence with DEP re: site visit re: asbestos concern.	0.10	\$375.00	\$37.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 8

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/20/2024	LAH	Receive and review title abstract from Yihe Forbes' counsel.	0.20	\$375.00	\$75.00
12/20/2024	LAH	Correspondence to counsel for Yihe Forbes reminding of importance to open bank account.	0.10	\$375.00	\$37.50
12/20/2024	LAH	Correspondence with Action Emergency re: alternatives to make the property safe at MBTA rail.	0.10	\$375.00	\$37.50
12/20/2024	LAH	Correspondence from Alliance Security with quote for full time security and forward same to City with comments.	0.20	\$375.00	\$75.00
12/20/2024	LAH	Finalize Inventory and Exhibits for filing.	0.40	\$375.00	\$150.00
12/20/2024	LAH	Review revisions to Action Emergency Management Contract and correspondence re: same.	0.50	\$375.00	\$187.50
12/20/2024	JEC	Finalize Inventory for filing; Preparation of correspondence and email correspondence to Suffolk County Superior Court re: Inventory for filing.	0.60	\$185.00	\$111.00
12/23/2024	LAH	Review revisions provided by Action Emergency Management's lawyer to contract for services and correspondence to City re: payment timelines.	0.90	\$375.00	\$337.50
12/23/2024	LAH	Correspondence to JS Rae re: job granted to other vendor.	0.10	\$375.00	\$37.50
12/23/2024	LAH	Correspondence from and to Rick Topham at Alliance Security re: anticipated start dates for round the clock services for marked vehicles v. unmarked vehicles.	0.10	\$375.00	\$37.50
12/23/2024	LAH	Correspondence from and to Fire Chief re: security issue with marked v. unmarked vehicles and start date for round the clock services.	0.20	\$375.00	\$75.00
12/23/2024	LAH	Correspondence from Action Emergency Management re: mobilizing and preparation of response re: additional revisions to contract.	0.30	\$375.00	\$112.50
12/23/2024	LAH	Correspondence from Steve Bremis re: experience with site, past marketing efforts and latest status with interested parties.	0.10	\$375.00	\$37.50
12/23/2024	LAH	Correspondence to Greg Story re: environmental documents in anticipation for appraisal.	0.20	\$375.00	\$75.00
12/23/2024	LAH	Correspondence from and to Defendant's counsel re: Beneficial Ownership form, security and insurance.	0.20	\$375.00	\$75.00
12/23/2024	LAH	Telephone call with Mass Audubon re: interest in purchasing property.	0.70	\$375.00	\$262.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 9

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/23/2024	LAH	Receive and review draft Note from City for Loan proceeds.	0.40	\$375.00	\$150.00
12/23/2024	LAH	Review and commence revisions to Loan Agreement from City.	1.50	\$375.00	\$562.50
12/27/2024	LAH	Correspondence to Action Emergency Management re: contract.	0.20	\$375.00	\$75.00
12/27/2024	LAH	Text message with Action Emergency re: fence issue.	0.10	\$375.00	\$37.50
12/27/2024	LAH	Telephone conference with Action Emergency Management to receive update on status, MBTA fence issue and sale of property.	0.30	\$375.00	\$112.50
12/27/2024	LAH	Correspondence from Defendant's counsel re: BOI form for opening bank account.	0.10	\$375.00	\$37.50
12/27/2024	LAH	Correspondence from and to Alliance Security re: patrol options for 24/7 coverage.	0.10	\$375.00	\$37.50
12/27/2024	LAH	Receive and review emails from Fire Chief re: condition of roadways and sanding/plowing requirements.	0.20	\$375.00	\$75.00
12/27/2024	LAH	Correspondence to Attorney Treadway and City Manager re: status of securing property, canal, codes for locks, new quote for MBTA fence, Alliance Security, parties interested in purchasing property, appraisal and broker.	0.60	\$375.00	\$225.00
12/27/2024	LAH	Telephone call and email to auctioneer re: details of property and request for quote.	0.40	\$375.00	\$150.00
12/27/2024	LAH	Continued preparation of revisions to City's Loan Agreement.	1.70	\$375.00	\$637.50
12/27/2024	JEC	Receive, review and process time stamped inventory.	0.10	\$185.00	\$18.50
12/30/2024	LAH	Correspondence with Alliance Security re: level of services required and potential need for new contract.	0.30	\$375.00	\$112.50
12/30/2024	LAH	Correspondence with Attorney Treadway re: loan agreement concerning receiver's expenses, as well as motion and potential assent by Defendant.	0.30	\$375.00	\$112.50
12/30/2024	LAH	Message to Mike from Action Emergency Services re: status of MBTA fence issue, as it this relates to level of services required by Alliance.	0.10	\$375.00	\$37.50
12/30/2024	LAH	Telephone conference with auctioneer re: budget and commissions, scope of advertising, time lines, broker incentives, condition of property, sale price expectations.	0.90	\$375.00	\$337.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 10

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/30/2024	LAH	Telephone call to Mike at Action Security re: fence issue.	0.10	\$375.00	\$37.50
12/30/2024	LAH	Correspondence with Attorney Treadway and City Manager re: auction.	0.40	\$375.00	\$150.00
12/30/2024	LAH	Correspondence from and to Attorney Treadway re: loan agreement with City.	0.20	\$375.00	\$75.00
12/30/2024	LAH	Correspondence from and to City Manager re: grant for planning and auction.	0.20	\$375.00	\$75.00
12/31/2024	LAH	Messages with Action Emergency re: MBTA fence issue.	0.20	\$375.00	\$75.00
12/31/2024	LAH	Correspondence with counsel to Defendant requesting additional information re: bank account.	0.10	\$375.00	\$37.50
12/31/2024	LAH	Telephone conference with Mike at Action Emergency Management re: fence issue and issues re: security.	0.40	\$375.00	\$150.00
12/31/2024	LAH	Correspondence to City officials re: trespass matters and update on fence and security detail.	0.40	\$375.00	\$150.00
12/31/2024	LAH	Correspondence to Attorney Treadway and City Manager re: additional quote for fence.	0.20	\$375.00	\$75.00
12/31/2024	LAH	Correspondence to Alliance Security re: need for new contract for additional services.	0.10	\$375.00	\$37.50
12/31/2024	LAH	Correspondence from and to Defendant's counsel re: Tax ID number for opening bank account.	0.10	\$375.00	\$37.50
12/31/2024	LAH	Telephone call from Alliance Security re: staffing issue at 1 Forbes.	0.20	\$375.00	\$75.00
12/31/2024	LAH	Correspondence with City re: staffing issue with Alliance Security and comments re: moving forward with 24/7 services as soon as possible.	0.20	\$375.00	\$75.00
12/31/2024	JEC	Receive, review and process photos of gate installed at property.	0.10	\$185.00	\$18.50
1/2/2025	LAH	Correspondence from Fire Chief re: repairs near Building near tracks.	0.20	\$375.00	\$75.00
1/2/2025	LAH	Correspondence from and to appraiser responding to inquiry re: proposal.	0.20	\$375.00	\$75.00
1/2/2025	LAH	Review and revise new agreement with Alliance Security for 24/7 services; Provide comments to Alliance Security and to City for approval.	1.20	\$375.00	\$450.00
1/2/2025	LAH	Correspondence with Fire Chief re: focus on securing wood structure first as it is a fire risk.	0.20	\$375.00	\$75.00

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 11

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
1/2/2025	LAH	Correspondence from Action re: progress in boarding up buildings; Prepare response; Forward message to City Manager and Attorney Treadway with comments.	0.20	\$375.00	\$75.00
1/2/2025	LAH	Correspondence with Mass Audubon re: viewing site.	0.10	\$375.00	\$37.50
1/3/2025	LAH	Receive approval for additional fence work from City Manager; Execute contract and forward to Action Emergency Management.	0.20	\$375.00	\$75.00
1/3/2025	LAH	Receive correspondence from City Manager approving security agreement with Alliance; Correspondence to Alliance Security re: same.	0.10	\$375.00	\$37.50
1/3/2025	LAH	Review revised Loan Agreement from City; Prepare additional revisions and finalize for execution.	0.60	\$375.00	\$225.00
1/3/2025	LAH	Prepare draft motion seeking order authorizing Receiver to enter into Loan Agreement with City and proposed order re: same; Correspondence to City Solicitor re: same.	1.90	\$375.00	\$712.50
1/3/2025	LAH	Correspondence from City Solicitor re: Motion to Approve Loan Agreement; Correspondence to Defendant's counsel re: request for assent to Motion.	0.20	\$375.00	\$75.00
1/3/2025	LAH	Telephone call from Kay at Alliance Security re: clocking system for check points and discussion about contract.	0.20	\$375.00	\$75.00
1/3/2025	LAH	Finalize Security Agreement; Forward same to Alliance; Inform Fire Chief of date Security will commence.	0.40	\$375.00	\$150.00
1/3/2025	LAH	Correspondence from Attorney Deutsch re: concerns about assenting to Loan Agreement; Prepare response.	0.10	\$375.00	\$37.50
1/6/2025	LAH	Correspondence from City Manager re: Defendant's position on Motion to Approve Loan Agreement; Prepare response.	0.20	\$375.00	\$75.00
1/6/2025	LAH	Telephone conference with Attorney Deutsch re: Loan Agreement, Receivership expenses, concerns with property and financing and maximizing value for sale of property.	0.90	\$375.00	\$337.50
1/6/2025	LAH	Correspondence from and to real estate broker re: prospective purchaser.	0.20	\$375.00	\$75.00
1/6/2025	LAH	Correspondence with Alliance Security and City re: snow plow markers along seawall for safety purposes.	0.10	\$375.00	\$37.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 12

# **SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
1/6/2025	LAH	Correspondence to Steve Bremis confirming meeting at property with prospective purchaser.	0.20	\$375.00	\$75.00
1/6/2025	LAH	Telephone call with Steve Bremis re: meeting at site.	0.20	\$375.00	\$75.00
1/7/2025	LAH	Telephone call with Attorney Deutsch re: proposal; Video conference meeting with City of Chelsea re: loan agreement, motion and proposal of Yihe Forbes.	0.70	\$375.00	\$262.50
1/7/2025	LAH	Review Alliance Security Tour Report.	0.10	\$375.00	\$37.50
1/7/2025	LAH	Revise motion and proposed order re: loan agreement; Forward same to Plaintiff for assent.	0.40	\$375.00	\$150.00
1/7/2025	JEC	Preparation of correspondence to counsel re: 9A Motion to Authorize.	0.40	\$185.00	\$74.00
1/7/2025	JEC	Finalize 9A Motion to Authorize correspondence to counsel.	0.30	\$185.00	\$55.50
1/8/2025	LAH	Correspondence from Attorney Treadway and finalize Motion for approval of loan for service.	0.20	\$375.00	\$75.00
1/8/2025	LAH	Prepare correspondence to counsel for Yihe Forbes re: service of motion and reasons for not accommodating requested provisions and request for meeting.	0.50	\$375.00	\$187.50
1/8/2025	LAH	Provide City with Appraiser contract and scope of services.	0.10	\$375.00	\$37.50
1/8/2025	LAH	Complete bank forms for opening account and forward same to New Valley.	0.30	\$375.00	\$112.50
1/9/2025	LAH	Receive and review message from Defendant's counsel re: Opposition to Motion for Loan Agreement.	0.10	\$375.00	\$37.50
1/9/2025	LAH	Review Security Report concerning persons on premises.	0.10	\$375.00	\$37.50
1/9/2025	LAH	Correspondence from and to New Valley Bank re: account opening requirements.	0.20	\$375.00	\$75.00
1/10/2025	LAH	Travel to and from meeting in Chelsea with Steve Bremis, Attorney Ruggieri and Developers interested in Property; Meet separately with Steve Bremis and Attorney Ruggieri to discuss issues of timing and financing receiver expenses in context of request for listing agreement; View site for progress of fencing and boarding buildings; Discuss with security officer attempted unauthorized entrances to site by third parties.	8.50	\$375.00	\$3,187.50
1/11/2025	LAH	Correspondence to Security re: site access for contractors re: covering debris.	0.10	\$375.00	\$37.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 13

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
1/11/2025	LAH	Correspondence from and to Mass Audubon re: Meeting on Monday to discuss proposals.	0.10	\$375.00	\$37.50
1/11/2025	LAH	Correspondence to Action Emergency Management re: progress and concern with area of fence.	0.20	\$375.00	\$75.00
1/12/2025	LAH	Correspondence from and to City Manager re: meeting with Developers.	0.30	\$375.00	\$112.50
1/12/2025	LAH	Review correspondence from Andrew Corbin at New Valley Bank re: additional documents required; Prepare correspondence to Defendant's counsel seeking information to open bank account; Correspondence to Andrew Corbin re: bank's requirements.	0.30	\$375.00	\$112.50
1/12/2025	LAH	Correspondence to broker for Cabot, Cabot, and Forbes re: Certificate of Title and Order of Appointment.	0.10	\$375.00	\$37.50
1/12/2025	LAH	Correspondence to City Manager re: Alliance invoice.	0.10	\$375.00	\$37.50
1/13/2025	LAH	Travel to and from Chelsea site and meet with Mass DEP and two separate developers interested in acquisition.	8.10	\$375.00	\$3,037.50
1/13/2025	LAH	Correspondence with interested developers re: meetings.	0.10	\$375.00	\$37.50
1/14/2025	LAH	Video Conference with City Manager and Attorney Treadway re: loan agreement and payment of vendors as well as prospects to purchase the premises.	0.50	\$375.00	\$187.50
1/14/2025	LAH	Correspondence to City re: request for invoices in anticipation of filing receiver report.	0.20	\$375.00	\$75.00
1/15/2025	LAH	Correspondence from Alliance Security re: invoice.	0.10	\$375.00	\$37.50
1/15/2025	LAH	Correspondence to City re: Alliance Invoice.	0.10	\$375.00	\$37.50
1/15/2025	LAH	Correspondence from Defendant's counsel with W8 form and request to list property with broker; Prepare response.	0.20	\$375.00	\$75.00
1/15/2025	LAH	Meeting re: opening bank account.	0.20	\$375.00	\$75.00
1/15/2025	LAH	Correspondence with Defendant's Counsel and City re: opportunity to discuss options concerning marketing property.	0.30	\$375.00	\$112.50
1/16/2025	LAH	Correspondence from Attorney Ruggieri re: SS4 and inquiry re: DEP; Prepare response.	0.10	\$375.00	\$37.50
1/22/2025	LAH	Correspondence from and to Fire Chief re: comments on progress and inspection and discussion regarding level of security services.	0.20	\$375.00	\$75.00

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 14

# **SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
1/22/2025	LAH	Correspondence to Alliance Security re: 7 days notice re: guard service to convert to patrol services.	0.20	\$375.00	\$75.00
1/22/2025	LAH	Correspondence from and to potential purchaser re: property.	0.40	\$375.00	\$150.00
1/22/2025	LAH	Receive and review Opposition to Motion to Approve Loan Agreement with Affidavit and Exhibits.	0.60	\$375.00	\$225.00
1/22/2025	LAH	Review security tour reports.	0.50	\$375.00	\$187.50
1/22/2025	LAH	Review corporate tax return.	0.10	\$375.00	\$37.50
1/22/2025	LAH	Prepare for video conference meeting with City and Defendant's counsel.	0.20	\$375.00	\$75.00
1/22/2025	LAH	Video Conference meeting with City and Defendant's counsel re: motion to approve loan agreement, sale of property and concerns.	0.70	\$375.00	\$262.50
Total Professional Services					\$43,551.00

# **DISBURSEMENTS**

Date	Description of Disbursements	Amount
11/27/2024	FedEx- Federal Express Mail- Overnight delivery to Boston, MA	\$9.95
12/3/2024	FedEx- Federal Express Mail-	\$27.99
12/5/2024	Commonwealth of Mass- Copy Costs - Records/Deeds- Certified copy of court order from Suffolk Cty Superior Court.	\$35.00
12/6/2024	FedEx- Federal Express Mail-	\$27.99
12/9/2024	FedEx- Federal Express Mail-	\$27.99
12/10/2024	Travel Expenses- Travel to/from 1 Forbes St. Chelsea, MA (206 miles x .67)	\$138.02
12/12/2024	FedEx- Federal Express Mail-	\$22.24
12/17/2024	Travel Expenses- Travel to/from 1 Forbes St., Chelsea, MA (206 miles x .67)	\$138.02
12/18/2024	Armory Title Company LLC- Title Work- Title exam re 1 Forbes St., Chelsea, MA	\$375.00
12/19/2024	Suffolk County Registry of Deeds- Recording Fee- Record Order	\$109.75
12/23/2024	FedEx- Federal Express Mail-	\$9.75
1/22/2025	Miscellaneous Advance- Initial Deposit to open acct at NVB	\$10.00
Total Disbursements		\$931.70



January 22, 2025

Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 15

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Total Services	\$43,551.00
Total Disbursements	\$931.70
<b>Total Current Charges</b>	<b>\$44,482.70</b>
<b>PAY THIS AMOUNT</b>	<b>\$44,482.70</b>

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***Due Upon Receipt. Please include the invoice number on all remittance. Thank you.***

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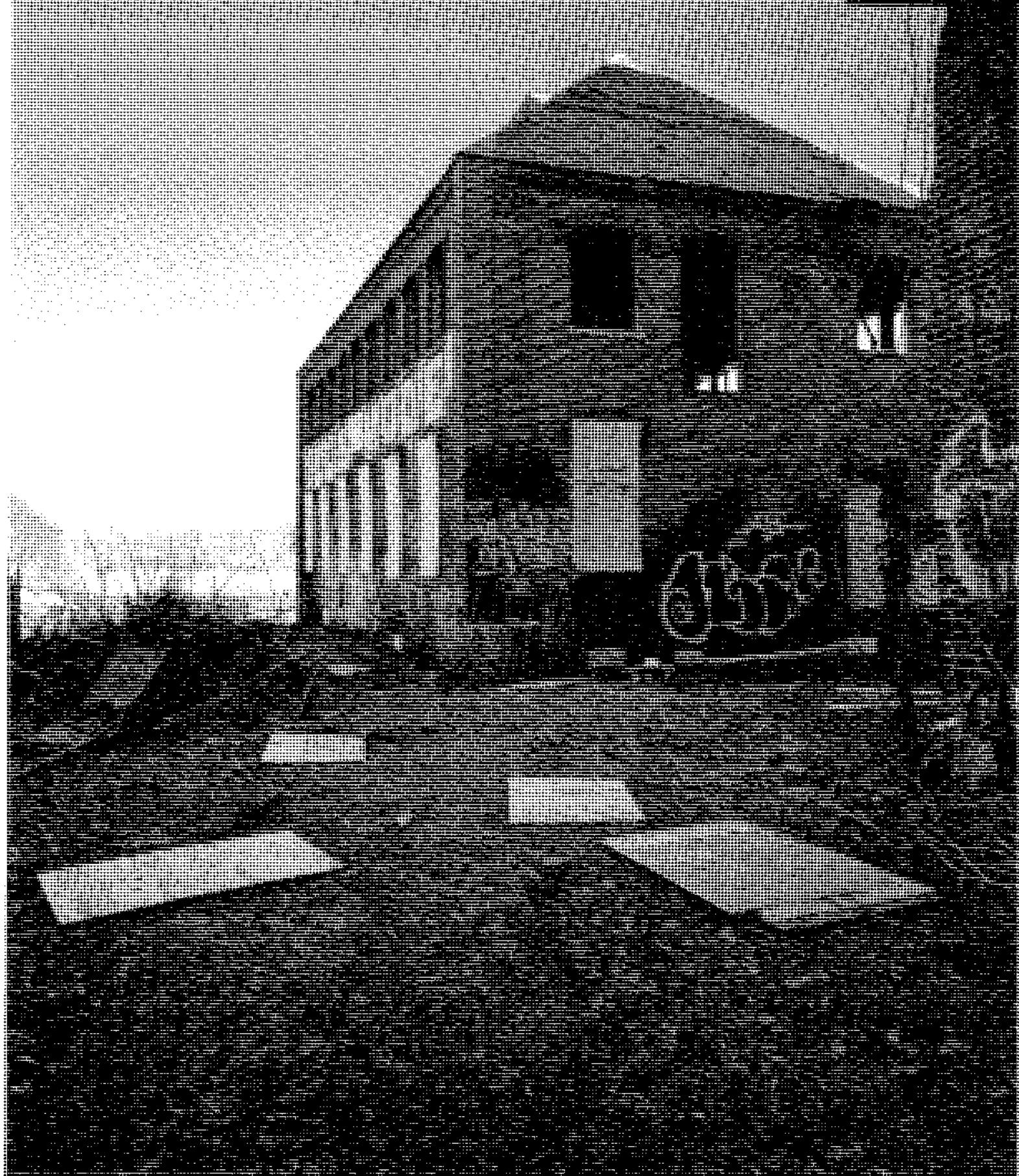
***To make a secure payment online, please visit our online  
Payment Portal at <https://dwpm.com/invoice-payment/>***

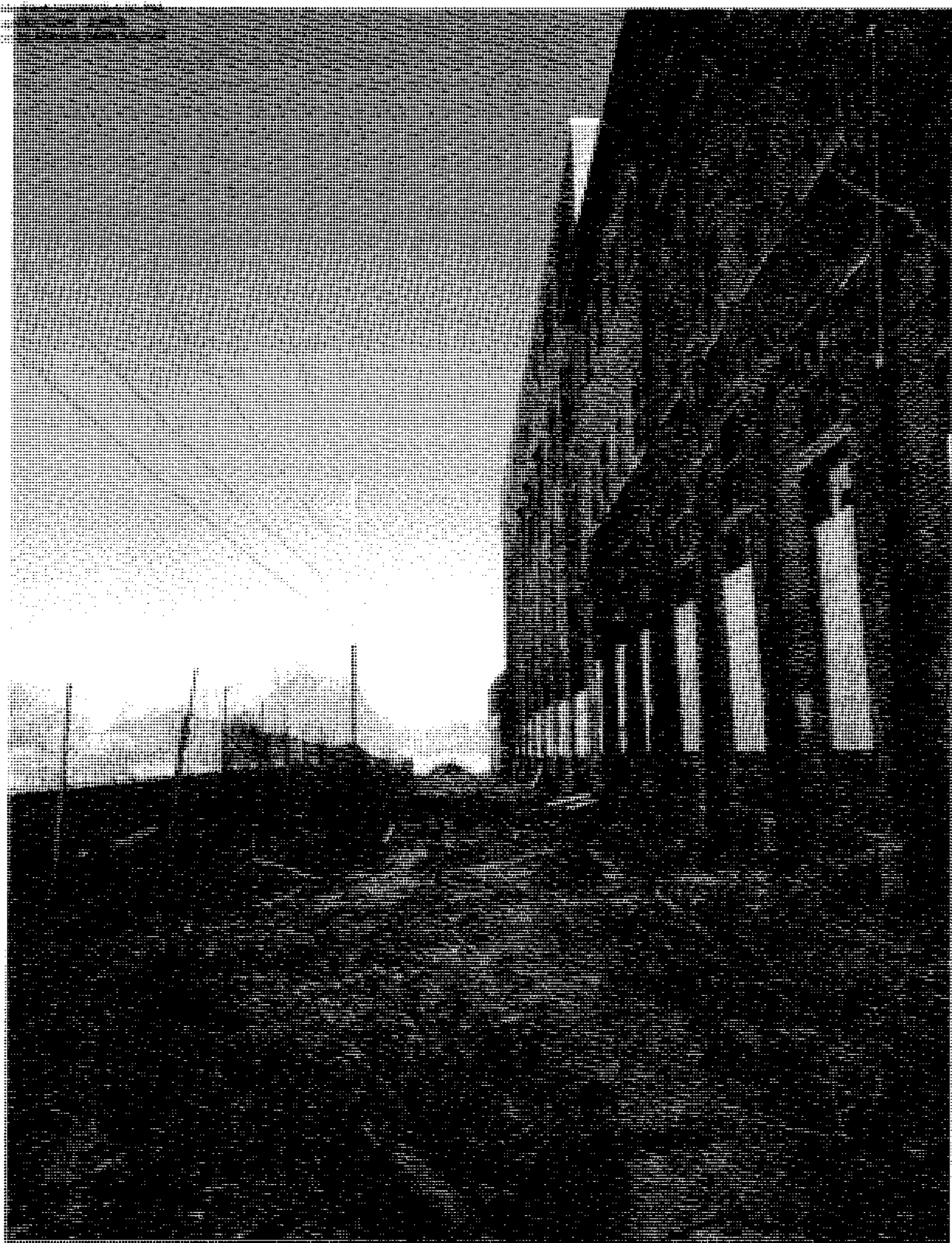
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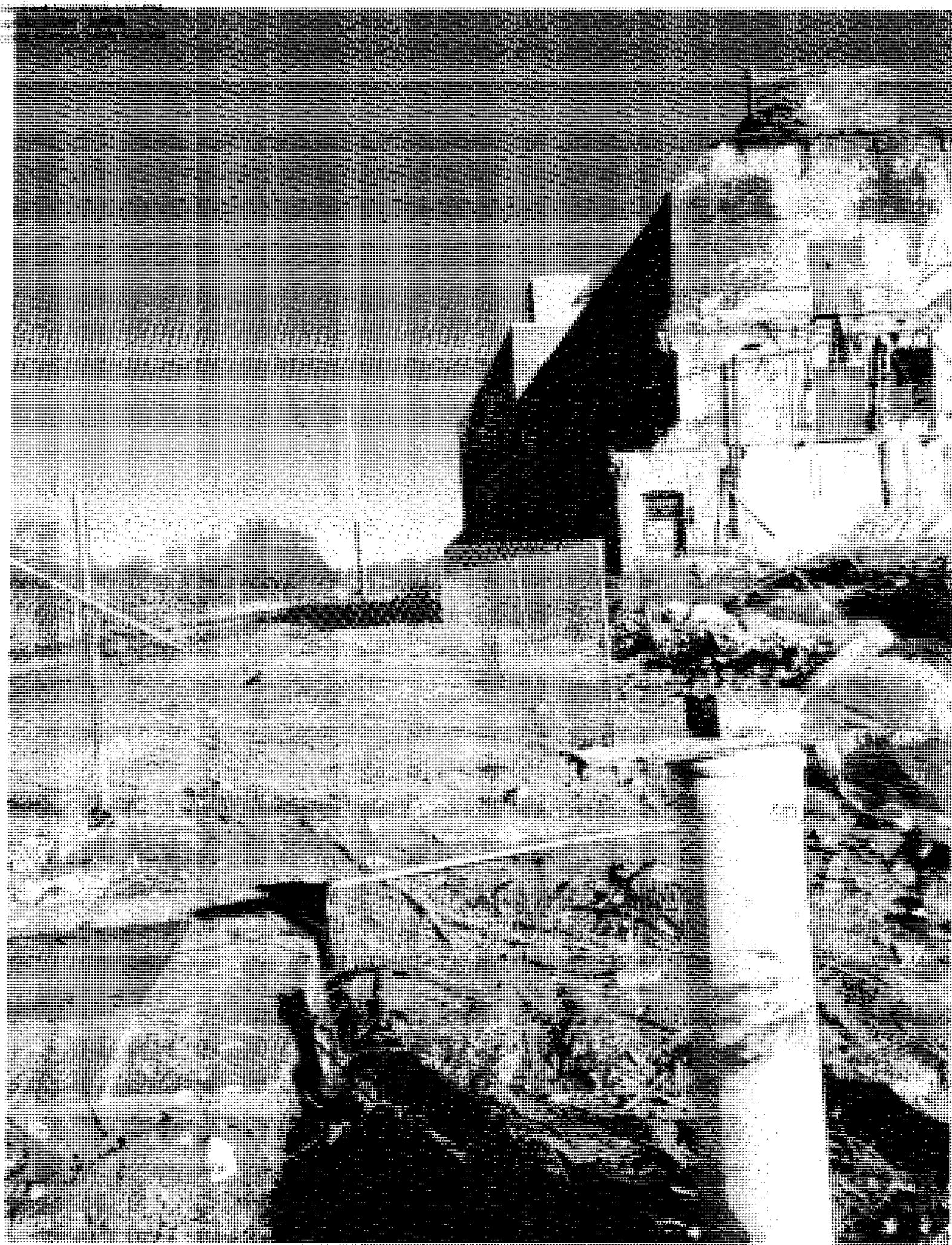
EXHIBIT

6













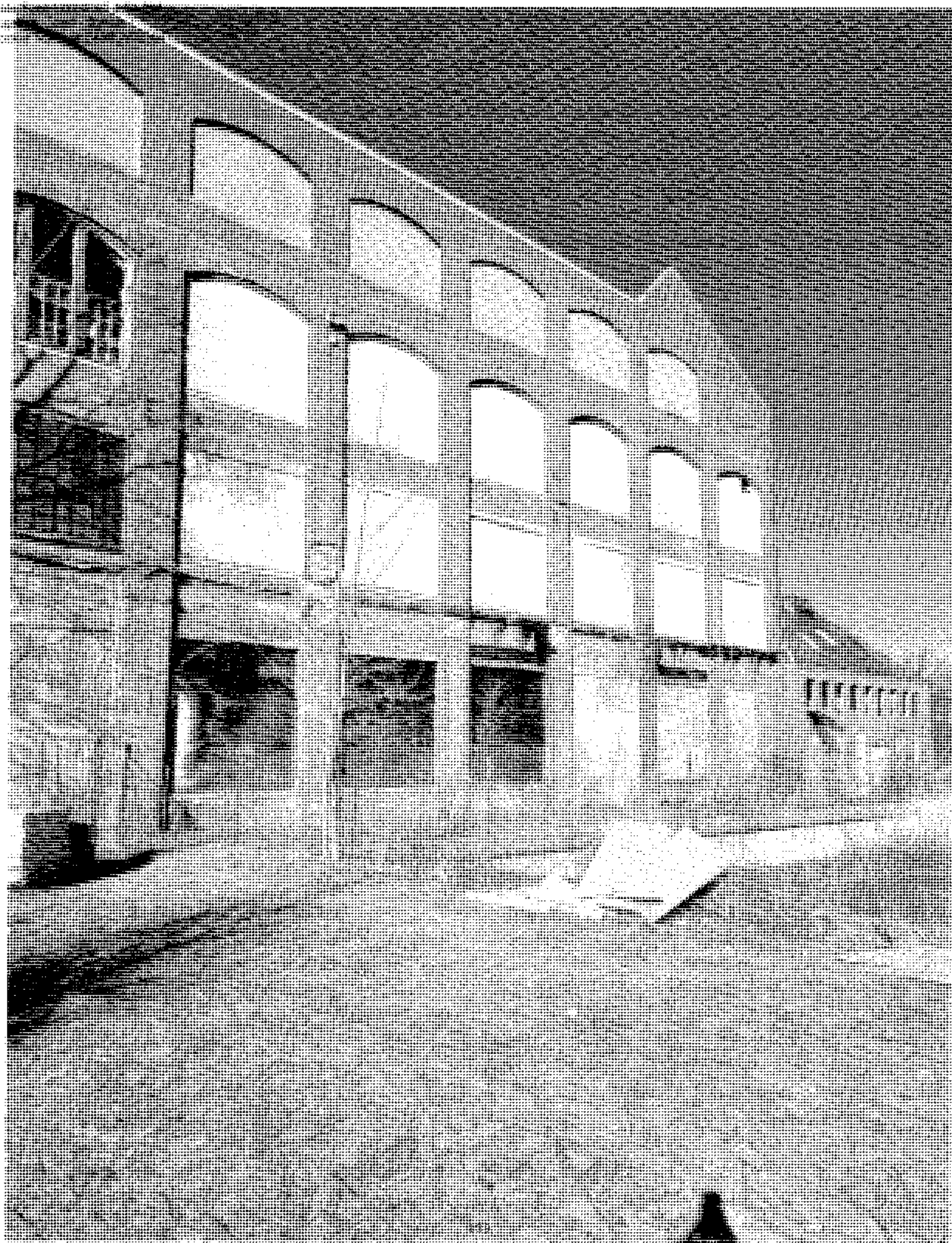






A black and white photograph showing a 'DANGER DO NOT ENTER' sign mounted on a wooden post. The sign is white with black text and a black border. It is positioned in a field with some vegetation in the foreground and a fence line visible in the background. The image has a grainy, halftone texture.













DV

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS

SUPERIOR COURT DEPT.  
OF THE TRIAL COURT

CITY OF CHELSEA )  
Plaintiff, )  
v. )  
YIHE FORBES, LLC )  
Defendant. )

Case No. 2484-cv-02384A

**RECEIVER'S REPORT  
JANUARY 22, 2025 THROUGH MARCH 17, 2025**

NOW COMES, the Receiver, L. Alexandra Hogan (the "Receiver") and provides the Receiver's Report for the period from January 22, 2025 through March 17, 2025 pursuant to Mass.R.Civ.P. 66(b) and this Court's Order dated November 22, 2024 concerning the real property under receivership which is located at and known as 1 Forbes Street, together with vacant lots at 353 Crescent Avenue, 405 Crescent Avenue and 413 Crescent Avenue (collectively the "Property"). This Court's Order requires the Receiver to file a report every 8 weeks, setting forth and updating all expenses and disbursements, with attached receipts, and accounting for all funds received by the Receiver during the period of each report.

**I. STATUS REPORT.**

(a) Incident of March 9, 2025. In the afternoon of Monday, March 10, 2025, Massachusetts State Trooper Brain Hernandez left a voicemail message for the Receiver requesting a call back about the Property. As the Receiver was out of the office on Monday in Boston on hearings on this matter, the Receiver did not retrieve the message until Tuesday, March 11, 2025. According to Trooper Hernandez, an investigation commenced into the tragic stabbing murder of a 17-year-old young man in Chelsea that occurred on Sunday, March 9, 2025. According to



Trooper Hernandez, the decedent's younger brother, who survived the stabbing, apparently reported to police that prior to the stabbings he and his now deceased brother were on the Forbes Property in an abandoned building. The police did not give many details as the investigation was ongoing but indicated that they were looking for a group of possibly 3 individuals who may have followed the two brothers to the place where they were eventually stabbed on a nearby street. Later, the Receiver spoke with Detective Regan of the Chelsea Police Department. The Receiver gave information to Detective Regan regarding the individual who was on security patrol of the Property closest in time to the incident. Alliance Security reports that patrol officers did not see anything suspicious on or near the Property on the evening of March 9, 2025. An article about the incident can be found at <https://www.cbsnews.com/boston/news/chelsea-massachusetts-stabbing/>.

The Receiver's contractor, Action Emergency Management Services, completed its initial services by the end of January 2025 by boarding all reasonably accessible entrances of the buildings on the Property, securing and locking the gate and installing and repairing fencing to eliminate the large gaps and holes that left the Property exposed. Photos of the Property as secured on February 5, 2025 taken by the Receiver are attached as Exhibit A. At the time of the Receiver's calls with the police, they were unable to identify where the brothers may have gained access to the Property or which building they may have entered. The Receiver immediately contacted Action Emergency Management Services to investigate areas where the youths may have gained access. Action Emergency identified areas where the fence was vandalized, and Buildings identified as "C" and "X" where trespassers likely used heavy-duty tools to break through or peel back the boards on the secured entrances. Photographs of the vandalized fence and boarding on the entrances are attached as Exhibit B. Action Emergency Management Services' report and photos demonstrating the re-secured and reinforced fencing, boarding and locks on the Building



on March 12, 2025 are attached as Exhibit C. Action's invoice is attached hereto as Exhibit D in the amount of \$6,083.25 and has not yet been paid. Furthermore, the Receiver has increased security patrols since this occurrence and is investigating other possible measures to secure the Property.

Alliance Security made a report that on January 27, 2025 a male aged approximately 50 to 60 years old was found on the Property trying to find copper, and that he had gained entrance through a newly made hole in the fence. See attached Exhibit E for report from Alliance Security. Also immediately after the November 18, 2024 9-alarm fire, the City of Chelsea fire detail provided security at the Property and noted multiple incidents of individuals trying to gain access to the Property. See attached Exhibit F for Affidavit of Chelsea Fire Chief John Quatieri.

**(b) Marketing and Proposed Sale of the Property.**

Since the last report, the Receiver has focused on showing the Property to prospective purchasers, and negotiating and securing an offer to purchase the Property. By way of background, the Receiver terminated a listing agreement with Steve Bremis Realty Group on December 4, 2024 for various reasons. First, prior to listing the Property, the Receiver needed to understand the Property and make a plan to secure the same her first priority. Second, the Receiver could not commit to any particular length of time for a listing agreement without understanding the costs involved with securing and carrying the Property, and securing financing to do so. The Receiver's motion to approve a loan agreement with the City of Chelsea to fund Receivership costs and expenses remains pending as of this date. Third, the Receiver had questions about the Defendant's and Mr. Bremis's purchase price listed at nearly \$30,000,000. Fourth, the listing agreement was between the Defendant and Mr. Bremis. The two had a prior relationship in that Mr. Bremis was the broker that initially sold the Property to the Defendant. The Receiver had concerns that their

existing relationship might interfere with the Receiver's potential relationship with Mr. Bremis. Finally, the contract did not have any receivership-type provisions or protections.

Later on December 16, 2024, in response to Mr. Bremis's and the Defendant's counsel's contentions that offers were imminent, the Receiver made a written inquiry of Mr. Bremis to assess the credibility of this claim. See attached Exhibit G for Receiver's email to Mr. Bremis. Mr. Bremis responded on December 20, 2024 by typing his answers after each of the Receiver's inquiries. See attached Exhibit H for Mr. Bremis' response to Receiver's December 16, 2024 email. In summary, his response confirmed that no offers had been made to that point, the Property had not been physically shown to any interested party as of that date, and his response did not give the Receiver confidence that any offer was forthcoming. Notable, however, in response to the Receiver's inquiry no. 7, Mr. Bremis indicated that he had terminated all marketing efforts due to the fact that the Receiver had terminated the listing agreement.

Notwithstanding the termination of his listing agreement, after Mr. Bremis had brought forth two interested parties who wanted to be shown the Property, the Receiver discussed entering into a new listing agreement with Mr. Bremis at the end of January 2025. The Receiver reasonably believed that the first two interested parties were responding to prior marketing efforts. In light of the termination of Mr. Bremis's original listing agreement, once the third interested party came through Mr. Bremis, the Receiver inquired how the interested parties had found Mr. Bremis. Mr. Bremis confirmed on February 13, 2025 that he has been marketing the Property on MLS, Loopnet, Crexi, CoStar, social media and by making calls to at least one in-house client. See Exhibit I for email dated February 13, 2025 from Mr. Bremis to Receiver confirming active marketing efforts. An MLS listing shows that the Property has been marketed on MLS since September 2024 and that the MLS listing expired on March 1, 2025 but was re-activated by Mr. Bremis and the

Defendant on March 3, 2025. See attached Exhibit J for MLS listing. From the time the Receiver was appointed, Mr. Bremis secured a total of four (4) showings at the Property, two (2) of which the Receiver attended. The Receiver also independently showed the Property to two (2) other interested parties, one of which was Mass Audubon.

During this timeframe, the Receiver also contacted two other national brokers to investigate listing the Property. Only one of the national brokers returned the Receiver's inquiry, JLL Capital Markets a/k/a Jones Lang La Salle ("JLL"). The Receiver had its initial call with JLL on February 4, 2025. JLL asked for a couple of weeks to investigate and learn more about the Property. The Receiver transmitted relevant documentation to JLL towards that end.

A few days after the initial call with JLL, Mass Audubon offered \$6.5 million for the Property. Through negotiations, Mass Audubon increased its offer to \$8.38 million, which the Receiver accepted on February 18, 2025, subject to this Court's approval. The Receiver had a second call with JLL on February 21, 2025 to explain that an offer had been made by Mass Audubon and that the sale would be pending court-approval. The Receiver's motion to sell to Mass Audubon is pending before this Court.

## **II. Expenses.**

(a) **Fire Detail Security.** Invoices regarding City of Chelsea's Fire Department round the clock fire detail at the Property commencing November 18, 2024 through January 6, 2025 for \$97,693.20 remain unpaid. The fire detail is discussed in more detail in the Receiver's first report. See attached Exhibit K for Chelsea's fire detail invoices.

(b) **Alliance Security.** The Receiver engaged Alliance Security for security services. Initially services were rendered by unarmed security officers with lighted vehicles on the Property

twenty-four hours per day, seven days per week. Once the Property met certain safety levels, including securing a locked gate at the entryway of the Property, repairing fencing around the Property and boarding reasonably accessible entryways and windows on the four buildings, the Receiver reduced security patrol to 8 randomly scheduled visits within each 24-hour period. The invoices from Alliance Security paid by the Receiver to date total \$48,590.91, as shown on attached as Exhibit L. There are currently two unpaid invoices from Alliance Security totaling \$7,215.00, see attached Exhibit M. As previously stated, the Receiver has recently increased the number of security patrols due to a recent report of youths trespassing on the Property.

(c) **Demolition**. JDC Demolition Company (“JDC”) demolished and covered the resulting debris from demolition of two buildings which were affected by the fire, as the Property posed a substantial and serious risk to the public’s safety and welfare. The cost of the post-fire services provided by JDC amounts to \$96,615.55. See attached Exhibit N for the JDC invoice which was paid directly by the City of Chelsea but is included as a Receivership Expense given the cost was incurred during the Receivership.

(d) **Covering of Debris and Rubble**. The Massachusetts Department of Environmental Protection (the “DEP”) presumes that the debris and rubble from the demolished buildings contains asbestos based on the year the buildings were constructed. Although JDC initially covered the piles with plastic, some areas became exposed once again presumably due to weather. The DEP requested that the uncovered portions of the piles of debris and rubble be secured by plastic covering to prevent the asbestos from becoming airborne which may pose a threat to the public. To that end, JDC provided labor and materials to secure uncovered areas of the debris and rubble for a total of \$10,347.05. JDC’s invoices for re-covering the debris are attached as Exhibit O, which have been paid by the Receiver.

(e) **Snow Plowing/Road Maintenance.** Snow plowing and road maintenance is necessary to permit security to safely and efficiently traverse the Property to conduct its services, as well as allow emergency services in the event of fire or other calamity. The City of Chelsea Department of Public Works has provided snow plowing, sanding and other maintenance for these purposes. No invoices have been issued to date.

(f) **Boarding Buildings and Fencing.** The Receiver entered into a contract with Action Emergency Management Services to install the locked gate at the Property's entrance, install fencing where the current fence presented gaps or disrepair, fence around dangerous culverts/canals/cisterns, fencing around unsafe manholes, securing all accessible openings in four buildings and large wall openings (shaft) at the end of hallways on four floors of Building X. An invoice for Action Emergency Management's materials and services in the amount of \$220,105.00 is attached as Exhibit P and has been paid by the Receiver. As stated previously, Action Emergency Management Services has conducted additional work to re-secure the fence and entrances to buildings in light of recent acts of trespass and vandalism. As previously mentioned, Action's invoice for its latest work to re-secure the Property is attached hereto as Exhibit D in the amount of \$6,083.25 which has not yet been paid.

(g) **The Receiver's Fees and Expenses.** The Receiver has incurred \$86,132.47 in fees and expenses through this date, excluding finalizing this Report. See Exhibit Q for unpaid Receiver invoices.

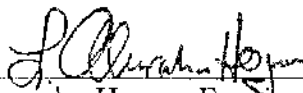
**III. Disbursements and Funds Received.** In sum, to date, the Receiver disbursed \$279,042.96 to pay vendors and has received loan proceeds from the City of Chelsea in the amount

of \$279,042.96. See attached Exhibit R for Receiver's Income and Disbursement Transaction Report. The Receiver has received no other funds.<sup>1</sup>

Signed this 18th day of March, under the pains and penalties of perjury.

RECEIVER

Respectfully submitted,

By:   
L. Alexandra Hogan, Esquire  
ahogan@dwpm.com  
BBO #672561  
One Monarch Place, Suite 1900  
Springfield, MA 01144  
Telephone - (413) 733-3111  
Facsimile - (413) 734-3910

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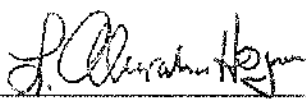
<sup>1</sup> The Receiver deposited funds from Doherty, Wallace, Pillsbury and Murphy, P.C. in the amount of \$10.00 to open a bank account and has deposited funds sufficient to cover wire fees when receiving loan proceeds from City of Chelsea for the payment of vendor invoices. These miscellaneous amounts are added to the Receiver's invoices as out-of-pocket expenses.

**CERTIFICATE OF SERVICE**

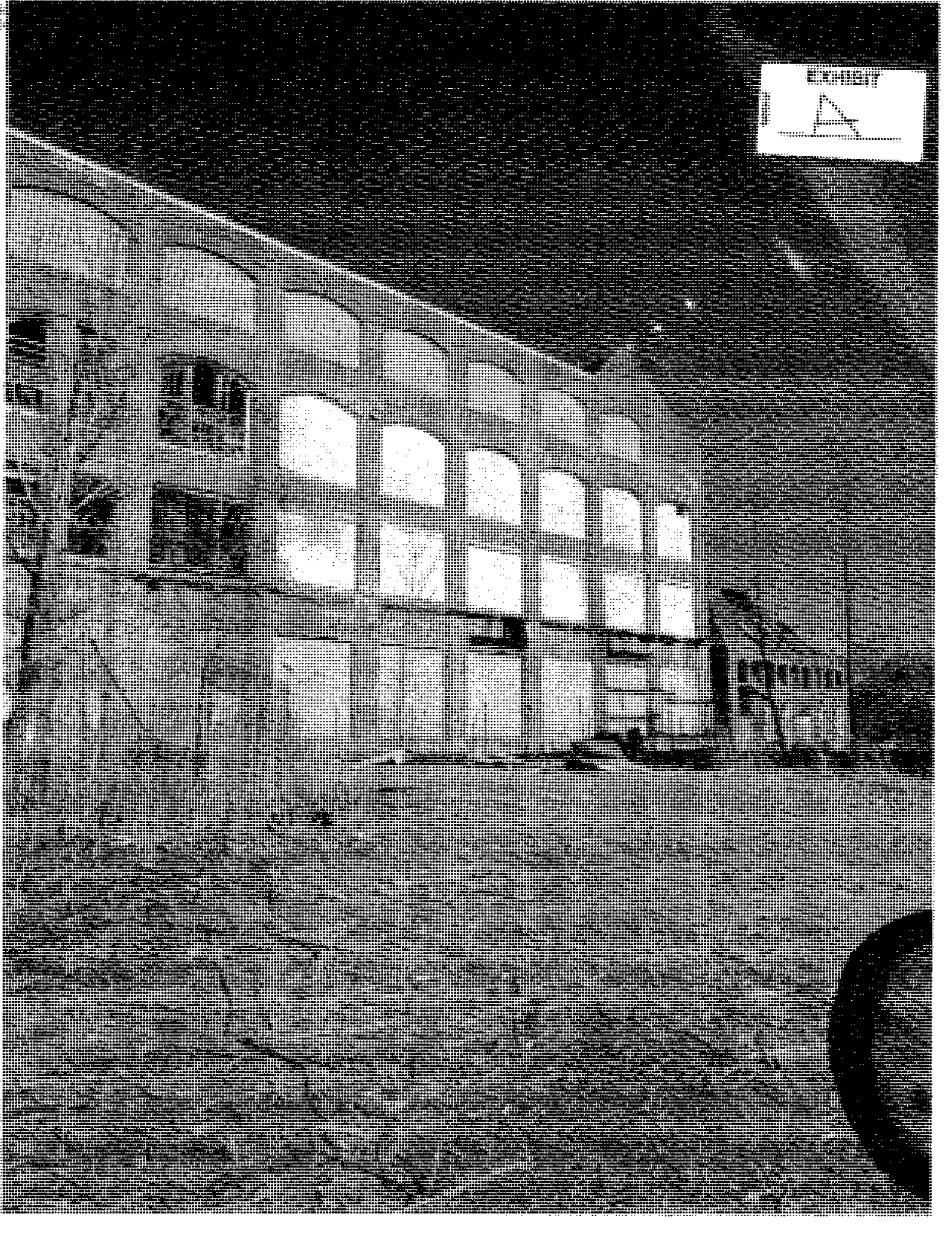
I, L. Alexandra Hogan hereby certify that I made service of the foregoing document to the following counsel of record on March 18, 2025 by first class mail and electronic mail as follows:

Daniel Deutsch, Esquire (ddeutsch@bdboston.com)  
Noemi Kawamoto, Esquire (nkawamoto@bdboston.com)  
Brooks and DeRensis, P.C.  
260 Franklin Street, Suite 700  
Boston, MA 02110

Peter Christopher, Esquire (pchristopher@chelseama.gov)  
Strephon Treadway, Esquire (streadway@chelseama.gov)  
City of Chelsea  
500 Broadway, Room 307  
Chelsea, MA 02150

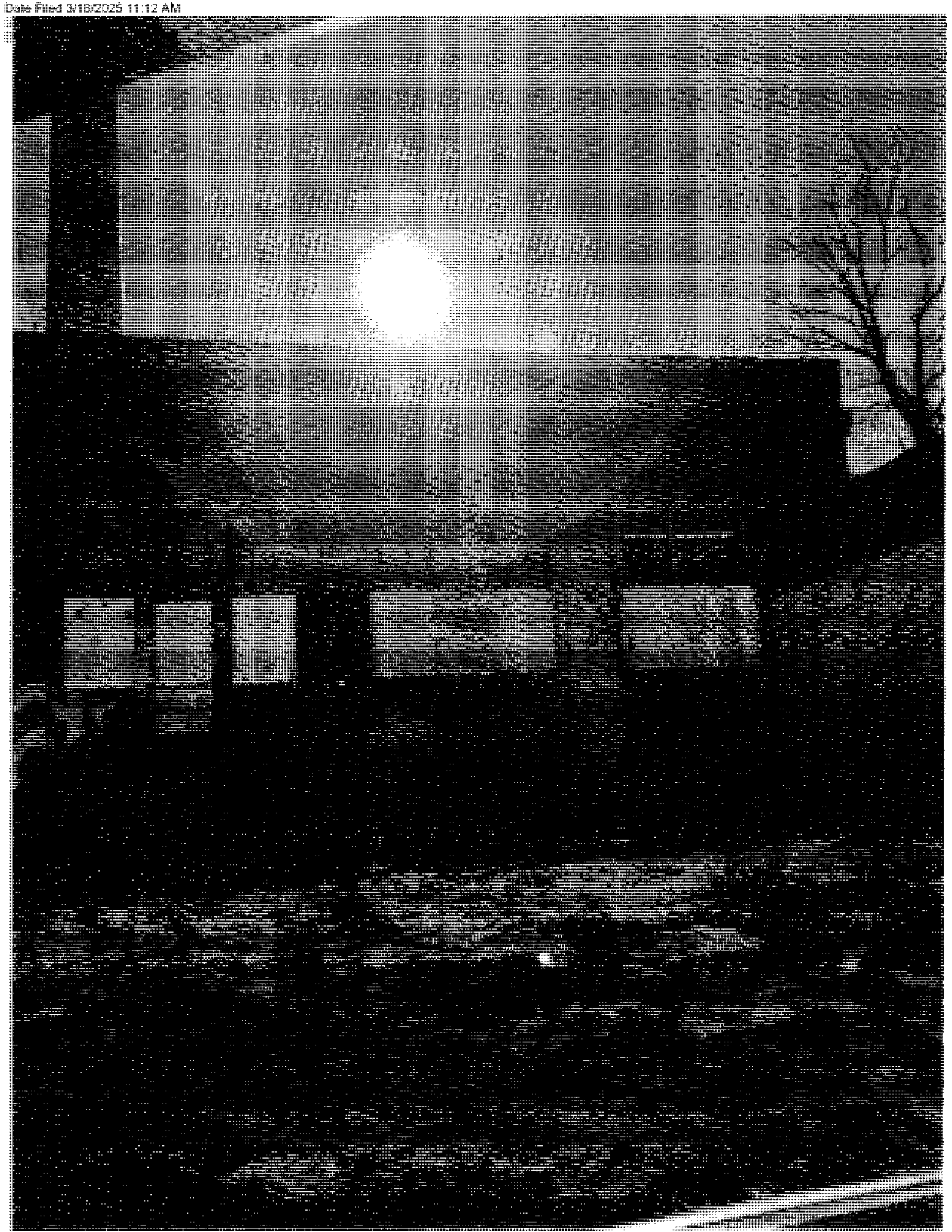
By:   
L. Alexandra Hogan, Esq.

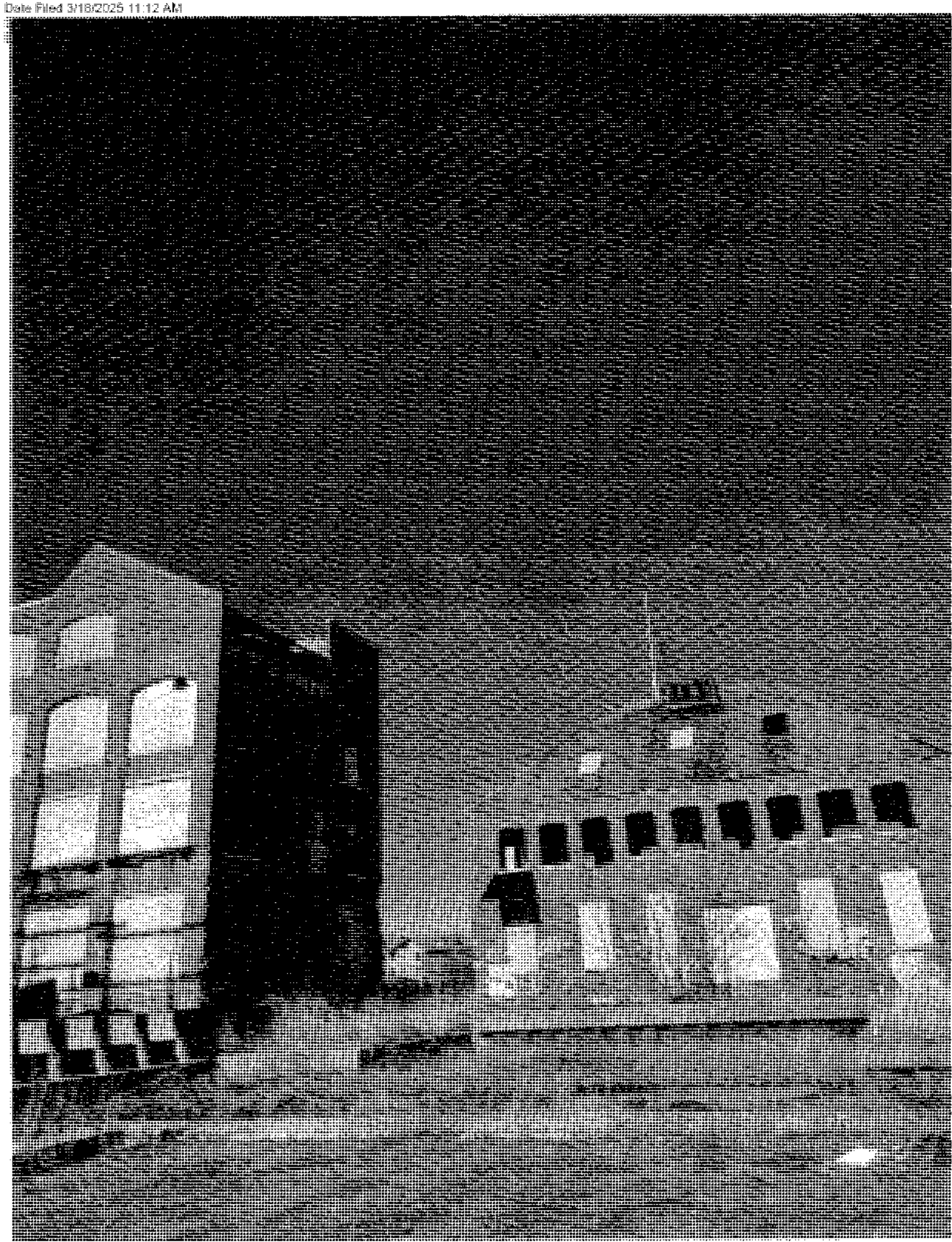
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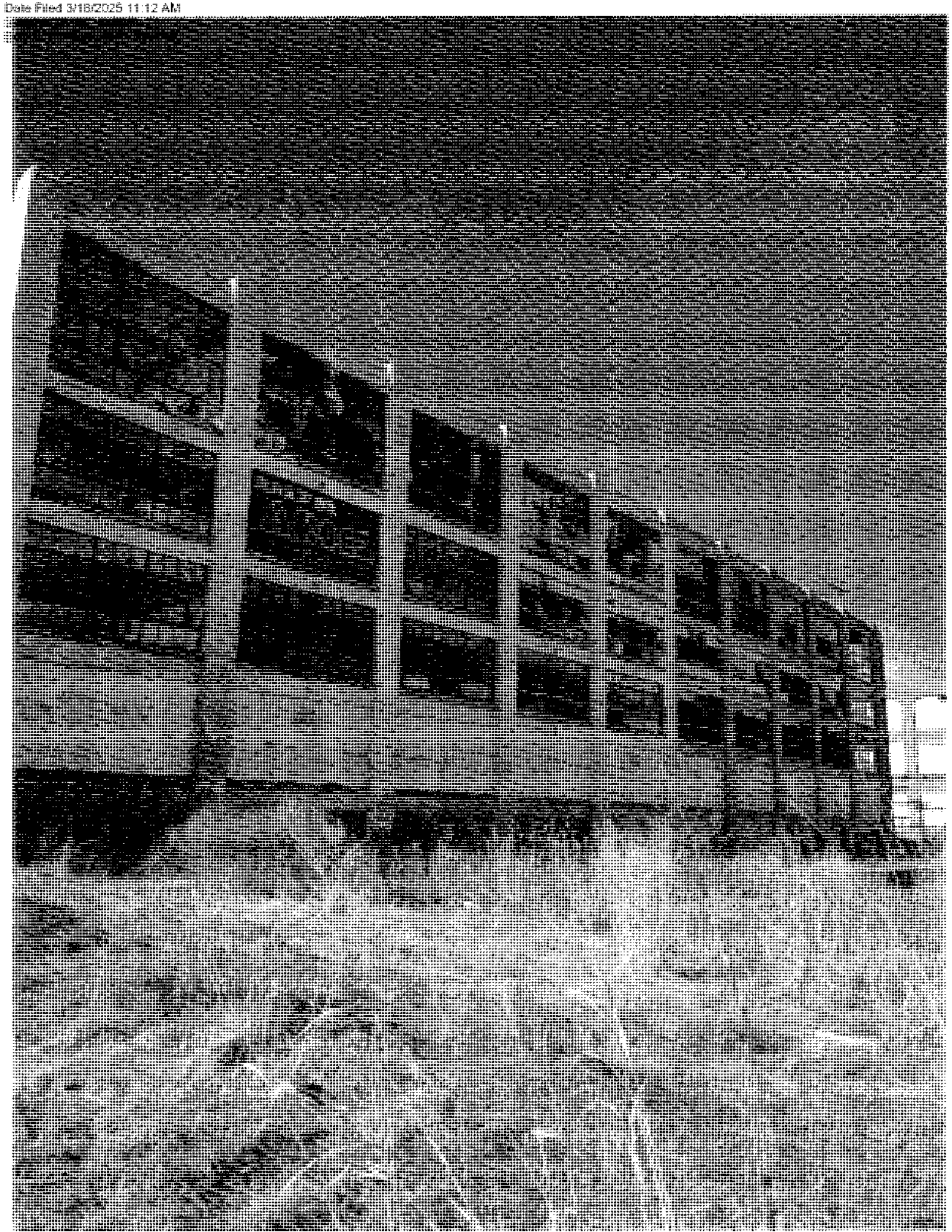




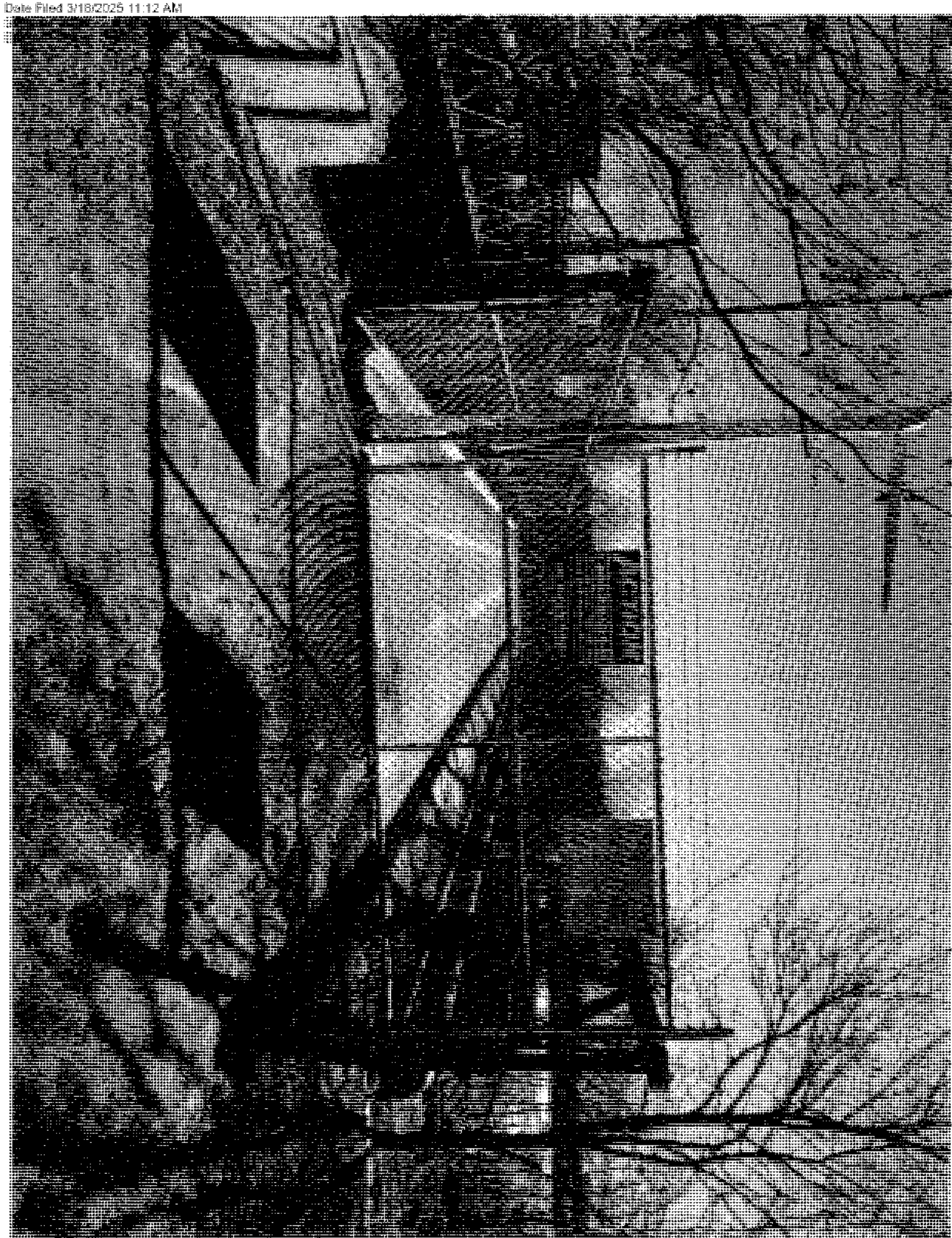




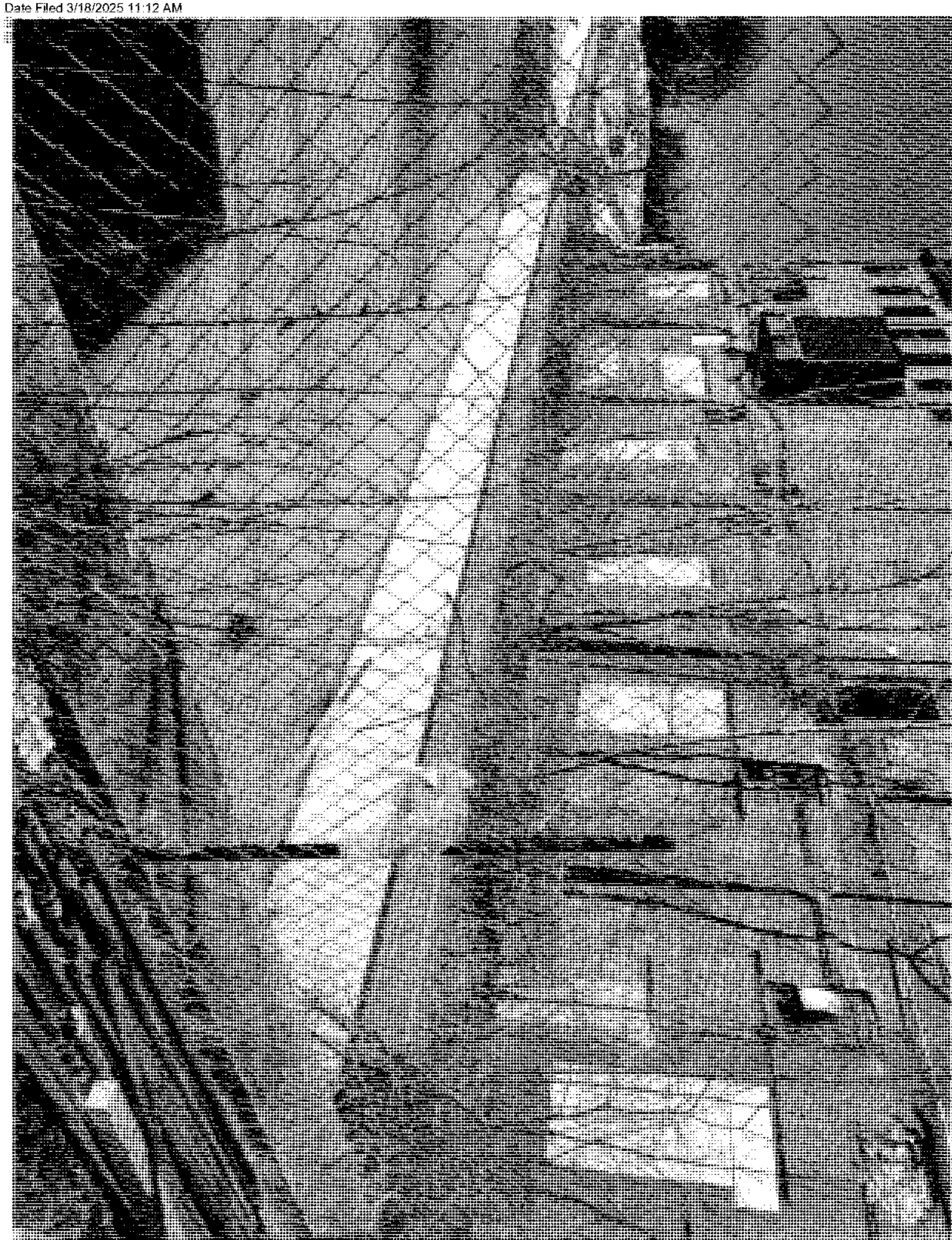




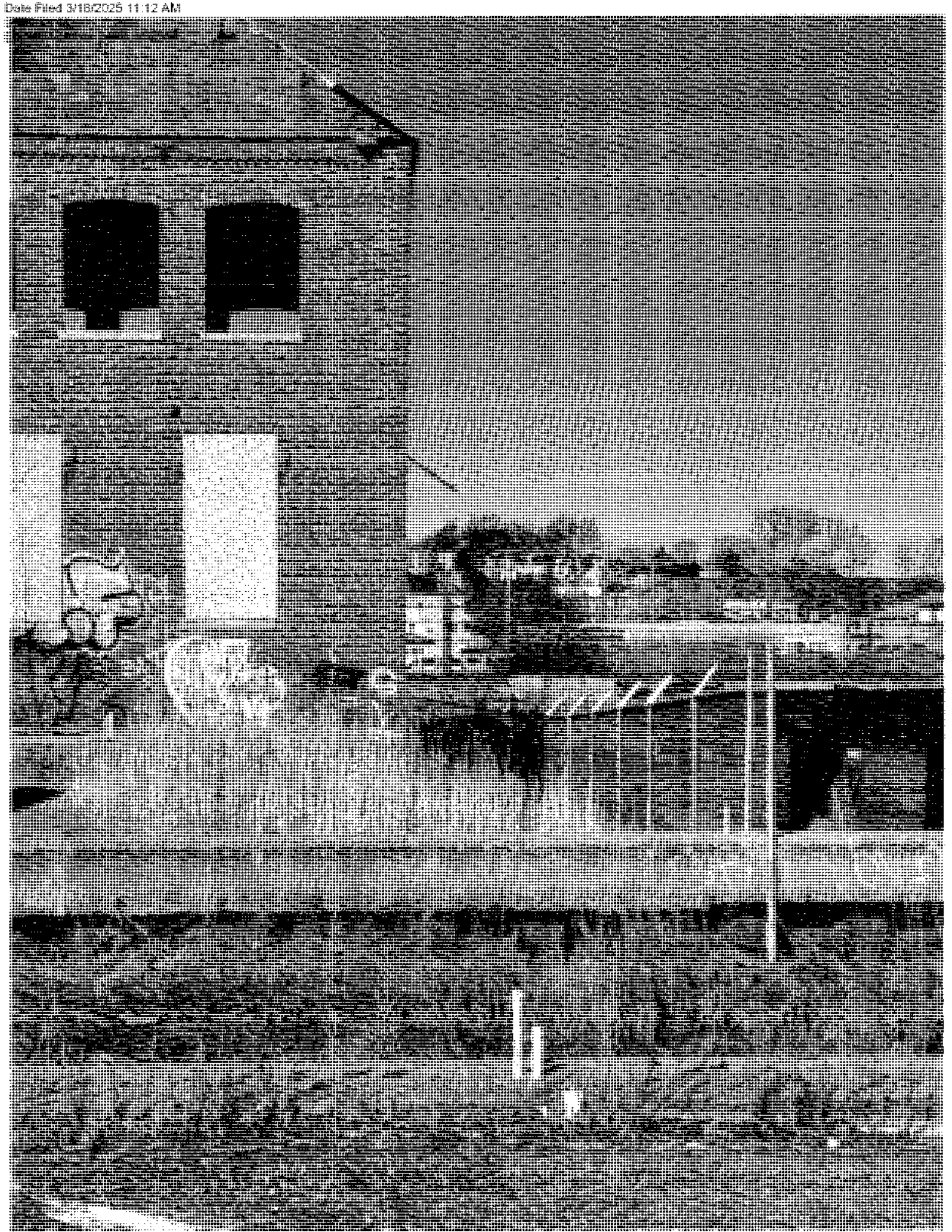














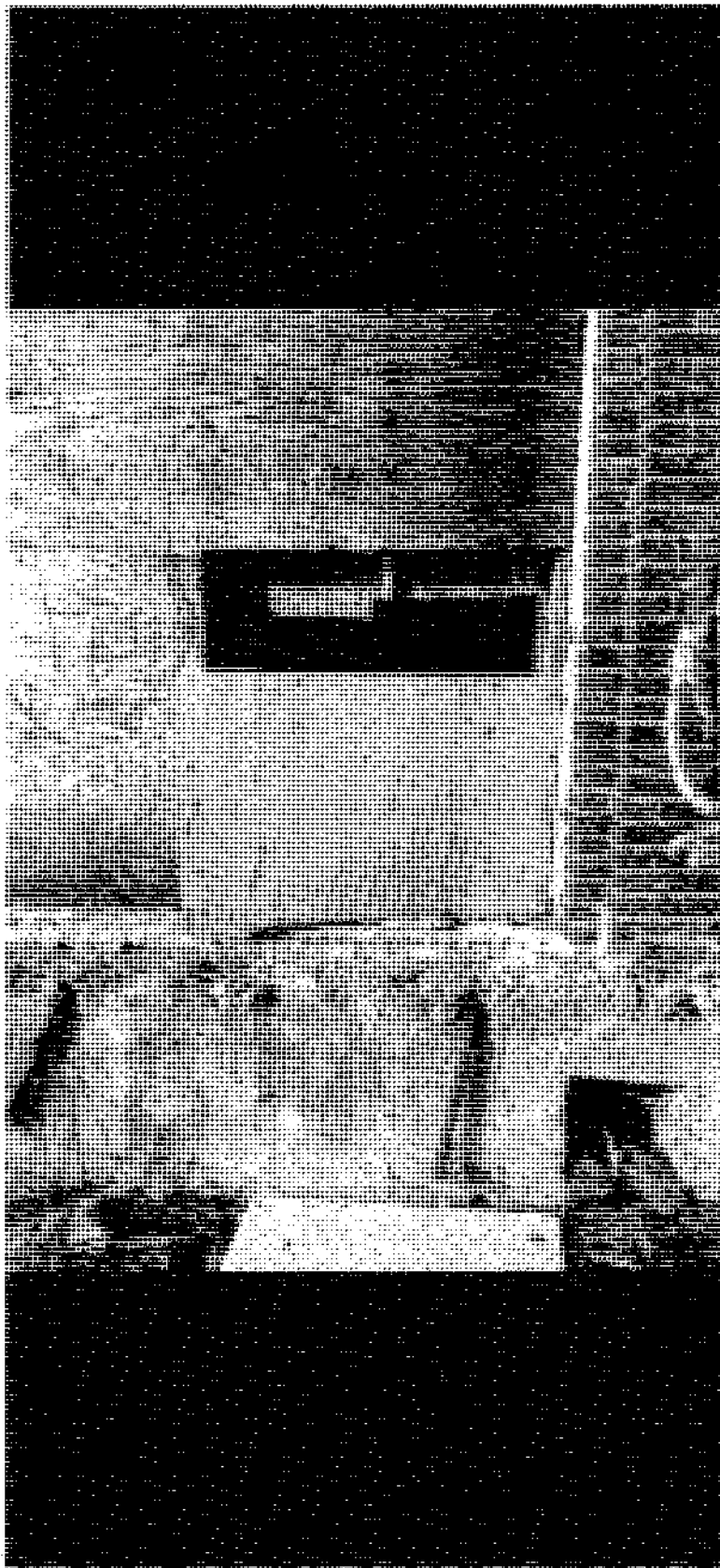














23 1/2 Hour Board-Up and Restoration Service

Building Demolition and Gut Outs

(781)286-3900 Fax (781)286-3924

Toll Free: 1-800-BOARD-IT

1087 Broadway Revere, MA 02151

Federal Tax ID#45-2848183

Service Date: **3/12/2025**

Incident No: **FB 10219**

Job Location: **1 Forbes St  
Chelsea, Ma**

Action Emergency Management responded to the above address for a site visit & determine if site needs a fix or any re-securing. Upon inspection crew determined two separate locations that needed to be repaired, As well as a change of the main door lock to a double side deadbolt & door knob. Crew determined that the fence adjacent to the railroad tracks needed to be repaired in two separate locations as well as repaired 7 fence poles that were leaning over. As crew was finishing the fence (2) MA state troopers arrived at the scene to ask questions about an open investigation. Action team leader in command showed the officers where the holes in the fence were. Then showed the officers where the two openings that had to be repaired. Officers took down Actions information.

Action re-secured all areas following Osha and Epa guidelines.

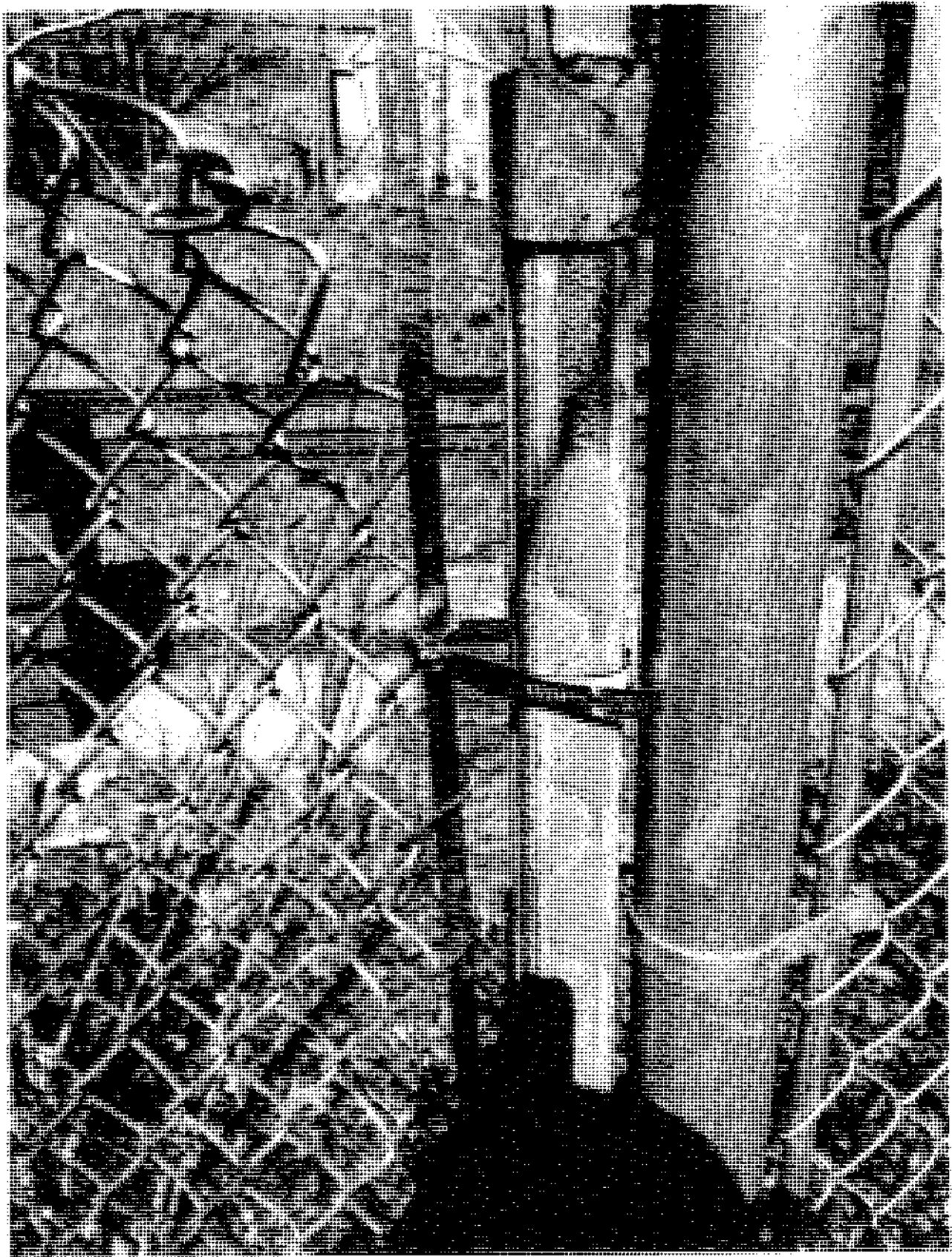
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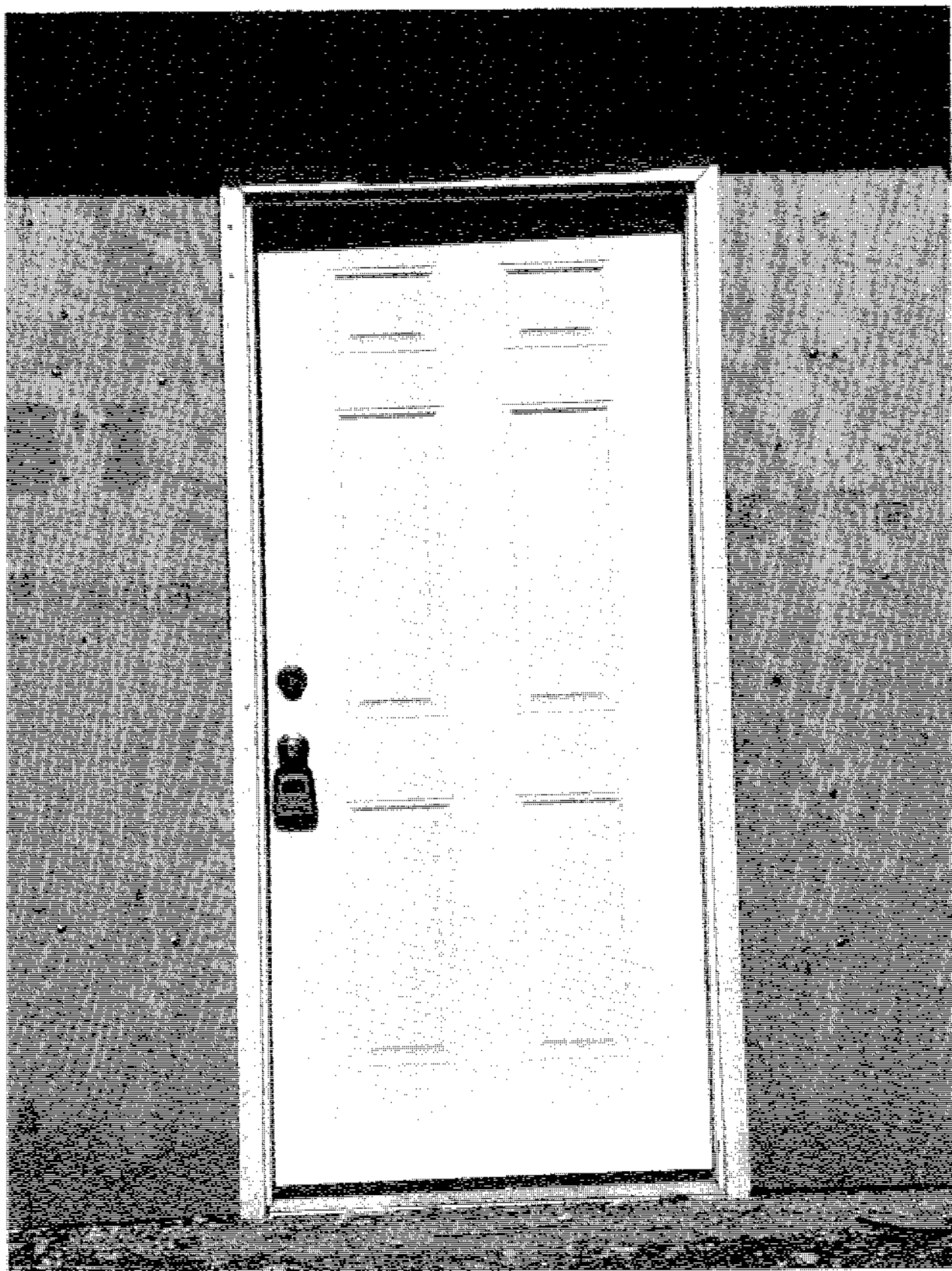
Authorized Signature

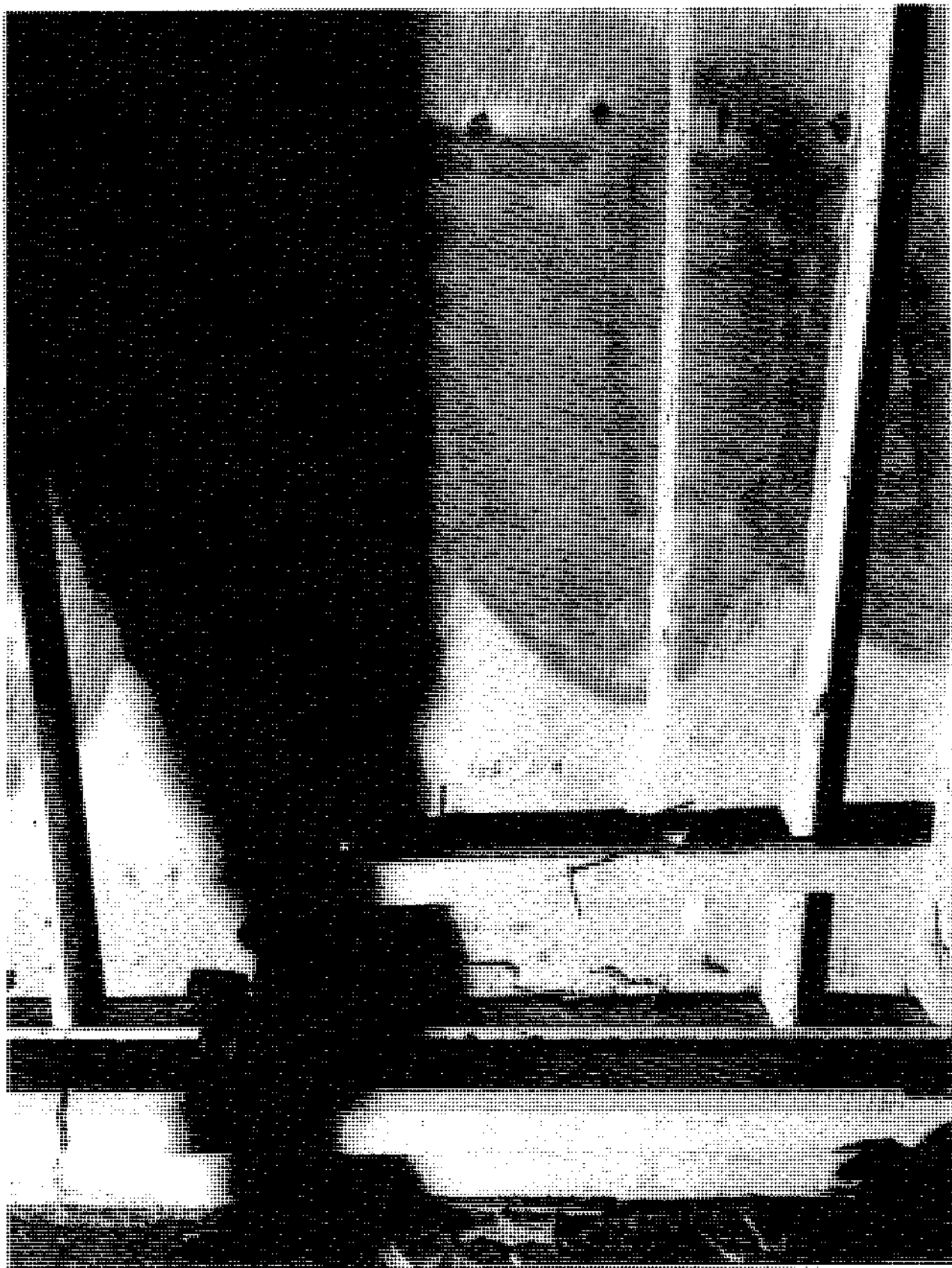




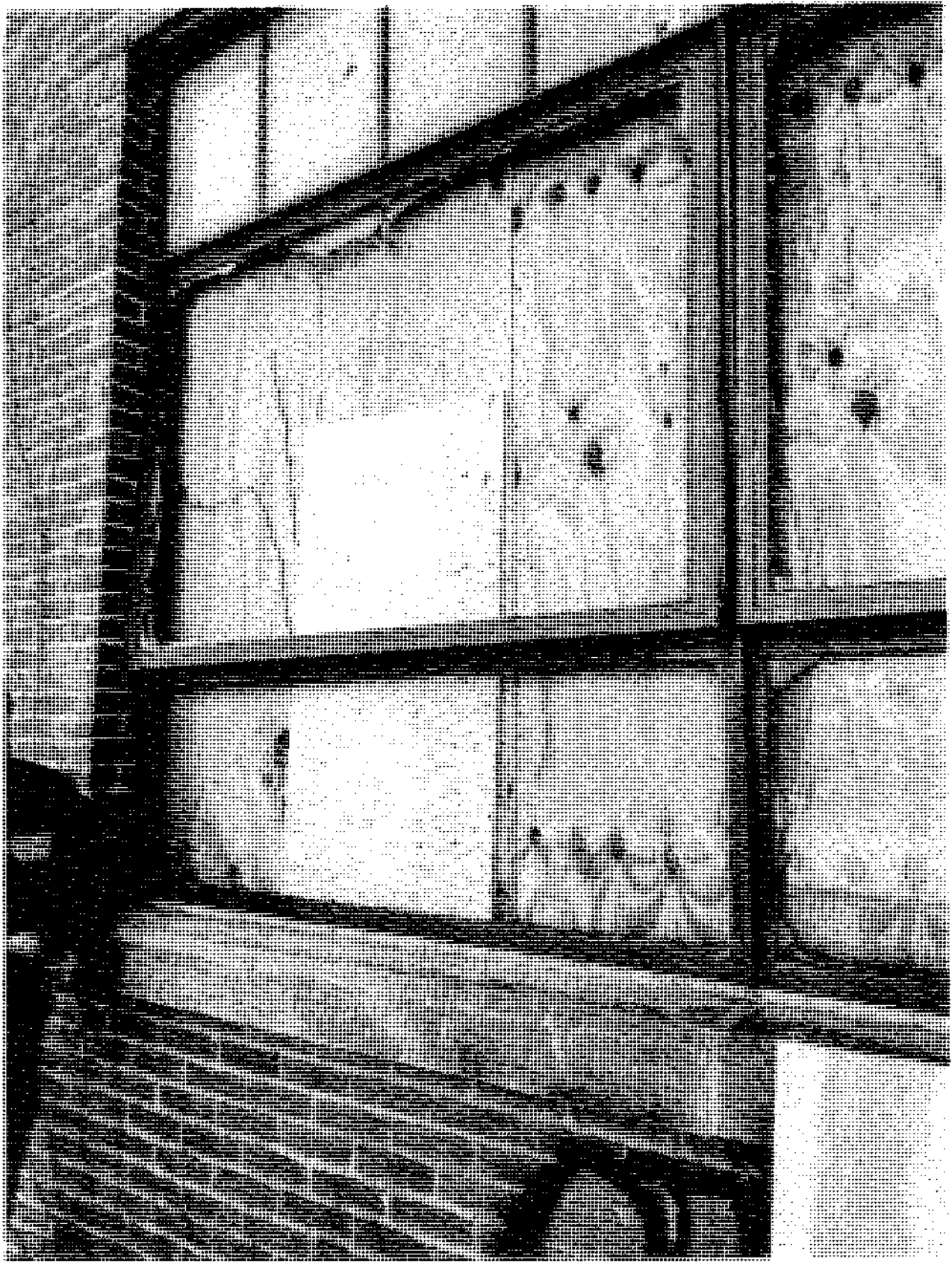




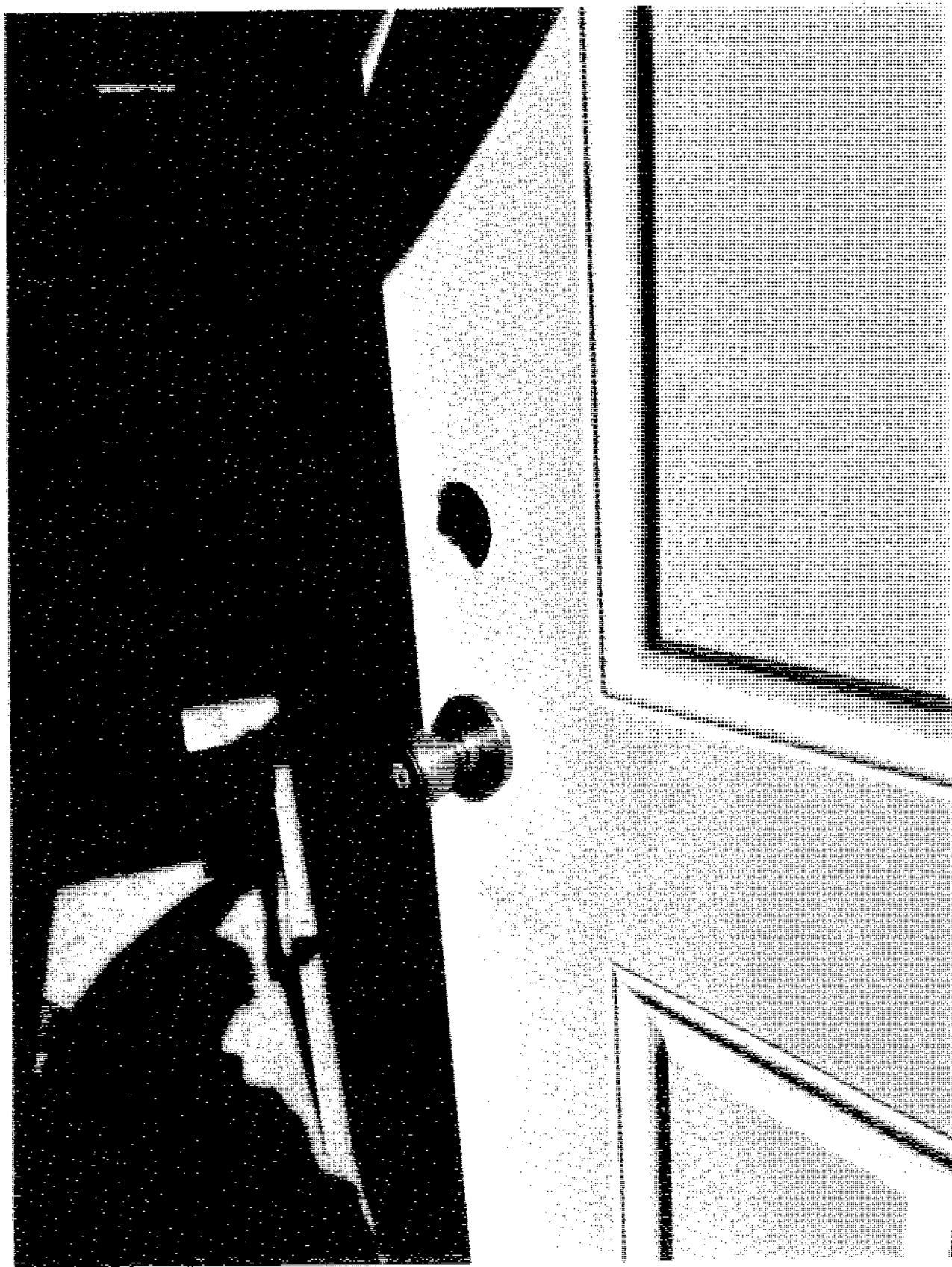


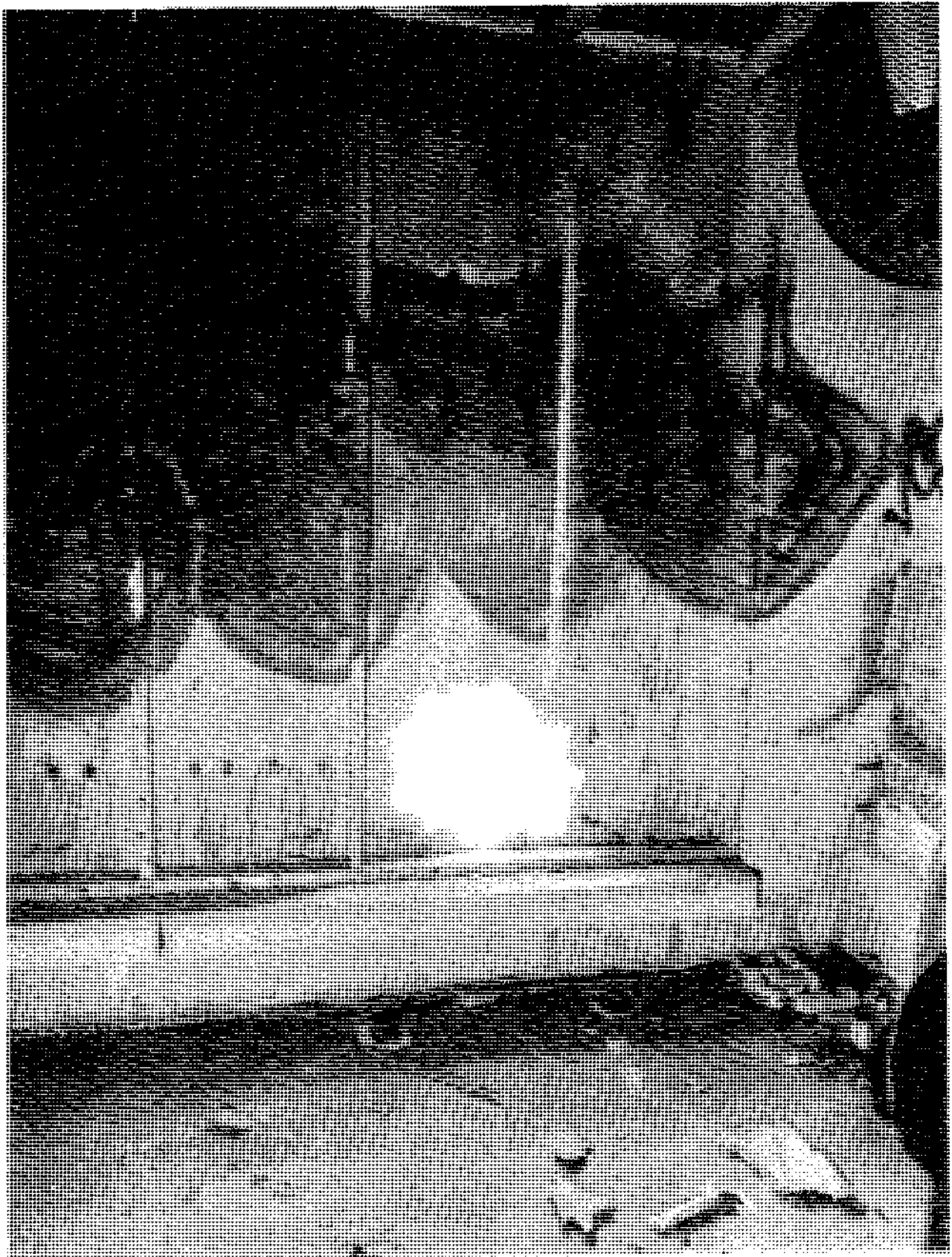


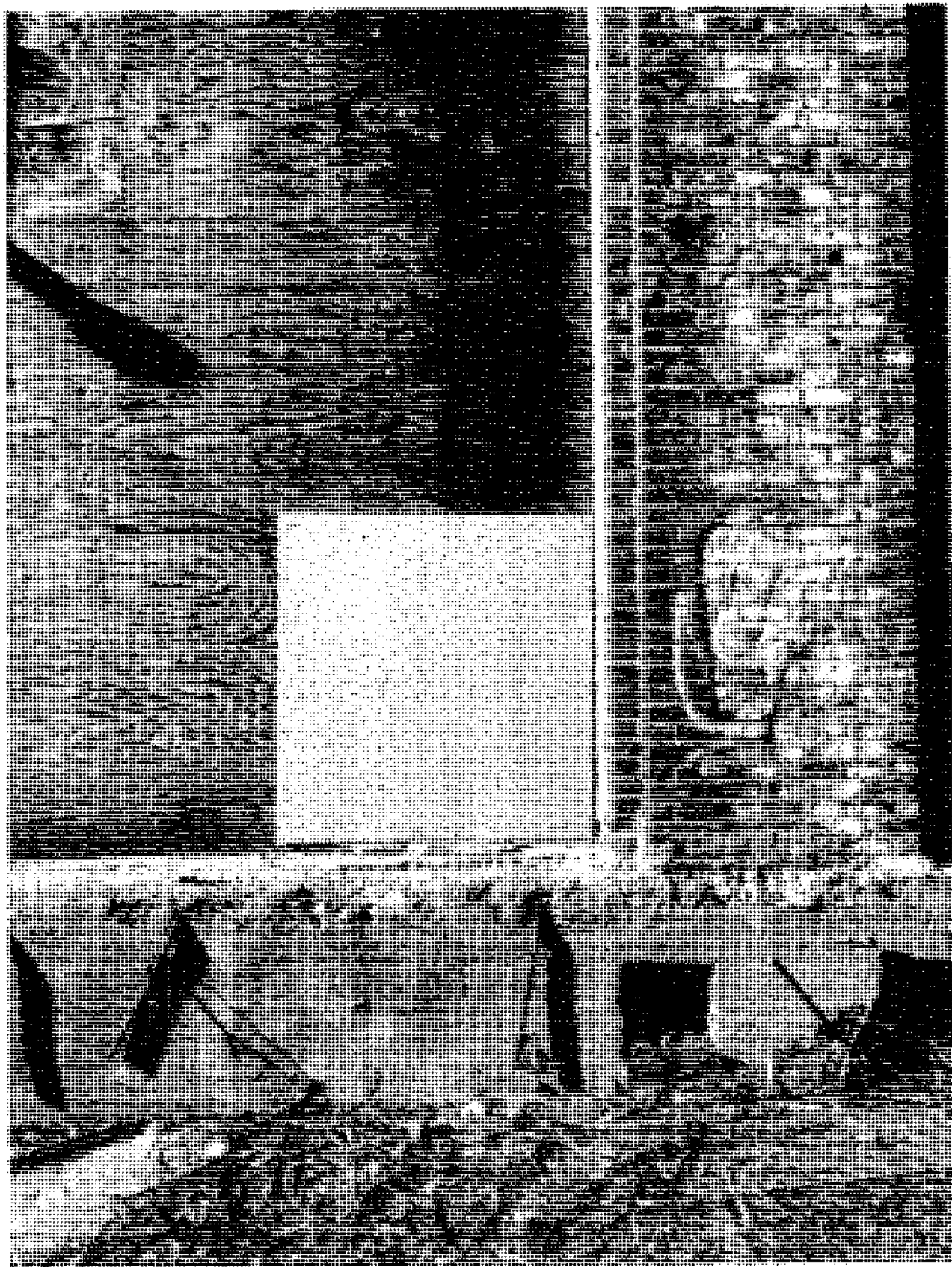


















# INVOICE

Action Emergency Management  
 Services  
 1087 Broadway  
 Revere, MA 02151

cferullo@action-es.com  
 +1 (781) 288-3900

## Bill to

1 Forbes Street  
 1 Forbes Street  
 Chelsea, Ma 02150

## Ship to

1 Forbes Street  
 1 Forbes Street  
 Chelsea, Ma 02150

## Invoice details

Invoice no.: FB-10219  
 Terms: Net 30  
 Invoice date: 03/12/2025  
 Due date: 04/11/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Wall Opening 1st Floor ( C Side ) Included	48x96 Thru Bolted	1	\$0.00	\$0.00
2.	Door Opening 1st Floor ( D Side ) included	48x96 Nailed	1	\$0.00	\$0.00
3.	1/2" CDX Plywood		2	\$95.00	\$190.00
4.	2'x4'x8' Studs		4	\$9.95	\$39.80
5.	12" Bolts		4	\$1.80	\$7.20
6.	Washers		4	\$1.20	\$4.80
7.	Nuts		4	\$1.20	\$4.80
8.	2' 1/2 Dry Wall Screws	1 box used	1	\$7.50	\$7.50
9.	Lock Box	Code 1010	1	\$160.00	\$160.00
10.	Dead Bolts		1	\$78.00	\$78.00
11.	Door Knob		1	\$30.47	\$30.47
12.	Clamps		50	\$2.98	\$149.00
13.	Wire Ties		1	\$11.68	\$11.68

14. Licensed Construction Supervisor	8	\$145.00	\$1,160.00
15. 1 E.S.U. Technician	8	\$80.00	\$640.00
16. 1 E.S.U. Technician	8	\$80.00	\$640.00
17. 1 E.S.U. Technician	8	\$80.00	\$640.00
18. 1 E.S.U. Technician	8	\$80.00	\$640.00
19. 1 E.S.U. Technician	8	\$80.00	\$640.00
20. H-12 E.S.U Truck (Per Hour)	8	\$70.00	\$560.00
21. C-3 Supervisor Truck	8	\$60.00	\$480.00
Total			<b>\$6,083.25</b>

14. Licensed Construction Supervisor	8	\$145.00	\$1,160.00
15. 1 E.S.U. Technician	8	\$80.00	\$640.00
16. 1 E.S.U. Technician	8	\$80.00	\$640.00
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19. 1 E.S.U. Technician	8	\$80.00	\$640.00
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21. C-3 Supervisor Truck	8	\$60.00	\$480.00
Total			<b>\$6,083.25</b>



## **L. Alexandra Hogan**

**From:** Rick Topham <rtopham@alliancesecurityservice.com>  
**Sent:** Monday, January 27, 2025 12:22 PM  
**To:** L. Alexandra Hogan  
**Subject:** Fw: Important Report Alert - Incident Report #36483

External

[Get Outlook for iOS](#)

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**From:** Alliance Security <no-reply@staffr.com>  
**Sent:** Monday, January 27, 2025 12:18:11 PM  
**To:** TrackTik Notifications <tracktiknotifications@alliancesecurityservice.com>  
**Subject:** Important Report Alert - Incident Report #36483

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CAUTION: This email was originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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## **Incident Report**

**Account**      **070 - L. Alexandra Hogan, Receiver**  
1 Forbes Street  
Chelsea Massachusetts 02150  
United States of America (the)

**Report #**      36483

**Report Date**      Monday Jan 27th

**Report Time**      12:18pm

**Created By**      Maxwell (Max) Bourque #2186

**Date**      2025-01-27

**Time**      12:08pm

**Sector #:**      **070 - L. Alexandra Hogan, Receiver**  
1 Forbes Street  
Chelsea Massachusetts 02150  
United States of America (the)

**Incident Type**      Trespass

**Other Incident Type:**

**Which Supervisor was  
Notified**

R. Alvarez

**Location on site incident  
happened:**

North side of property behind the Pile up  
brick and burned materials.

**Client Notified : If yes ,  
Who ?**

**Police Involved**

**EMS Involved**

**Fire Involved**

**Maintenance**

**Arrest Made**

**Narrative - include who,  
what , when where, how  
and why with description  
of parties involved. Also  
include action taken.**

Monday January 27th, 2025 at  
approximately 12:00 hrs I (Supervisor  
Bourque) and Ops. Manager Topham  
noticed an individual walk through the  
burned pile of rubble on the north side of  
the property. I walked over to the  
individual who was a white male,  
approximately 50-60 years of age in all  
black clothing carrying a bag. The  
individual identity unknown was trying to  
find copper. I explained to him that this  
private property and he wasn't allowed  
here. I then asked him how he entered  
where he stated there a hole in fence  
behind the burn pile. The individual left  
the property without incident and I took a  
picture of where the individual entered the  
property.

**Uploaded Picture 1**



*I hereby declare that all information provided is accurate and true to the best of my knowledge.*

**Officer's Signature**

A handwritten signature in black ink, appearing to be "J. H. [unclear]". The signature is written in a cursive style.

The information in this email, and any attachments, may contain confidential information and is intended solely for the attention and use of the named addressee(s). It must not be disclosed to any person(s) without written authorization. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are not authorized to, and must not, disclose, copy, distribute, or retain this message or any part of it. If you have received this communication in error, please notify the sender immediately.



COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

SUPERIOR COURT DEPARTMENT  
OF THE TRIAL COURT

CITY OF CHELSEA,  
Substituted Plaintiff  
v.  
YIHE FORBES, LLC,  
Defendant

Docket No. 2484 CV 2384

**AFFIDAVIT OF JOHN QUATIERI**

I, John Quatieri, depose and say as follows:

1. I am the Chief of the City of Chelsea Fire Department. I have been employed in this capacity since March 8, 2024. Prior to that, I served as a Deputy Chief of the Chelsea Fire Department since 2006. I have been a member of the City of Chelsea Fire Department since 1993.
2. Immediately after the November 18, 2024 fire at 1 Forbes St. in Chelsea, I ordered that a fire detail be posted at that property to secure the safety of the site. The fire detail remained in place until January 6, 2025.
3. I have received multiple reports from the fire detail of people attempting to enter the site.
4. Captain Philip Merritt reported that on Saturday November 23, 2024 at about 8:05 a.m. a man about 30 years old approached him just past the bridge across the MBTA tracks. The man was on foot with a metal detector and requested to check the area for coins. The stated he would not go near any buildings. The fire detail denied the man entry, and he immediately left the property.
5. According to Captain Merritt, at approximately 1:00 p.m. on November 23, 2024 a man of about 60 driving an antique 1950's Dodge pickup truck pulled just past the bridge and



requested to view the fire scene. The fire detail denied the man access, and he left the property.

6. Firefighter Adam Giancola was present for the fire detail on November 23 and December 3, 2024. He does not recall which day the following occurred. On one of those days, he saw three youths on the property. They said they were there to take pictures. Firefighter Giancola advised them to leave, and they left the property walking on the commuter rail tracks toward Revere via the bridge carrying the tracks across Mill Creek.
7. Firefighter Edwin Sola reported that on December 22, 2024, he saw but did not interact with five people present on the property. When they saw the fire detail, they left the property.
8. Firefighter Andrew Colon reported that on December 31, 2024 at about 2:00 a.m. a group of about 10 people attempted to enter the property. Two tried to cross the primary bridge while the others sat on the adjacent bridge which is unused except to carry utilities across the MBTA tracks and is fenced off. When Firefighter Colon started his vehicle, all ran North on Crescent Avenue.
9. Firefighter Kevin O'Keefe reported that, on an unidentified day between 3:00 and 4:00 a.m., he saw two cars come across the bridge over the MBTA tracks, enter the property, and turn around.
10. Firefighter O'Keefe reported that, on unidentified days, he saw people on the property walking their dogs or looking for coins.
11. Firefighter Ramon Pagan reported that, on an unidentified day, the detail turned away a man and a woman who wanted to see the site of the fire.

12. Firefighter Pagan reported that, on an unidentified day, he saw a pick-up truck drive across the bridge and turn around upon seeing the fire detail.
13. Firefighter Alexander Lozada reported that, on an unidentified day, the detail turned away three youths who reported that they had driven three hours to take pictures of the fire site.
14. Firefighter Rolando Oyola reported that, on an unidentified day, the detail turned away 10 youths at the bridge over the MBTA tracks.
15. Acting Captain Robert Better reported that, on an unidentified day, a pickup truck crossed the bridge over the MBTA tracks. Upon seeing the detail, the driver turned around.
16. Acting Captain Better reported that, on an unidentified day, a man walked across the bridge and turned around upon seeing the fire detail.
17. Firefighter Carlos Obando reported that, on an unidentified day, he saw a group of youths carry a bag across the bridge over the MBTA tracks. Upon seeing the detail, the youths returned to a vehicle where they changed clothes. The detail called the police.
18. Firefighter Obando reported that, on an unidentified day the detail turned a group of youths around to the bridge over the MBTA tracks where they remained. The detail called the police, and the youths left.
19. Firefighter David Viemann reported that, on an unidentified day, he saw a young man walking his dog on the property. The detail asked him to leave and he did so saying he did not know that the property was private.
20. Firefighter Victor Ortiz reported that, on an unidentified day, the detail turned away a man with a camera wanting to take picture.

21. Firefighter Ortiz reported that, on an unidentified day, the detail turned away a man walking his dog on the property.

22. Firefighter Andrew Cerretani reported that, on an unidentified day, two people crossed the bridge, saw the detail and left without interaction.

Sworn under pains and penalties of perjury this 30<sup>th</sup> day of January, 2025.

A handwritten signature in cursive script, appearing to read "John Quaticci", written over a horizontal line.

John Quaticci  
Chief, Chelsea Fire Department



**L. Alexandra Hogan**

**From:** L. Alexandra Hogan  
**Sent:** Monday, December 16, 2024 1:24 PM  
**To:** sjbremis@gmail.com  
**Subject:** 1 Forbes Street

Dear Mr. Bremis,

As I previously informed you, I have been appointed as Receiver of 1 Forbes Street, 353 Crescent Avenue, 405 Crescent Avenue and 413 Crescent Avenue, in Chelsea, MA (the "Property"). I am considering the options relative to the sale of the property. Counsel to Yihe Forbes, LLC has indicated to me that there are/were capable of developers entertaining making an offer. To aid me in my determination as to the sale of the property, please provide me with a written explanation of the following:

1. Have any offers been made?
2. If capable developers are or were entertaining making an offer:
  - a. How, if at all, did you determine that they were "capable" developers?
  - b. Please describe the details of the last substantive communication with each potential purchaser that you believed would be making an offer.
  - c. Please provide the last date of each communication with each potential purchaser and how each communication was made (e.g. phone, email, text, etc.)
3. Have you shown the property? If so, to whom and when?
4. Please describe your marketing campaign, including but not limited to each forum of advertisement and describe the types of advertisement you've utilized.
5. Have you terminated all marketing efforts?
6. If I was to enter into a contract with your company, what would you do differently in terms of marketing the property?
7. If I was to move forward with your company, would you consider reducing your commission?

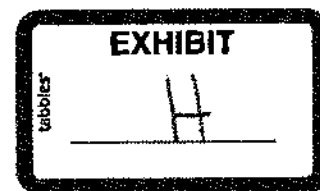
I look forward to hearing from you.



*L. Alexandra Hogan, Esq.  
Doherty, Wallace, Pillsbury and Murphy, P.C.  
One Monarch Place, Suite 1900  
Springfield, MA 01144  
Phone: 413-733-3111 Ext. 301  
Direct Dial: 413-519-1999  
Fax: 413-734-3910  
Email: [al Hogan@dwpn.com](mailto:al Hogan@dwpn.com)*

**L. Alexandra Hogan**

**From:** Stephen Bremis <sjbremis@gmail.com>  
**Sent:** Friday, December 20, 2024 5:23 PM  
**To:** L. Alexandra Hogan  
**Subject:** Forbes St Chelsea



External

Dear Attorney Hogan,

Thank you for your consideration. Please accept my apologies for the delay of my response. As briefly as possible, about myself:

I own the Steve Bremis Realty Group out of Somerville MA with over 20 agents. I have been an agent for 45 years with extensive experience in almost every possible aspect of real estate. I also have extensive experience working with builders and developers, which has been a focus of mine over the past 15 years or so.

I sold the Yihe Group the property originally and am extremely familiar with the site and the Seller (having sold the Yihe Group several properties). To secure the Forbes sale to the Yihe Group, I called in 5 major architectural firms in the area (and one firm on the West Coast) to present master plans for the site's development. These firms included Tsoi Kobus, Arrowstreet, Khalsa Design and architect Jeff Causey out of San Diego. Meetings at that time were also held with the City of Chelsea. Many interesting plans were contemplated and presented individually, ranging from creating a destination site with Kraft Brewers and merchants who would operate out of 'trailer containers' (utilized very successfully in the San Diego area) and all with various residential components. Conversations also took place with Jay Ash from the City regarding his opinion for the use of the site and trying to create an actual T stop at the site, which we felt would be incredibly beneficial.

To answer your questions:

1. Have any offers been made? No offers have been made in writing but a couple of buyers or their agents have indicated they would be and one in particular, have said they were submitting an offer.
2. If capable developers are or were entertaining making an offer: How, if at all, did you determine that they were "capable" developers? Capability was determined by the history or track record of the buyer/developer and their ability either currently or in the past, to handle a project of this magnitude. The buyers we have been speaking with have handled either residential or mixed use developments, which were comprised of hundreds of units in or around the local area. All the buyers we have been speaking with, typically have substantial real estate holdings and experience in large project development.
3. Please describe the details of the last substantive communication with each potential purchaser that you believed would be making an offer. Communication and follow up has dealt with additional questions/ information regarding any previous plans, approvals and inquiries about any environmental issues that may exist on the property. So specifically, I have sent out the previous

approval (that has since expired) from the Chelsea Board of Appeals, the previous architect's plans and an environmental proposal which the Yihe Group requested and received.

4. Please provide the last date of each communication with each potential purchaser and how each communication was made (e.g. phone, email, text, etc.) I have communicated with at least half a dozen buyer's or agents in the past 30 days and we have 90 names of visitors to the listing on line, within the past 45 days. I have the dates and names of all those visitors and can forward the dates and names if you like. I have been uncertain as to my involvement so I'm not sure how to proceed in regards to the parties I have spoken to... communication has been by phone, email and text.
5. Have you shown the property? If so, to whom and when? I have been to the property a few times. More for maintenance concerns prior to the fire. Buyer's have requested the plans which have details of the site and a few have actually gone by the site. Buyers have not typically requested to walk the site. Currently, I don't have access.
6. Please describe your marketing campaign, including but not limited to each forum of advertisement and describe the types of advertisement you've utilized. I did not have the listing long before the fire and feel I made a lot of progress in a very short period of time. Only about 45 days or so. The property was listed on three different commercial web sites including Loopnet, CoStar and Crexi. Several leads were generated with great exposure for the site via large developers and institutional buyers. All lead sources track the leads and several more leads have provided additional contact information. The property was also listed in MLS and promoted on social media including Facebook, Instagram, X and Linked In. We have a list of 90 visitors that have checked the listing for Forbes on line, sixty in the last month alone.
7. Have you terminated all marketing efforts? Per your email of termination, yes, marketing efforts have been terminated.
8. If I was to enter into a contract with your company, what would you do differently in terms of marketing the property? In addition to all the services we listed the property with, I would differentiate the marketing by taking out actual paid advertising on either Loopnet, CoStar or Crexi. This tends to be expensive with a minimum 6 month commitment but I would be willing to make that investment given the good traction already generated. I would continue all social media advertising with Facebook (we would establish a Forbes page), create an exclusive Forbes Web Site with all relevant information including zoning, previous approvals, previous plans and environmental information as provided. Lastly, we have purchased Zillow Showcase Ads which VERY few agents in our marketplace have secured. This will allow the ad to populate automatically, whether a buyer does a search or not for this type of property. Exposure and click through rate are improved dramatically with a property showcase ad.
9. If I was to move forward with your company, would you consider reducing your commission? Yes, that can be a consideration.

Familiarity with Chelsea: a partner of mine, Michael Albano, was the previous Chairman of the Chelsea Planning Board and is very familiar (and worked with) John DePreist, the Director of Permitting and Land Use and is also a resident of Chelsea. One of our agents Roy Avellaneda previously served on the Chelsea City Council and has extensive familiarity with larger developments in the area.

I feel with our familiarity with the site, the City of Chelsea and the current leads we have generated relatively quickly, we're more than capable of completing the task at hand and look forward to the opportunity of being able to sell the property at One Forbes/ Crescent Ave Chelsea.

Please let me know if you have any other questions. I look forward to hearing from you soon and hopefully working together in the near future!

Happy Hollidays!

All the Best,

**Stephen J. Bremis**

**Steve Bremis Realty Group**

*Personalized Comprehensive Real Estate Consulting Services...for Life!*

(m) 617.828.1070 / 617.477.2500

On the web: [stevebremis.com](http://stevebremis.com) / [sjbremis@gmail.com](mailto:sjbremis@gmail.com)

*The Bremis Collection...Somerville's Leader in Luxury Homes!*

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## L. Alexandra Hogan

**From:** Stephen Bremis <sjbremis@gmail.com>  
**Sent:** Thursday, February 13, 2025 1:59 PM  
**To:** L. Alexandra Hogan  
**Subject:** Re: Forbes



External

Hi Alex,

Please accept my apologies for the delay in getting back to you.

I have to call the agents to find out specifically where their buyers came from... however, most likely as follows...

- 1) Cabot, Cabot & Forbes through the Stubblebine Company most likely came through CoStar or Loopnet.
- 2) Nordic Spa most likely came through MLS
- 3) Mark Resnick is an in-house client with one of my agents.

### **Advertising has been as follows:**

- 1) Costar and Loopnet which are both commercial listing services each have the listing.
- 2) Crexi is another commercial listing service where the property has been listed.
- 3) MLS or the Multiple Listing Service also has the property listed and is more geared to residential agents.

**Offer Forthcoming:** As a follow up to showings so far... I am told that Mark Resnick has drafted and is reviewing his offer before presenting it to us. He is currently on vacation for the next 3 weeks. From what I understand he will have two options with his offer(s).... one offer 'as is' and another for more money 'with approvals' but he's extremely interested in the property.

**Upcoming Showings:** There is the Nordic Spa showing coming up and another party as well who has requested a showing for next Thursday or Friday. Just waiting for a definite date and time. As soon as I have more buyer information and subsequent confirmation, I will let you know right away.

Hopefully that helps. Please feel free to give me a call or to follow up if you need any further information.

I hope you're doing well.

All the Best,

**Stephen J. Bremis**

**Steve Bremis Realty Group**

*Personalized Comprehensive Real Estate Consulting Services...for Life!*



(m) 617.828.1070 / 617.477.2500

On the web: [stevebremis.com](http://stevebremis.com) / [sibremis@gmail.com](mailto:sibremis@gmail.com)

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On Mon, Feb 10, 2025 at 2:45 PM L. Alexandra Hogan <[ahogan@dwpm.com](mailto:ahogan@dwpm.com)> wrote:

Hi Steve,

I'm working on papers to update the court. Can you please let me know how the following developers came to you. In other words, how did they find out about the property? Are there any advertisements up anywhere? Please describe.

1. Cabot, Cabot and Forbes
2. Nordic Spa
3. Mark Resnick

Thanks



*L. Alexandra Hogan, Esq.*

*Doherty, Wallace, Pillsbury and Murphy, P.C.*

*One Monarch Place, Suite 1900*

*Springfield, MA 01144*

*Phone: 413-733-3111 Ext. 301*

*Direct Dial: 413-519-1999*

*Fax: 413-734-3910*

*Email: [ahogun@dwpn.com](mailto:ahogun@dwpn.com)*

**MLS # 73340334 - New**

**Land - Mixed Use**



**1 Forbes St  
Chelsea, MA 02150  
Suffolk County**

List Price: **\$29,999,900**

Grade School:

Middle School:

High School:

Directions: **US 1 N to Clinton St Chelsea to Forbes Street**



**FERS CONSIDERED... Rare indeed! Potential landmark development, if not the largest parcel available in the Boston area. LAND ONLY... on 17.86 acres on Chelsea Creek in Chelsea and PREVIOUSLY approved for 590 residential units and 20,000 sq ft of retail and 963 park 1 a phased development on Rt 1a across from Suffolk downs and under 10 minutes to Logan. A copy of the previous approval is available. Across from Orient heights. Possible creative options available for a phased development. There are currently 4 structures on the parcel. 1g 'Mill Type' buildings in various states of disrepair, currently unsafe by all practical standards. Three other adjacent parcels on Crescer 2 included. Price is 'as is' but seller is offering options depending on how the deal is structured. Buyer will need to have new plans approved. PREVIOUSLY APPROVED PLANS HAVE EXPIRED.**

### **Property Information**

Approx. Acres: **17.86 (777,981 Sq. Ft.)**

Cultivation Acres:

Home Own Assn:

Approved Lots:

Pasture Acres:

Assn Req:

Street Frontage:

Timber Acres:

HOA Fee:

Notes: **Property is currently mortgage free. Approval costs and approval process is at the Buyer's sole expense.**

### **Amenities**

Amenities: **Public Transportation, Highway Access, House of Worship, Public School**

Pool: **No**

Available:

Location: **On-Site**

### **Lot Street**

Description: **Level, City View(s), Fenced/Enclosed**

Type: **Public**

Utilities: **Public**

Utilities: **Public**

Front: **Yes Creek**

View: **Yes Creek**

Usage: **Multi-Family, Commercial, General Business, Open Space, (See Remarks)**

### **Other Property Info**

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test:

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **No**

### **Tax Information**

Pin #:

Assessed: **\$22,232,900**

Tax: **\$9,999** Tax Year: **2024**

Book: **53716** Page: **0235**

Cert:

Zoning Code: **Commercial**

Map: Block: Lot:

### **Seller-Offered Compensation**

Seller-Offered Sub-Agency Compensation: **Not Offered**

Seller-Offered Buyer's Broker Compensation: **2.125%**

Seller-Offered Facilitator Compensation: **2.125%**

Seller-Offered Compensation Based On:

### **Agent Information**

Office: **Steve Bremis Realty Group** (617) 828-1070

Agent: **The Steve Bremis Team** (617) 828-1070

Member(s): **Stephen Bremis** (617) 828-1070

Agent: **The Steve Bremis Team (617) 828-1070**

Member(s): **Stephen Bremis  (617) 828-1070**

Office:

Agent:

Agreement Type: **ER w/Var.Rate Comm.**

Only: **No**

3: Sub-Agency: **Other (See Special Showing Instructions)**

3: Buyer's Broker: **Call List Agent**

3: Facilitator: **Call List Office**

Showing Instructions: **Site visits are possible by appointment. Call listing agent.**

#### **Remarks**

**Approved permit has expired but available upon request to review. Buyer is responsible for all costs associated with approvals.**

#### **Additional Information**

Date: **3/3/2025**

Market: Property has been on the market for a total of **153** day(s)

On Date:

Price: **\$29,999,900**

Set Date:

Set:

Listing Market Time: MLS# has been on for **1** day(s)

Office Market Time: Office has listed this property for **153** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:



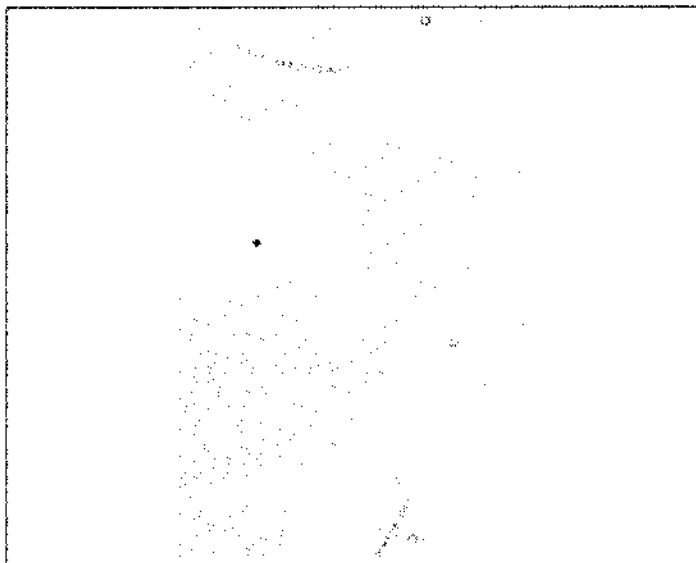
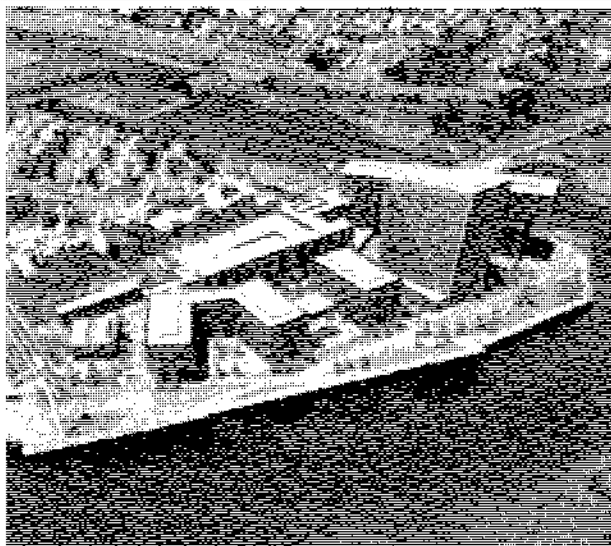
**Market History for 1 Forbes St, Chelsea, MA 02150**

#	Date			DOM	DTO
513	9/30/2024	Listed for <b>\$29,999,900</b>	The Steve Bremis Team		\$29,99
	3/1/2025	Status Changed to: <b>Expired</b>	System	152	
140334	3/3/2025	Listed for <b>\$29,999,900</b>	The Steve Bremis Team	1	\$29,99
<b>Market History for Steve Bremis Realty Group (AN5028)</b>				<b>153</b>	
<b>Market History for this property</b>				<b>153</b>	



# 73340334 - New  
rbes St, Chelsea, MA 02150

Land - Mixed I  
List Price: \$29,999,0

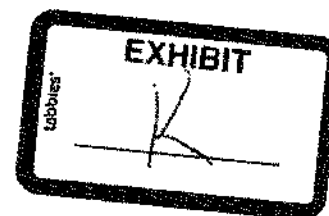




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**Chelsea Fire Department**  
**Fire Prevention Division**  
307 Chestnut Street  
Chelsea, MA 02150



**Invoice for Details**  
**11/26/2024**

Yibe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 11/18/2024 16:00:00      **Detail Number:** 1118241240

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin DeJesus	FWOD	8.00	67.00	536.00	53.60	589.60
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
FF Walter Ramirez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				1512.00	151.20	1,663.20

**Notes:** 1 Forbes St, Building Fire Engine 4

1600 to 0000

OF K. DeJesus  
FF D. Henriquez  
FF W. Ramirez

**Detail Date and Time:** 11/19/2024 00:00:00      **Detail Number:** 1118241247

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Braultio Gonzalez	FWOD	8.00	67.00	536.00	53.60	589.60
FF Adam Giancola	FWD	8.00	61.00	488.00	48.80	536.80
FF Carlos Figueroa	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				1512.00	151.20	1,663.20

**Notes:** 1 Forbes St, Fire Building Engine 4

0000 to 08000

OF - B. Gonzalez  
FF - A. Giancola  
FF - C. Figueroa

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**11/26/2024**

Yihe Forbes LLC  
 122 B. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 11/19/2024 08:00:00</b>		<b>Detail Number: 111924738</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Bryan Bermudez	FWOD	8.00	67.00	536.00	53.60	589.60
FF Jonathan Morel	FWD	8.00	61.00	488.00	48.80	536.80
FF Braulio Gonzalez	FWD	4.00	61.00	244.00	24.40	268.40
FF Irvans Cyprien	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				1756.00	175.60	1,931.60

**Notes:** Engine 4 detail for Forbes 0800 to 16000

<b>Detail Date and Time: 11/19/2024 16:00:00</b>		<b>Detail Number: 111924158</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
FF Jonathan Morel	FWOD	8.00	67.00	536.00	53.60	589.60
FF Braulio Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				1512.00	151.20	1,663.20

**Notes:** DETAIL PUMP FORBES 1600-0000

<b>Detail Date and Time: 11/20/2024 00:00:00</b>		<b>Detail Number: 1119241510</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWOD	8.00	67.00	536.00	53.60	589.60
FF Rafael Vaquerano	FWD	8.00	61.00	488.00	48.80	536.80
FF Braulio Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				1512.00	151.20	1,663.20

**Notes:** FORBES DETAIL PUMP 0000-0800

<b>Detail Date and Time: 11/20/2024 08:00:00</b>		<b>Detail Number: 1119241525</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Christian Avellaneda	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes Fire Watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**11/26/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd, 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 11/20/2024 16:00:00 **Detail Number:** 1120241427

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 11/21/2024 00:00:00 **Detail Number:** 1120241428

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Juan Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 11/21/2024 08:00:00 **Detail Number:** 1120241429

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Chris Lehmann	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 11/21/2024 16:00:00 **Detail Number:** 1121241319

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Bryan Bermudez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Building Watch

**Detail Date and Time:** 11/22/2024 00:00:00 **Detail Number:** 1121241321

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Ramon Pagan III	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Building Watch

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**11/26/2024**

Yine Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

Detail Date and Time: 11/22/2024 08:00:00		Detail Number: 112224928				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Chad Bowden	FWD	8.00	61.00	488.00	48.80	536.80
Detail Total				488.00	48.80	536.80

Notes: 1 Forbes, Fire Building Watch

Detail Date and Time: 11/22/2024 16:00:00		Detail Number: 112224929				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Steven Waxman	FWD	8.00	61.00	488.00	48.80	536.80
Detail Total				488.00	48.80	536.80

Notes: FIRE WATCH- FORBES

Detail Date and Time: 11/23/2024 00:00:00		Detail Number: 112224146				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FED	8.00	91.50	732.00	73.20	805.20
Detail Total				732.00	73.20	805.20

Notes: Forbes fire watch 0000-0800

Detail Date and Time: 11/23/2024 08:00:00		Detail Number: 112224147				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Philip Merritt	FED	8.00	91.50	732.00	73.20	805.20
Detail Total				732.00	73.20	805.20

Notes: Forbes Fire watch 0800-1600

Detail Date and Time: 11/23/2024 16:00:00		Detail Number: 112224149				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Andrew Colon	FED	8.00	91.50	732.00	73.20	805.20
Detail Total				732.00	73.20	805.20

Notes: Forbes fire watch 1600-0000

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**

**11/26/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Vendor Total this Invoice**

**15,294.40**

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/03/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 11/24/2024 00:00:00</b>		<b>Detail Number: 1122241413</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Alexander Lozada	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				732.00	73.20	805.20

**Notes:** Forbes fire watch 0000-0800

<b>Detail Date and Time: 11/24/2024 08:00:00</b>		<b>Detail Number: 1122241416</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Adam Giancola	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				732.00	73.20	805.20

**Notes:** Forbes, fire watch, 0800-1600

<b>Detail Date and Time: 11/24/2024 16:00:00</b>		<b>Detail Number: 1122241418</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Brian Capistran	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				732.00	73.20	805.20

**Notes:** FORBES fire watch 1600-0000

<b>Detail Date and Time: 11/25/2024 00:00:00</b>		<b>Detail Number: 1122241510</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes fire watch 0000-0800

<b>Detail Date and Time: 11/25/2024 08:00:00</b>		<b>Detail Number: 1122241511</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Joseph Conlon	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** FORBES 0800-1600 fire watch

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**12/03/2024**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 11/25/2024 16:00:00</b>		<b>Detail Number: 1125241052</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Felix Vega	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes Fire Watch  
 1600 to 0000

<b>Detail Date and Time: 11/26/2024 00:00:00</b>		<b>Detail Number: 1125241412</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes Fire building  
 0000-0800

<b>Detail Date and Time: 11/26/2024 08:00:00</b>		<b>Detail Number: 1125241413</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Karl Houghton	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes Fire Building  
 0800-1600

<b>Detail Date and Time: 11/26/2024 16:00:00</b>		<b>Detail Number: 1125241414</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Paul Villani	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes Fire Building  
 1600-0000



**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/03/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 11/27/2024 00:00:00</b>		<b>Detail Number: 1126241438</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Irvans Cyprien	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

Notes: Forbes 0000-0800

<b>Detail Date and Time: 11/27/2024 08:00:00</b>		<b>Detail Number: 1126241441</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Rolando Oyola	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

Notes: Forbes 0800-1600

<b>Detail Date and Time: 11/27/2024 16:00:00</b>		<b>Detail Number: 1126241443</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

Notes: Forbes 1600-0000

<b>Detail Date and Time: 11/28/2024 00:00:00</b>		<b>Detail Number: 1126241444</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Kevin O'Keefe	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				732.00	73.20	805.20

Notes: Forbes 0000-0800

<b>Detail Date and Time: 11/28/2024 08:00:00</b>		<b>Detail Number: 1126241446</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Max Martins	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				732.00	73.20	805.20

Notes: Forbes 0800-1600

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**12/03/2024**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 11/28/2024 16:00:00</b>		<b>Detail Number: 1126241447</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Joaquin Portillo	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				<b>732.00</b>	<b>73.20</b>	<b>805.20</b>

Notes: Forbes 1600-0000

<b>Detail Date and Time: 11/29/2024 00:00:00</b>		<b>Detail Number: 1126241449</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF David Viemann	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

Notes: Forbes 0000-0800

<b>Detail Date and Time: 11/29/2024 08:00:00</b>		<b>Detail Number: 1126241450</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Alexander Lozada	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

Notes: Forbes 0800-1600

<b>Detail Date and Time: 11/29/2024 16:00:00</b>		<b>Detail Number: 1126241452</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
LT Sean Byron	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

Notes: Forbes 1600-0000

<b>Detail Date and Time: 11/30/2024 00:00:00</b>		<b>Detail Number: 1129241212</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Joseph Conlon	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				<b>732.00</b>	<b>73.20</b>	<b>805.20</b>

Notes: 1 Forbes, Building watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/03/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 11/30/2024 08:00:00</b>		<b>Detail Number: 1129241213</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Rolando Oyola	FED	0.00	91.50	0.00	0.00	0.00
CP Philip Merritt	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				<b>732.00</b>	<b>73.20</b>	<b>805.20</b>

**Notes:** 1 Forbes, Building watch

FF Oyola called in sick to detail at 0600, Capt Merritt hired from the list

<b>Detail Date and Time: 11/30/2024 16:00:00</b>		<b>Detail Number: 1129241214</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Carlos Obando	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				<b>732.00</b>	<b>73.20</b>	<b>805.20</b>

**Notes:** 1 Forbes, Building watch

**Vendor Total this Invoice**

**13,688.40**

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**  
**12/10/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 12/01/2024 00:00:00</b>		<b>Detail Number: 1129241249</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Ramon Pagan III	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

**Notes:** Forbes 0000-0800

<b>Detail Date and Time: 12/01/2024 08:00:00</b>		<b>Detail Number: 1129241251</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Robert Better	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				<b>732.00</b>	<b>73.20</b>	<b>805.20</b>

**Notes:** Forbes 0800-1600

<b>Detail Date and Time: 12/01/2024 16:00:00</b>		<b>Detail Number: 1129241252</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				<b>732.00</b>	<b>73.20</b>	<b>805.20</b>

**Notes:** Forbes 1600-0000

<b>Detail Date and Time: 12/02/2024 00:00:00</b>		<b>Detail Number: 1129241253</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Adam Giancola	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

**Notes:** Forbes 0000-0800

<b>Detail Date and Time: 12/02/2024 08:00:00</b>		<b>Detail Number: 1129241255</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Felix Vega	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

**Notes:** Forbes 0800-1600

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**12/10/2024**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 12/02/2024 16:00:00</b>		<b>Detail Number: 1129241256</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Victor Ortiz	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

Notes: Forbes 1600-0000

<b>Detail Date and Time: 12/03/2024 00:00:00</b>		<b>Detail Number: 122241341</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Adam Giancola	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

Notes: Forbes, 0000-0800

<b>Detail Date and Time: 12/03/2024 08:00:00</b>		<b>Detail Number: 122241342</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

Notes: Forbes 0800-1600

<b>Detail Date and Time: 12/03/2024 16:00:00</b>		<b>Detail Number: 122241344</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Victor Ortiz	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

Notes: Forbes, 1600-0000

<b>Detail Date and Time: 12/04/2024 00:00:00</b>		<b>Detail Number: 123241244</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Felix Vega	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

Notes: 1 Forbes, Fire Watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/10/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 12/04/2024 08:00:00</b>		<b>Detail Number: 123241245</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
LT Gary Poulin	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/04/2024 16:00:00</b>		<b>Detail Number: 123241246</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
PF Max Martins	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/05/2024 00:00:00</b>		<b>Detail Number: 124241347</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Felix Vega	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/05/2024 08:00:00</b>		<b>Detail Number: 124241348</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/05/2024 16:00:00</b>		<b>Detail Number: 124241348</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Thiago DoNascimento	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**12/10/2024**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 12/06/2024 00:00:00</b>		<b>Detail Number: 125241351</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Braulio Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/06/2024 08:00:00</b>		<b>Detail Number: 125241352</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF David Vielmann	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/06/2024 16:00:00</b>		<b>Detail Number: 125241353</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/07/2024 00:00:00</b>		<b>Detail Number: 126241322</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Kevin O'Keefe	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time: 12/07/2024 08:00:00</b>		<b>Detail Number: 126241323</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Andrew Cerretani	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/10/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time:</b> 12/07/2024 16:00:00		<b>Detail Number:</b> 126241324				
<b>Staff</b>	<b>Cost Code</b>	<b>Hours</b>	<b>Rate</b>	<b>Cost</b>	<b>Admin Fee</b>	<b>Total</b>
DC Edward McGarry	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				<b>732.00</b>	<b>73.20</b>	<b>805.20</b>

**Notes:** 1 Forbes, Fire Watch

**Vendor Total this Invoice**

12,614.80

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_



**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/16/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/08/2024 00:00:00      **Detail Number:** 126241328

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF David Vielmann	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/08/2024 08:00:00      **Detail Number:** 126241329

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Victor Ortiz	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/08/2024 16:00:00      **Detail Number:** 126241330

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Ramon Fagan III	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/09/2024 00:00:00      **Detail Number:** 126241332

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Euclides Barahona	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/09/2024 08:00:00      **Detail Number:** 126241332

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**  
**12/16/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time:</b> 12/09/2024 16:00:00		<b>Detail Number:</b> 126241333				
<b>Staff</b>	<b>Cost Code</b>	<b>Hours</b>	<b>Rate</b>	<b>Cost</b>	<b>Admin Fee</b>	<b>Total</b>
FF Thiago DoNascimento	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

**Notes:** 1 Forbes, Fire Watch

<b>Detail Date and Time:</b> 12/10/2024 00:00:00		<b>Detail Number:</b> 129241347				
<b>Staff</b>	<b>Cost Code</b>	<b>Hours</b>	<b>Rate</b>	<b>Cost</b>	<b>Admin Fee</b>	<b>Total</b>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

**Notes:** Forbes Detail 0000-0800

<b>Detail Date and Time:</b> 12/10/2024 08:00:00		<b>Detail Number:</b> 129241349				
<b>Staff</b>	<b>Cost Code</b>	<b>Hours</b>	<b>Rate</b>	<b>Cost</b>	<b>Admin Fee</b>	<b>Total</b>
PR Juan Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

**Notes:** Forbes 0800-1600

<b>Detail Date and Time:</b> 12/10/2024 16:00:00		<b>Detail Number:</b> 129241350				
<b>Staff</b>	<b>Cost Code</b>	<b>Hours</b>	<b>Rate</b>	<b>Cost</b>	<b>Admin Fee</b>	<b>Total</b>
FF Carlos Figueroa	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

**Notes:** Forbes 1600-0000

<b>Detail Date and Time:</b> 12/11/2024 00:00:00		<b>Detail Number:</b> 1210241419				
<b>Staff</b>	<b>Cost Code</b>	<b>Hours</b>	<b>Rate</b>	<b>Cost</b>	<b>Admin Fee</b>	<b>Total</b>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				<b>488.00</b>	<b>48.80</b>	<b>536.80</b>

**Notes:** 1 Forbes Fire Watch

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**12/16/2024**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/11/2024 08:00:00 **Detail Number:** 1210241420

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/11/2024 16:00:00 **Detail Number:** 1210241421

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
DC Wayne Ulwick	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/12/2024 00:00:00 **Detail Number:** 1211241340

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Alex Monterrey	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/12/2024 08:00:00 **Detail Number:** 1211241341

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
LT Gary Poulin	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/12/2024 16:00:00 **Detail Number:** 1211241353

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
DC Edward McGarry	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**12/16/2024**

Yiho Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

Detail Date and Time: 12/13/2024 00:00:00		Detail Number: 1212241525				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	Detail Total			488.00	48.80	536.80

Notes: 1 Forbes, Fire Watch

Detail Date and Time: 12/13/2024 08:00:00		Detail Number: 1212241526				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FWD	8.00	61.00	488.00	48.80	536.80
	Detail Total			488.00	48.80	536.80

Notes: 1 Forbes, Fire Watch

Detail Date and Time: 12/13/2024 16:00:00		Detail Number: 1212241527				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Carlos Obando	FWD	8.00	61.00	488.00	48.80	536.80
	Detail Total			488.00	48.80	536.80

Notes: 1 Forbes, Fire Watch

Detail Date and Time: 12/14/2024 00:00:00		Detail Number: 1213241412				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Carlos Obando	FED	8.00	91.50	732.00	73.20	805.20
	Detail Total			732.00	73.20	805.20

Notes: 1 Forbes, Fire Watch

Detail Date and Time: 12/14/2024 08:00:00		Detail Number: 1213241413				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FED	8.00	91.50	732.00	73.20	805.20
	Detail Total			732.00	73.20	805.20

Notes: 1 Forbes, Fire Watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/16/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 12/14/2024 16:00:00</b>		<b>Detail Number: 1213241413</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
DC Stephen Purcell	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				<b>732.00</b>	<b>73.20</b>	<b>805.20</b>

**Notes:** 1 Forbes, Fire Watch

<b>Vendor Total this Invoice</b> 12,883.20
---

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/23/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time: 12/15/2024 00:00:00      Detail Number: 1213241450**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
DC Edward McGarry	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time: 12/15/2024 08:00:00      Detail Number: 1213241451**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
LT Robert Better	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time: 12/15/2024 16:00:00      Detail Number: 1213241452**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rony Gomez	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time: 12/16/2024 00:00:00      Detail Number: 1213241454**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Euclides Barahona	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time: 12/16/2024 08:00:00      Detail Number: 1213241455**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF David Viemann	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/23/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/16/2024 16:00:00      **Detail Number:** 1213241458

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rony Gomez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/17/2024 00:00:00      **Detail Number:** 1216241548

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
PR Juan Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/17/2024 08:00:00      **Detail Number:** 1216241548

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Euclides Barahona	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/17/2024 16:00:00      **Detail Number:** 1216241551

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/18/2024 00:00:00      **Detail Number:** 1217241444

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0000-0800

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/23/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time: 12/18/2024 08:00:00      Detail Number: 1217241445**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Walter Ramirez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0800-1600

**Detail Date and Time: 12/18/2024 16:00:00      Detail Number: 1217241446**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 1600-0000

**Detail Date and Time: 12/19/2024 00:00:00      Detail Number: 1218241424**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time: 12/19/2024 08:00:00      Detail Number: 1218241425**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time: 12/19/2024 16:00:00      Detail Number: 1218241427**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Walter Ramirez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch



**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/23/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/20/2024 00:00:00      **Detail Number:** 1219241324

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/20/2024 08:00:00      **Detail Number:** 1219241326

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Walter Ramirez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0800-1600

**Detail Date and Time:** 12/20/2024 16:00:00      **Detail Number:** 1219241327

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin DeJesus	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1600-0000 Forbes

**Detail Date and Time:** 12/21/2024 00:00:00      **Detail Number:** 122024134

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/21/2024 08:00:00      **Detail Number:** 122024135

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0800-1600

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/23/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/21/2024 16:00:00      **Detail Number:** 122024136

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin DeJesus	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 1600-0000

**Vendor Total this Invoice**

12,883.20

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/31/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time: 12/22/2024 00:00:00      Detail Number: 122024139**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Irvans Cyprien	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes- 0000-0800

**Detail Date and Time: 12/22/2024 08:00:00      Detail Number: 1220241310**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
DC Edward McGarry	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0800-1600

**Detail Date and Time: 12/22/2024 16:00:00      Detail Number: 1220241311**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Edwin Sola	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes - 1600-0000

**Detail Date and Time: 12/23/2024 00:00:00      Detail Number: 1220241331**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Euclides Barahona	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0000-0800

**Detail Date and Time: 12/23/2024 08:00:00      Detail Number: 1220241332**

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Rolando Oyola	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0800-1600

**Chelsea Fire Department**  
**Fire Prevention Division**  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/31/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/23/2024 16:00:00      **Detail Number:** 1220241333

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Paul Doherty	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 1600-0000

**Detail Date and Time:** 12/24/2024 00:00:00      **Detail Number:** 122324114

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/24/2024 08:00:00      **Detail Number:** 122324114

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Andrew Colon	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/24/2024 16:00:00      **Detail Number:** 122324115

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Braulio Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/25/2024 00:00:00      **Detail Number:** 122324116

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Jonathan Morel	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/31/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/25/2024 08:00:00      **Detail Number:** 122324117

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Paul Villani	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/25/2024 16:00:00      **Detail Number:** 122324118

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Walter Ramirez	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/26/2024 00:00:00      **Detail Number:** 123124838

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Kevin O'Keefe	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/26/2024 08:00:00      **Detail Number:** 123124839

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Joseph Conlon	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 12/26/2024 16:00:00      **Detail Number:** 123124840

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Carlos Obando	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/31/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/27/2024 00:00:00      **Detail Number:** 122624137

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/27/2024 08:00:00      **Detail Number:** 122624138

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0800-1600

**Detail Date and Time:** 12/27/2024 16:00:00      **Detail Number:** 1226241310

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Reinaldo Valdes	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 1600-0000

**Detail Date and Time:** 12/28/2024 00:00:00      **Detail Number:** 122624143

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Carlos Figueroa	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/28/2024 08:00:00      **Detail Number:** 122624145

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Michael Lee	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0800-1600

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**12/31/2024**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/28/2024 16:00:00      **Detail Number:** 122624146

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Adam Giancola	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 1600-0000

**Vendor Total this Invoice**

13,688.40

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Chelsea Fire Department**  
**Fire Prevention Division**  
**307 Chestnut Street**  
**Chelsea, MA 02150**

**Invoice for Details**  
**01/06/2025**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 12/29/2024 00:00:00      **Detail Number:** 122624149

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Reinaldo Valdes	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/29/2024 08:00:00      **Detail Number:** 1226241410

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
LT Carter Glass	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** forbes 0800-1600

**Detail Date and Time:** 12/29/2024 16:00:00      **Detail Number:** 1226241412

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Andrew Cerretani	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** Forbes 1600-0000

**Detail Date and Time:** 12/30/2024 00:00:00      **Detail Number:** 1226241450

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Euclides Barahona	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0000-0800

**Detail Date and Time:** 12/30/2024 08:00:00      **Detail Number:** 1226241451

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Max Martins	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** Forbes 0800-1600



**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**01/06/2025**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 12/30/2024 16:00:00</b>		<b>Detail Number: 1226241452</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Alex Monterrey	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes 1600-0000

<b>Detail Date and Time: 12/31/2024 00:00:00</b>		<b>Detail Number: 1226241444</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Andrew Colon	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes 0000-0800

<b>Detail Date and Time: 12/31/2024 08:00:00</b>		<b>Detail Number: 1226241445</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
CP Daniel DeJordy	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes 0800-1600

<b>Detail Date and Time: 12/31/2024 16:00:00</b>		<b>Detail Number: 1226241447</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Adam Giancola	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

**Notes:** Forbes 1600-0000

<b>Detail Date and Time: 01/01/2025 00:00:00</b>		<b>Detail Number: 1231241120</b>				
<b><u>Staff</u></b>	<b><u>Cost Code</u></b>	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Cost</u></b>	<b><u>Admin Fee</u></b>	<b><u>Total</u></b>
FF Joaquin Portillo	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**01/06/2025**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 01/01/2025 08:00:00 **Detail Number:** 1231241121

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Philip Merritt	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 01/01/2025 16:00:00 **Detail Number:** 1231241122

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
LT Carter Glass	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 01/02/2025 00:00:00 **Detail Number:** 123124131

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Danny Henriquez	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 01/02/2025 08:00:00 **Detail Number:** 123124131

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Brian Capistran	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 01/02/2025 16:00:00 **Detail Number:** 123124132

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
DC Edward McGarry	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Chelsea Fire Department**  
 Fire Prevention Division  
 307 Chestnut Street  
 Chelsea, MA 02150

**Invoice for Details**  
**01/06/2025**

Yihe Forbes LLC  
 122 E. Foothill Blvd. 4  
 Arcadia, CA 91006-2505  
 ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

<b>Detail Date and Time: 01/03/2025 00:00:00</b>		<b>Detail Number: 12251340</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Adam Giancola	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

Notes: Forbes 0000-0800

<b>Detail Date and Time: 01/03/2025 08:00:00</b>		<b>Detail Number: 12251342</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Carlos Obando	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

Notes: Forbes 0800-1600

<b>Detail Date and Time: 01/03/2025 16:00:00</b>		<b>Detail Number: 12251343</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Braulio Gonzalez	FWD	8.00	61.00	488.00	48.80	536.80
<b>Detail Total</b>				488.00	48.80	536.80

Notes: Forbes 1600-0000

<b>Detail Date and Time: 01/04/2025 00:00:00</b>		<b>Detail Number: 13251449</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Steven Waxman	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				732.00	73.20	805.20

Notes: 1 Forbes, Fire Watch

<b>Detail Date and Time: 01/04/2025 08:00:00</b>		<b>Detail Number: 13251451</b>				
<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
CP Michael Gurska	FED	8.00	91.50	732.00	73.20	805.20
<b>Detail Total</b>				732.00	73.20	805.20

Notes: 1 Forbes, Fire Watch

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**01/06/2025**

Yihe Forbes LLC  
122 E. Foothill Blvd, 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 01/04/2025 16:00:00      **Detail Number:** 13251452

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Reinaldo Valdes	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Vendor Total this Invoice**

13,688.40

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Chelsea Fire Department**  
Fire Prevention Division  
307 Chestnut Street  
Chelsea, MA 02150

**Invoice for Details**  
**01/14/2025**

Yihe Forbes LLC  
122 E. Foothill Blvd. 4  
Arcadia, CA 91006-2505  
ATTN: NOEMI KAWAMOTO ESQ

Phone: (857) 259-5200

**Detail Date and Time:** 01/05/2025 00:00:00      **Detail Number:** 13251453

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Carlos Obando	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 01/05/2025 08:00:00      **Detail Number:** 13251454

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF David Delaney	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 01/05/2025 16:00:00      **Detail Number:** 13251455

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
FF Karl Houghton	FED	8.00	91.50	732.00	73.20	805.20
	<b>Detail Total</b>			732.00	73.20	805.20

**Notes:** 1 Forbes, Fire Watch

**Detail Date and Time:** 01/06/2025 00:00:00      **Detail Number:** 13251455

<u>Staff</u>	<u>Cost Code</u>	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>	<u>Admin Fee</u>	<u>Total</u>
PR Ivan Soto-Heyer	FWD	8.00	61.00	488.00	48.80	536.80
	<b>Detail Total</b>			488.00	48.80	536.80

**Notes:** 1 Forbes, Fire Watch

**Vendor Total this Invoice**

2,952.40

**Make checks payable to the City of Chelsea**

Signature \_\_\_\_\_ Date \_\_\_\_\_



A Woman-Owned Small Business  
SEMI-CERTIFIED WOB

**REMIT TO** Alliance Detective & Security Service, Inc.  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

# INVOICE

INVOICE NUMBER: 3027  
 Invoice Date: 2025-01-08  
 DUE DATE: 2025-01-28  
 TERMS: Net 20  
 CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_  
**AMOUNT DUE: \$2,400.00**

Period	Description	QTY	Unit Price	Total
01-01 - 01-07	Security Services: USO - Unarmed Officer with Cruiser ( 5 Items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	40	\$60.00	\$2,400.00

SUBTOTAL	Tax	Credit	Total
\$2,400.00	\$0.00	\$0.00	\$2,400.00

SUBTOTAL \$2,400.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Ythe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$2,400.00**



**REMIT TO**  
**Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3077  
 Invoice Date: 2025-01-15  
 DUE DATE: 2025-02-04  
 TERMS: Net 20  
 CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$  
**AMOUNT DUE: \$10,080.00**

Period	Description	QTY	Unit Price	Total
01-08 - 01-14	Security Services: USO - Unarmed Officer with Cruiser ( 22 Items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	169	\$60.00	\$10,080.00

SUBTOTAL	Tax	Credit	Total
\$10,080.00	\$0.00	\$0.00	\$10,080.00

SUBTOTAL \$10,080.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$10,080.00**



A Woman-Owned Small Business  
 SBA CERTIFIED WBE

REMIT TO **Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 397-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3124  
 Invoice Date: 2025-01-22  
 DUE DATE: 2025-02-11  
 TERMS: Net 20  
 CUSTOMER ID: 070

**BILL TO**

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$  
**AMOUNT DUE: \$10,800.00**

Period	Description	QTY	Unit Price	Total
01-15 - 01-21	Security Services: USO - Unarmed Officer with Cruiser ( 21 Items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	144	\$60.00	\$8,640.00
01-15 - 01-21	Security Services: USO - Unarmed Officer with Cruiser (Martin Luther King Day) ( 3 Items )	24	\$90.00	\$2,160.00

SUBTOTAL	Tax	Credit	Total
\$10,800.00	\$0.00	\$0.00	\$10,800.00

SUBTOTAL \$10,800.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$10,800.00**





A Woman-Owned Small Business  
SDO CERTIFIED WISE

**REMIT TO** Alliance Detective & Security Service, Inc.  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3177  
 Invoice Date: 2025-01-29  
 DUE DATE: 2025-02-18  
 TERMS: Net 20  
 CUSTOMER ID: 070

**BILL TO**

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_  
**AMOUNT DUE: \$10,080.00**

Period	Description	Qty	Unit Price	Total
01-22 - 01-28	Security Services: USO - Unarmed Officer with Cruiser ( 23 Items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	168	\$60.00	\$10,080.00

SUBTOTAL	Tax	Credit	Total
\$10,080.00	\$0.00	\$0.00	\$10,080.00

SUBTOTAL \$10,080.00  
 TAXES \$0.00

**Total \$10,080.00**

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384



A Woman-Owned Small Business  
800 CERTIFIED WOMAN

**REMIT TO** Alliance Detective & Security Service, Inc.  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3280  
 Invoice Date: 2025-02-05  
 DUE DATE: 2025-02-25  
 TERMS: Net 20  
 CUSTOMER ID: 070

**BILL TO**

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_  
**AMOUNT DUE: \$3,575.00**

Period	Description	QTY	Unit Price	Total
01-29 - 02-04	Patrol Check: ( 55 Items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	55	\$65.00	\$3,575.00

SUBTOTAL	Tax	Credit	Total
\$3,575.00	\$0.00	\$0.00	\$3,575.00

SUBTOTAL \$3,575.00  
 TAXES \$0.00

**Total \$3,575.00**

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Ythe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384



**ALLIANCE  
 SECURITY**

A Woman-Owned Small Business  
 SBO CERTIFIED WBE

REMIT TO **Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3330  
 Invoice Date: 2025-02-12  
 DUE DATE: 2025-03-04  
 TERMS: Net 20  
 CUSTOMER ID: 070

**BILL TO**

**Doherty, Wallace, Pillsbury and Murphy, P.C.**

One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$

**AMOUNT DUE: \$3,640.00**

Period	Description	QTY	Unit Price	Total
02-05 - 02-11	Patrol Check: ( 56 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	56	\$65.00	\$3,640.00

SUBTOTAL	Tax	Credit	Total
\$3,640.00	\$0.00	\$0.00	\$3,640.00

SUBTOTAL \$3,640.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$3,640.00**



**ALLIANCE  
 SECURITY**

A Woman-Owned Small Business  
 SBC CERTIFIED WBE

REMIT TO **Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3374  
 Invoice Date: 2025-02-19  
 DUE DATE: 2025-03-11  
 TERMS: Net 20  
 CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_  
**AMOUNT DUE: \$3,900.00**

Period	Description	QTY	Unit Price	Total
02-12 - 02-18	Patrol Check: ( 48 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	48	\$65.00	\$3,120.00
02-12 - 02-18	Patrol Check: President's Day Holiday	8	\$97.50	\$780.00

SUBTOTAL	Tax	Credit	Total
\$3,900.00	\$0.00	\$0.00	\$3,900.00

SUBTOTAL \$3,900.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$3,900.00**



A Woman-Owned Small Business  
 SBA CERTIFIED WBE

REMIT TO **Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3411  
 Invoice Date: 2025-02-26  
 DUE DATE: 2025-03-18  
 TERMS: Net 20  
 CUSTOMER ID: 070

**BILL TO**

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_  
**AMOUNT DUE: \$20.91**

Period	Description	QTY	Unit Price	Total
02-19 - 02-25	Security Services: Lock Replacement Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	1	\$20.91	\$20.91

SUBTOTAL	Tax	Grant	Total
\$20.91	\$0.00	\$0.00	\$20.91

SUBTOTAL \$20.91  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$20.91**



A Woman-Owned Small Business

**REMIT TO**  
**Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3427  
 Invoice Date: 2025-02-26  
 DUE DATE: 2025-03-18  
 TERMS: Net 20  
 CUSTOMER ID: 070

**BILL TO**

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_  
**AMOUNT DUE: \$4,095.00**

Period	Description	QTY	Unit Price	Total
02-19 - 02-25	Patrol Check: ( 63 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	63	\$65.00	\$4,095.00

SUBTOTAL	Tax	Credit	Total
\$4,095.00	\$0.00	\$0.00	\$4,095.00

SUBTOTAL \$4,095.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$4,095.00**



# ALLIANCE SECURITY

A Woman-Owned Small Business  
 SDO CERTIFIED WBE

REMIT TO **Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE



INVOICE NUMBER: 3561  
 Invoice Date: 2025-03-12  
 DUE DATE: 2025-04-01  
 TERMS: Net 20  
 CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**

One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_

**AMOUNT DUE: \$3,640.00**

Period	Description	QTY	Unit Price	Total
03-05 - 03-11	Patrol Check: ( 56 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	56	\$65.00	\$3,640.00

SUBTOTAL	Tax	Credit	Total
\$3,640.00	\$0.00	\$0.00	\$3,640.00

SUBTOTAL \$3,640.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$3,640.00**



# ALLIANCE SECURITY

A Woman-Owned Small Business  
SDO CERTIFIED WBE

REMIT TO **Alliance Detective & Security Service, Inc.**  
930 Broadway  
Everett, MA 02149  
(617) 387-1261  
accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3511  
Invoice Date: 2025-03-05  
DUE DATE: 2025-03-25  
TERMS: Net 20  
CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
One Monarch Place  
Suite 1300  
Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_

**AMOUNT DUE: \$3,575.00**

Period	Description	QTY	Unit Price	Total
02-26 - 03-04	Patrol Check: (55 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	55	\$65.00	\$3,575.00

SUBTOTAL	Tax	Credit	Total
\$3,575.00	\$0.00	\$0.00	\$3,575.00

SUBTOTAL \$3,575.00  
TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$3,575.00**





338 Howard Street | Brooklyn, MA | 02302  
 Phone: (508)894-2721



## INVOICE

To: CITY OF CHELSEA  
 500 Broadway, Room 310  
 Chelsea, MA 02150  
 Attn: Fidei Meltez

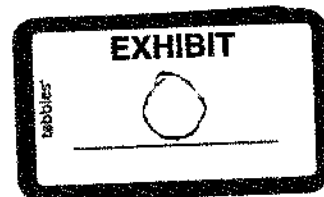
Invoice #: 4866  
 Date: 12/20/2024  
 Job #: DEM24329  
 Job Name: Forbes St Demo-Chelsea Fire  
 Location: 1 Forbes Street  
 Chelsea, MA 02150

Description of Work: Forbes Street Demolition

Item #	Description	Quantity	Unit Price	Amount
1	Mobilization and Demolition to stabilize the remains of the building at Forbes Street 11/20/24 - 11/30/24 per the attached breakdown (COR 1.1)		\$0.00	\$57,948.75
2	Continued demolition at Forbes Street 12/2/24 - 12/6/24		\$0.00	\$38,666.80
TOTAL				\$96,615.55

### IMPORTANT NOTICE

PAYMENT IN FULL OF THIS INVOICE IS DUE UPON RECEIPT FROM THE DATE OF THE INVOICE. IN THE EVENT PAYMENT IS NOT RECEIVED ON OR BEFORE THAT DATE, THE OVERDUE BALANCE OWED SHALL ACCRUE INTEREST AT THE RATE OF 1.5% PER MONTH. INVOICES WHICH ARE OVERDUE FOR MORE THAN 60 DAYS MAY BE REFERRED TO COLLECTION AT THE SOLE OPTION AND DISCRETION OF JDC DEMOLITION COMPANY, IN WHICH EVENT, THE PURCHASER SHALL BE LIABLE FOR ALL COSTS OF COLLECTION, INCLUDING COURT COSTS AND ATTORNEY FEES.



338 Howard Street | Brockton, MA | 02302  
Phone: (508)894- 2721

## INVOICE

To: CITY OF CHELSEA  
500 Broadway, Room 310  
Chelsea, MA 02150  
Attn: Fidel Maltez

Invoice #: 4882  
Date: 01/31/2025  
Job #: DEM24329  
Job Name: Forbes St Demo-Chelsea Fire  
Location: 1 Forbes Street  
Chelsea, MA 02150

Description of Work: Forbes Street Demolition

Item #	Description	Quantity	Unit Price	Amount
1	Fix Poly and recover ACM piles at 1 Forbes Street	1.00	\$3,901.55	\$3,901.55

**TOTAL \$3,901.55**

### IMPORTANT NOTICE

PAYMENT IN FULL OF THIS INVOICE IS DUE UPON RECEIPT FROM THE DATE OF THE INVOICE. IN THE EVENT PAYMENT IS NOT RECEIVED ON OR BEFORE THAT DATE, THE OVERDUE BALANCE OWED SHALL ACCRUE INTEREST AT THE RATE OF 1.6% PER MONTH. INVOICES WHICH ARE OVERDUE FOR MORE THAN 90 DAYS MAY BE REFERRED TO COLLECTION AT THE SOLE OPTION AND DISCRETION OF JDC DEMOLITION COMPANY, IN WHICH EVENT, THE PURCHASER SHALL BE LIABLE FOR ALL COSTS OF COLLECTION, INCLUDING COURT COSTS AND ATTORNEY FEES.



# CHANGE ORDER REQUEST

4

Title: Recovering of debris pile  
Project Name: Forbes Emergency Job  
Project Address: 45 Forbes Street  
Chelsea, MA 02150  
COR Date: 03/03/2025  
T&M Tag Numbers: EX02787  
JDC Demolition Company Job Number:  
Customer Job Number:  
Customer Reference Number: Forbes

## Our Information

JDC Demolition Company  
115 4th Avenue  
Needham, MA 02494  
Phone: (508)-897-8090

## Description of Change Order Request

T&M Tag EX02787:  
Recovering of debris per email from Fidel.

## Customer Information

City of Chelsea  
500 Broadway  
Chelsea, MA 02150

## Labor

Description	Qty (HR)	Unit (HR)	Rate (HR)	Total Cost
Tag EX02787 - Foreman	8.00	ST	\$123.88	\$991.04
Tag EX02787 - Laborer	16.00	ST	\$105.10	\$1,681.60
Hours Subtotals: ST: 24.00			Total Labor:	\$2,672.64

## Material

Description	Qty of Material	Unit of Measure	Rate	Total Cost
Tag EX02787 - 6-Mil FR Reinforced poly, roll	5.00	EA	\$556.20	\$2,781.00
			Total Material:	\$2,781.00

Subtotal			\$5,453.64
Tax Rate (Materials)			6.250% \$173.81
Mark Up Rate (Subtotal)			15.000% \$818.05
Requested Total			\$6,445.50

## Terms & Conditions



# INVOICE

Action Emergency Management  
Services  
1087 Broadway  
Revere, MA 02151

oferullo@action-es.com  
+1 (781) 286-3900



## Bill to

1 Forbes Street  
1 Forbes Street  
Chelsea, Ma 02150

## Ship to

1 Forbes Street  
1 Forbes Street  
Chelsea, Ma 02150

## Invoice details

Invoice no.: FB-10140  
Terms: Net 30  
Invoice date: 12/24/2024  
Due date: 02/23/2025

#	Product or service	Description	Qty	Rate	Amount
1	Securing of the property at 1 Forbes St. in Chelsea Ma 02150		1	\$220,105.00	\$220,105.00
Total				\$220,105.00	

**Doherty, Wallace, Pillsbury and Murphy, P.C.**

One Monarch Place, Suite 1900

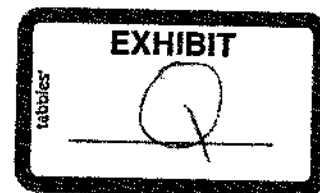
Springfield, MA 01144-1900

Federal Tax I.D. No.: 04-2734757

<http://www.dwpml.com>

Telephone: (413) 733-3111

Fax: (413) 734-3910



Court Appointed Receiver - L. Alexandra Hogan

One Monarch Pl, Ste 1900

Springfield, MA 01144

**Attention: L. Alexandra Hogan**

March 18, 2025

Client: 104567

Matter: 000001

Invoice #: 231073

Resp. Atty: LAH

Page: 1

RE: Receivership of property in Chelsea, MA

1 Forbes St. , 353 Crescent Avenue, 405 Crescent Avenue and 413 Crescent Avenue

For Professional Services Rendered Through March 18, 2025

**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
1/16/2025	LAH	Correspondence with New Valley Bank re: account opening issues.	0.10	\$375.00	\$37.50
1/22/2025	LAH	Prepare Receiver's Report.	3.50	\$375.00	\$1,312.50
1/22/2025	JEC	E-file Receiver's report; Email correspondence to counsel re: same.	0.40	\$190.00	\$76.00
1/23/2025	LAH	Review correspondence and invoice from Action Emergency.	0.10	\$375.00	\$37.50
1/23/2025	LAH	Meeting to discuss bank account with Jennifer Boileau and answer inquiries re: use of account.	0.10	\$375.00	\$37.50
1/23/2025	LAH	Correspondence to City re: outstanding invoices.	0.10	\$375.00	\$37.50
1/23/2025	LAH	Correspondence to City re: security issue.	0.10	\$375.00	\$37.50
1/23/2025	LAH	Correspondence from City inquiring about Mass DEP status; Prepare response.	0.10	\$375.00	\$37.50
1/23/2025	LAH	Review correspondence from Alliance Security re: new contract for reduced security; Prepare response inquiring re: four services; Correspondence to City re: same.	0.40	\$375.00	\$150.00
1/23/2025	LAH	Finalize contract with Alliance and execute same.	0.10	\$375.00	\$37.50
1/23/2025	LAH	Correspondence to City Manager re: request for payment to vendors.	0.20	\$375.00	\$75.00
1/23/2025	JEC	Preparation correspondence to Atty's Deutsch, Karamoto, Christopher and Treadway re: receiver's report.	0.20	\$190.00	\$38.00

March 18, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 231073  
Resp. Atty: LAH  
Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
1/24/2025	LAH	Telephone Conference with prospective purchaser.	0.40	\$375.00	\$150.00
1/24/2025	LAH	Prepare Reply to Opposition to Motion to Approve Loan Agreement.	4.60	\$375.00	\$1,725.00
1/24/2025	JEC	Preparation of 9A Package for filing for Receiver's Motion for Order Authorizing Receiver to Enter into a Loan Agreement with the Plaintiff, City of Chelsea.	0.70	\$190.00	\$133.00
1/25/2025	LAH	Revise Reply to Opposition to Motion to Approve Loan Agreement.	1.30	\$375.00	\$487.50
1/25/2025	LAH	Correspondence to realtor re: potential listing agreement.	0.70	\$375.00	\$262.50
1/27/2025	LAH	Correspondence from City re: invoice from JDC for covering debris; Review invoice.	0.10	\$375.00	\$37.50
1/27/2025	LAH	Receive and review correspondence from Defendant's counsel re: payment of receiver's expenses during due diligence period.	0.10	\$375.00	\$37.50
1/27/2025	LAH	Correspondence from and to developer interested in visiting property and discussion about assess agreement with indemnifications.	0.10	\$375.00	\$37.50
1/27/2025	LAH	Receive and respond to email from Security re: appointment on site with developer.	0.10	\$375.00	\$37.50
1/27/2025	LAH	Telephone call from Alliance Security re: trespasser searching for Copper that made hole in fence; Request for additional no trespass signs.	0.10	\$375.00	\$37.50
1/27/2025	LAH	Review incident report from Alliance Security with photo of vandalized fence; Forward same to City with comments.	0.20	\$375.00	\$75.00
1/27/2025	JEC	Finalize 9A Package Receivers Motion for Order Authorizing Receiver to enter into loan agreement; E-file 9A Package; Preparation of correspondence to opposing counsel re: same.	0.80	\$190.00	\$152.00
1/28/2025	LAH	Correspondence to Defendant's counsel re: Defendant's proposal to escrow funds for some receivership expenses during due diligence period and recent security issue.	0.20	\$375.00	\$75.00
1/28/2025	LAH	Correspondence from and to City re: new interested developer.	0.10	\$375.00	\$37.50
1/28/2025	LAH	Correspondence to City serving by electronic mail 9A package re: loan agreement.	0.10	\$375.00	\$37.50
1/28/2025	LAH	Prepare Access Agreement for Mass Audubon's inspection of site.	1.50	\$375.00	\$562.50

March 18, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 231073  
Resp. Atty: LAH  
Page: 3

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
1/28/2025	LAH	Receive security report from Alliance Security re: equipment blown over in wind storm; Contact City re: same.	0.30	\$375.00	\$112.50
1/28/2025	LAH	Meeting with City re: open issues including appraisal, marketing property; Defendant's offer, trespassers and motion for instructions.	0.50	\$375.00	\$187.50
1/28/2025	LAH	Review Proposal form Greg Story at AM Consults and Beals Associates; Correspondence to Appraiser re: request for contract and approval of proposal.	0.50	\$375.00	\$187.50
1/29/2025	LAH	Telephone conference with Steve Bremis re: showing property on 1/31 and memorandum of understanding re: potential listing agreement.	0.20	\$375.00	\$75.00
1/29/2025	LAH	Multiple correspondence with Steve Bremis re: listing agreement.	0.30	\$375.00	\$112.50
1/29/2025	LAH	Receive Access Agreement and correspondence from developer re: same.	0.20	\$375.00	\$75.00
1/29/2025	LAH	Correspondence to vendors re: payment and w-9s.	0.20	\$375.00	\$75.00
1/29/2025	LAH	Correspondence to Steve Bremis re: terms and condition to entering into listing agreement.	0.20	\$375.00	\$75.00
1/29/2025	LAH	Review report of trespass incidents from Fire Chief.	0.20	\$375.00	\$75.00
1/29/2025	LAH	Review correspondence and revised proposal from appraiser; Prepare response and inquiry re: timing of completion.	0.40	\$375.00	\$150.00
1/30/2025	LAH	Review and prepare response to correspondence from Defendant's counsel reminding of court's injunction mandating non-interference.	1.00	\$375.00	\$375.00
1/30/2025	LAH	Conduct research re: sale of property in receivership.	1.50	\$375.00	\$562.50
1/30/2025	LAH	Receive correspondence from land use professional re: appraisal completion timeline; Prepare response.	0.30	\$375.00	\$112.50
1/30/2025	LAH	Receive correspondence from Steve Bremis re: cancellation of appointment with developer.	0.10	\$375.00	\$37.50
1/30/2025	LAH	Review and propose revisions to Affidavit re: fire detail.	0.30	\$375.00	\$112.50
1/31/2025	LAH	Receive and review correspondence from developer re: potential offer.	0.10	\$375.00	\$37.50
1/31/2025	LAH	Telephone call and email to JLL national broker.	0.30	\$375.00	\$112.50

March 18, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 231073  
Resp. Atty: LAH  
Page: 4

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
1/31/2025	LAH	Telephone call to Colliers, national broker to explore marketing and sale opportunity.	0.10	\$375.00	\$37.50
1/31/2025	LAH	Video conference with developer with interest in property.	0.90	\$375.00	\$337.50
1/31/2025	LAH	Review Order and documents provided by Defendant; Prepare correspondence to Defendant's counsel requesting balance of documents not yet provided.	1.30	\$375.00	\$487.50
1/31/2025	LAH	Correspondence to City re: updates concerning Property matters.	0.30	\$375.00	\$112.50
2/3/2025	LAH	Receive correspondence from City Manager re: anticipated offer to purchase and appraisal.	0.20	\$375.00	\$75.00
2/3/2025	LAH	Correspondence from interested developer re: status and request for information.	0.10	\$375.00	\$37.50
2/3/2025	LAH	Correspondence from Attorney Treadway re: lien on Property; Prepare response.	0.20	\$375.00	\$75.00
2/3/2025	LAH	Telephone conference Steve Bremis re: showing.	0.20	\$375.00	\$75.00
2/3/2025	LAH	Correspondence from and to JLL re: potential for marketing property.	0.30	\$375.00	\$112.50
2/3/2025	LAH	Correspondence from interested developer re: access agreement and insurance certificate; Prepare property description for access agreement and provide information requested for insurance binder.	0.50	\$375.00	\$187.50
2/3/2025	LAH	Video conference with City Manager and Attorney Treadway re: potential offer.	0.50	\$375.00	\$187.50
2/3/2025	LAH	Review appraisal.	0.80	\$375.00	\$300.00
2/3/2025	LAH	Correspondence with City re: appraisal.	0.10	\$375.00	\$37.50
2/3/2025	LAH	Receive and review correspondence from JLL brokers re: potential listing.	0.10	\$375.00	\$37.50
2/3/2025	LAH	Correspondence from Steve Bremis confirming showing of property to interested party.	0.10	\$375.00	\$37.50
2/4/2025	LAH	Telephone conference with JLL re: listing property.	0.50	\$375.00	\$187.50
2/4/2025	LAH	Prepare document package for JLL's consideration in listing agreement for property.	0.40	\$375.00	\$150.00
2/4/2025	LAH	Correspondence from and to Defendant's counsel re: rejection of Feista Shows renting Property.	0.10	\$375.00	\$37.50
2/4/2025	LAH	Correspondence to City Manager and Attorney Treadway re: developments concerning potential purchasers.	0.30	\$375.00	\$112.50



March 18, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 231073  
Resp. Atty: LAH  
Page: 5

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
2/4/2025	LAH	Correspondence from and to potential purchaser re: access to site; Request security to provide access.	0.30	\$375.00	\$112.50
2/5/2025	LAH	Travel to and meet with interested developer at site; Check site for safety and security.	6.10	\$375.00	\$2,287.50
2/5/2025	LAH	Telephone call from and to interested developer re: potential offer and sale process; Follow up call with information on Crescent Avenue lots.	0.40	\$375.00	\$150.00
2/5/2025	LAH	Correspondence to City Manager and Attorney Treadway to report about meeting at site.	0.10	\$375.00	\$37.50
2/5/2025	LAH	Correspondence with City Manager and Attorney Treadway re: details concerning anticipated offer.	0.60	\$375.00	\$225.00
2/5/2025	JEC	Grant access to OneDrive to JLL Analyst, Ari Bogen; Telephone call to Suffolk County Superior Court re: Motion for Order Authorizing Receiver enter into Loan hearing date.	0.40	\$190.00	\$76.00
2/6/2025	LAH	Receive and review Defendant's tax returns.	0.30	\$375.00	\$112.50
2/6/2025	LAH	Review and calculate outstanding invoices and correspondence to City of Chelsea re: request for payment of invoices.	0.50	\$375.00	\$187.50
2/6/2025	LAH	Receive inquiry from Defendant's attorney re: cause of fire and prepare response.	0.10	\$375.00	\$37.50
2/6/2025	LAH	Correspondence with interested potential buyer; provide update.	0.10	\$375.00	\$37.50
2/6/2025	LAH	Review correspondence and invoices for leased container and utilities from Defendant's counsel and prepare response.	0.30	\$375.00	\$112.50
2/6/2025	LAH	Research and analyze legal authority to sell assets of receivership estate.	1.90	\$375.00	\$712.50
2/7/2025	LAH	Receive and review correspondence, offer and vision of Mass Audubon re: purchase of Property.	0.60	\$375.00	\$225.00
2/7/2025	LAH	Conduct additional research and analysis of legal authority for sale of Property; Commence preparation of initial draft of sale motion incorporating Mass Audubon's vision for property.	5.90	\$375.00	\$2,212.50
2/7/2025	LAH	Correspondence with Steve Bremis re: interested developer.	0.10	\$375.00	\$37.50
2/7/2025	JEC	Telephone call with Suffolk County Superior Court Clerk re: hearing date.	0.20	\$190.00	\$38.00

March 18, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 231073  
Resp. Atty: LAH  
Page: 6

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
2/10/2025	LAH	Correspondence to Alliance Security requesting that they give access to premises to interested developer.	0.10	\$375.00	\$37.50
2/10/2025	LAH	Video Conference with City to discuss offer to purchase Property by Mass Audubon.	0.50	\$375.00	\$187.50
2/10/2025	LAH	Correspondence to Steve Bremis inquiring about origin and marketing efforts for interested developers.	0.10	\$375.00	\$37.50
2/10/2025	LAH	Correspondence from City Manager and review bridge plans.	0.20	\$375.00	\$75.00
2/10/2025	LAH	Correspondence to and from City Manager re: w9 for JDC.	0.10	\$375.00	\$37.50
2/10/2025	LAH	Correspondence to Mass Audubon re: request to extend deadline to respond to offer and request for revisions.	0.30	\$375.00	\$112.50
2/10/2025	LAH	Continued preparation of Motion to Sell and compile exhibits.	6.50	\$375.00	\$2,437.50
2/11/2025	LAH	Receive and review documentation and inquiry responses from Defendant's counsel; Review financials.	0.70	\$375.00	\$262.50
2/11/2025	LAH	Correspondence from and to appraiser with status.	0.10	\$375.00	\$37.50
2/11/2025	LAH	Correspondence from and to Defendant's counsel re: Eagle Leasing; Telephone call to Eagle Leasing; Correspondence to Eagle Leasing re: termination of contract; Correspondence to Defendant's counsel advising that Defendant should remove personal property from container; Correspondence from Eagle Leasing re: discontinue utilities; Correspondence to counsel re: utilities.	1.20	\$375.00	\$450.00
2/11/2025	JEC	Review and revise Motion to Approve Sale.	1.00	\$190.00	\$190.00
2/12/2025	LAH	Correspondence to City Manager and Attorney Treadway re: offer from Mass Audubon.	0.10	\$375.00	\$37.50
2/12/2025	LAH	Correspondence to Mass Audubon following up on proposed revisions to offer.	0.20	\$375.00	\$75.00
2/12/2025	LAH	Review Tax matters and obligations relating to Estate.	1.50	\$375.00	\$562.50
2/13/2025	LAH	Review invoice from Alliance Security.	0.10	\$375.00	\$37.50
2/13/2025	LAH	Correspondence from Mass Audubon re: revision to offer and prepare response.	0.10	\$375.00	\$37.50
2/13/2025	LAH	Correspondence from City Manager re: additional details concerning offer from Mass Audubon.	0.10	\$375.00	\$37.50

March 18, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 231073  
Resp. Atty: LAH  
Page: 7

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
2/17/2025	LAH	Receive and review valuation summary by JLL; Prepare correspondence to JLL.	0.30	\$375.00	\$112.50
2/17/2025	LAH	Revise Motion to Sell and Exhibit Package.	2.10	\$375.00	\$787.50
2/17/2025	LAH	Correspondence to Mass Audubon re: offer and sale procedure.	0.10	\$375.00	\$37.50
2/18/2025	LAH	Video Conference with City of Chelsea to discuss Motion to Sell and Assent thereof.	0.40	\$375.00	\$150.00
2/18/2025	LAH	Revise Motion to Sell to include assent of City of Chelsea.	0.30	\$375.00	\$112.50
2/18/2025	LAH	Correspondence to Mass Audubon accepting offer.	0.20	\$375.00	\$75.00
2/18/2025	LAH	Correspondence to City of Chelsea re: motion to sell and obtain assent and arrange for hand-delivery of motion to Defendant's counsel.	0.50	\$375.00	\$187.50
2/18/2025	LAH	Correspondence to Steve Bremis re: accepted offer and motion procedure.	0.10	\$375.00	\$37.50
2/18/2025	LAH	Correspondence to Defendant's counsel re: service of motion to sell by email.	0.10	\$375.00	\$37.50
2/18/2025	LAH	Correspondence from and to Mass Audubon re: access to site for engineer and demolition contractors.	0.30	\$375.00	\$112.50
2/18/2025	LAH	Correspondence from and to Mass Audubon's counsel re: motion to sell.	0.30	\$375.00	\$112.50
2/18/2025	LAH	Correspondence from and to JLL re: summary valuation.	0.10	\$375.00	\$37.50
2/18/2025	JEC	Preparation of 9A correspondence to Atty.'s Deutsch & Kawamoto re: 9A Motion to approve private sale.	0.50	\$190.00	\$95.00
2/19/2025	LAH	Correspondence to Alliance Security re: access to property for contractors.	0.10	\$375.00	\$37.50
2/19/2025	LAH	Correspondence to and from Steve Bremis re: request for instruction on how to proceed.	0.10	\$375.00	\$37.50
2/19/2025	LAH	Correspondence from and to Attorney Roser, counsel to Mass Audubon re: order on Sale Motion and procedure.	0.20	\$375.00	\$75.00
2/20/2025	LAH	Correspondence from and to Attorney Treadway re: sale motion.	0.10	\$375.00	\$37.50
2/24/2025	LAH	Correspondence from City re: uncovered debris.	0.10	\$375.00	\$37.50
2/24/2025	LAH	Correspondence and report from Alliance Security re: issue with lock at gate.	0.10	\$375.00	\$37.50
2/24/2025	LAH	Telephone call from Alliance Security re: lock issue.	0.10	\$375.00	\$37.50

March 18, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 231073  
Resp. Atty: LAH  
Page: 8

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
2/24/2025	LAH	Second phone call with Alliance Security re: issue with lock on gate.	0.10	\$375.00	\$37.50
2/24/2025	LAH	Correspondence with City re: lock issue.	0.10	\$375.00	\$37.50
2/24/2025	LAH	Correspondence with Fire Chief and Alliance Security re: lock at gate.	0.40	\$375.00	\$150.00
2/24/2025	LAH	Correspondence with Defendant's counsel re: lock issue.	0.10	\$375.00	\$37.50
2/24/2025	LAH	Correspondence with Action Emergency re: issue with lock at gate.	0.20	\$375.00	\$75.00
2/24/2025	LAH	Prepare request for payment from City of Chelsea for Alliance Security.	0.50	\$375.00	\$187.50
2/24/2025	LAH	Correspondence to City re: contact information for JDC to address neighbor's concerns re: debris.	0.10	\$375.00	\$37.50
2/25/2025	LAH	Correspondence from and to Steve Bremis re: showing to developer.	0.10	\$375.00	\$37.50
2/26/2025	LAH	Correspondence to and from City re: arranging for contractor to address uncovered debris.	0.20	\$375.00	\$75.00
2/26/2025	LAH	Correspondence from and to Steve Bremis re: showing property.	0.20	\$375.00	\$75.00
2/26/2025	LAH	Correspondence from City re: JDC covering debris and correspondence to Security informing of the same.	0.20	\$375.00	\$75.00
2/27/2025	LAH	Correspondence from Steve Bremis re: showing; Correspondence to Alliance Security to inquire about access.	0.10	\$375.00	\$37.50
2/28/2025	LAH	Correspondence from and to counsel for Mass Audubon re: request for status on Motion.	0.10	\$375.00	\$37.50
2/28/2025	LAH	Review of proposed order on sale motion received from Attorney Rosner.	0.50	\$375.00	\$187.50
2/28/2025	LAH	Multiple correspondence from and to City re: Nordic Spa request to meet with City.	0.60	\$375.00	\$225.00
2/28/2025	LAH	Correspondence from and to Attorney Rosner re: Sale hearing.	0.40	\$375.00	\$150.00
2/28/2025	LAH	Review communication from Chelsea's Planning John DePriest to Nordic Spa.	0.20	\$375.00	\$75.00
2/28/2025	LAH	Review Nordic Spa's Corporate Presentation and Concepts.	0.50	\$375.00	\$187.50
2/28/2025	LAH	Telephone call from counsel to Defendant re: motion to seal and request for extension.	0.20	\$375.00	\$75.00
2/28/2025	LAH	Correspondence from and to Attorney Rosner re: hearing on sale motion and proposed order.	0.30	\$375.00	\$112.50

March 18, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 231073  
Resp. Atty: LAH  
Page: 9

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
2/28/2025	LAH	Correspondence from and to interested party re: status of property.	0.10	\$375.00	\$37.50
2/28/2025	LAH	Correspondence to City re: request to place certain information in assented-to under seal and request for extension to respond to sale motion package.	0.10	\$375.00	\$37.50
2/28/2025	LAH	Correspondence from and to Attorney Rosner re: request to put offer under seal.	0.20	\$375.00	\$75.00
2/28/2025	LAH	Video conference with City of Chelsea and Mass Audubon re: sale motion.	0.60	\$375.00	\$225.00
2/28/2025	LAH	Correspondence to counsel for the Defendant to respond to request to seal and extend deadline.	0.10	\$375.00	\$37.50
3/3/2025	LAH	Review Emergency Motion for Redaction and Proposed Order and review emails from Defendant's counsel, City's counsel and Mass Audubon's counsel.	0.50	\$375.00	\$187.50
3/3/2025	LAH	Review and revise Proposed Order on Sale Motion and forward same to City' Counsel and Mass Audubon's Counsel.	0.70	\$375.00	\$262.50
3/3/2025	LAH	Meet with and give Instructions to paralegal re: redaction of Motion for Sale and Exhibits.	0.30	\$375.00	\$112.50
3/3/2025	LAH	Research law re: impoundments; Prepare Opposition to Motion to Redact and Seal.	3.60	\$375.00	\$1,350.00
3/3/2025	LAH	Correspondence from and to Steve Bremis re: access to the Property for showing on March 5; Correspondence with Security re: same.	0.10	\$375.00	\$37.50
3/3/2025	LAH	Review invoices from Alliance Security and JDC for covering debris.	0.10	\$375.00	\$37.50
3/3/2025	LAH	Finalize Opposition to Motion to Redact and instructions to paralegal re: filing.	0.40	\$375.00	\$150.00
3/3/2025	JEC	Redaction to 9A Motion to approve private sale; Preparation of 9A package Motion to Approve Private Sale; Receive, review and process Defendant's Emergency Motion for order requiring redaction and filing under seal; E-file Receiver's opposition to Emergency Motion for order requiring redaction of Receiver's Motion to Approve Private Sale.	1.40	\$190.00	\$266.00
3/4/2025	LAH	Review Opposition to Motion to Sell and accompanying Affidavits; Prepare 9A package re: Redacted filings and instructions to paralegal re: unredacted filings.	1.70	\$375.00	\$637.50
3/4/2025	LAH	Telephone call from Nordic Spa's lawyer re: hearing process and potential offer.	0.30	\$375.00	\$112.50

March 18, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 231073  
Resp. Atty: LAH  
Page: 10

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
3/4/2025	JEC	Preparation of correspondence to Suffolk County Superior Court re: 9A Motion to Approve Private Sale (E-file redacted and hand deliver unredacted); Finalize 9A package; Telephone call to Suffolk County Superior Court.	0.80	\$190.00	\$152.00
3/5/2025	LAH	Correspondence to Attorney Rosner re: sale hearing.	0.10	\$375.00	\$37.50
3/5/2025	LAH	Prepare notice of receivership and lien and give instructions to paralegal.	0.50	\$375.00	\$187.50
3/5/2025	LAH	Review invoices and prepare payment request.	0.50	\$375.00	\$187.50
3/5/2025	JEC	Preparation of Notice Appointment of Receiver; Review Suffolk County Registry of Deeds.	0.50	\$190.00	\$95.00
3/6/2025	LAH	Review spreadsheet re: expenses in anticipation of hearing on Sale Motion.	0.10	\$375.00	\$37.50
3/6/2025	LAH	Revise Notice of Appointment and Receiver's Lien.	0.20	\$375.00	\$75.00
3/6/2025	LAH	Telephone conference with counsel to Mass Audubon re: potential for additional offers and potential sale alternative processes.	0.90	\$375.00	\$337.50
3/7/2025	LAH	Telephone call from Alliance Security re: need to use plywood to cover areas of muddy road way for patrol accessibility.	0.10	\$375.00	\$37.50
3/7/2025	LAH	Correspondence to Steve Bremis inquiring how showing went at property this week.	0.10	\$375.00	\$37.50
3/7/2025	LAH	Multiple correspondence from and to Steve Bremis re: new offers coming in.	0.20	\$375.00	\$75.00
3/7/2025	LAH	Finalize notice of appointment and lien for recording.	0.10	\$375.00	\$37.50
3/7/2025	LAH	Prepare information for hearing on Monday including expenses incurred to date, estimated monthly costs and history of listing and showings; Prepare binder for motion hearings.	2.30	\$375.00	\$862.50
3/7/2025	LAH	Correspondence to City re: quote for cleanup of debris.	0.10	\$375.00	\$37.50
3/9/2025	LAH	Review Letter of Intent and Materials from Nordic Spa.	0.50	\$375.00	\$187.50
3/9/2025	LAH	Correspondence with Steve Bremis re: offers.	0.20	\$375.00	\$75.00
3/9/2025	LAH	Prepare for Motion on Sale; Prepare for Motion on Loan Agreement; Prepare for Motion re: Seal.	5.30	\$375.00	\$1,987.50
3/10/2025	LAH	Travel to and from, and attend hearing on Sale Motion, hearing on Loan Agreement and hearing on Motion to Seal	6.40	\$375.00	\$2,400.00

March 18, 2025

Client: 104567  
Matter: 000001  
Invoice #: 231073  
Resp. Atty: LAH  
Page: 11

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
3/10/2025	JEC	Preparation of documents for court hearing.	0.20	\$190.00	\$38.00
3/11/2025	LAH	Correspondence from and to Defendant's counsel's office re: late filed affidavits.	0.10	\$375.00	\$37.50
3/11/2025	LAH	Review report from Alliance Security re: car damage.	0.20	\$375.00	\$75.00
3/11/2025	LAH	Correspondence from Defendant's attorney re: request to explore other offers; Receive and review correspondence from Attorney Treadway in response; Forward inquiry to Mass Audubon's lawyer.	0.20	\$375.00	\$75.00
3/11/2025	LAH	Telephone call with Alliance Security re: alleged incident on property involving youths; Telephone call with Trooper Hernandez re: incident and to provide information for investigation; Correspondence to City re: potential access at Forbes; Correspondence to Action Emergency Management to investigate where access may have been gained.	1.20	\$375.00	\$450.00
3/11/2025	LAH	Telephone call with Detective Regan re: homicide in Chelsea.	0.20	\$375.00	\$75.00
3/12/2025	LAH	Multiple calls with Alliance Security re: prevention of incidents of trespassing.	0.50	\$375.00	\$187.50
3/12/2025	LAH	Emails to and from Action Emergency Management Services re: areas of vandalism and access into buildings.	0.40	\$375.00	\$150.00
3/12/2025	LAH	Correspondence with City re: potential for increasing security and alternative solutions.	0.20	\$375.00	\$75.00
3/14/2025	LAH	Telephone call and correspondence to Action Emergency Management re: recent vandalization and trespassing to assess a plan going forward with additional visits and inspections of site, and inquiry re: reenforcement of potentially vulnerable areas on site.	0.30	\$375.00	\$112.50
3/14/2025	LAH	Correspondence from Attorney Treadway re: offers to purchase; Prepare response.	0.10	\$375.00	\$37.50
3/14/2025	LAH	Telephone call with Michael Zaccoria from Action Emergency Services re: trespass and vandalism.	0.20	\$375.00	\$75.00
3/14/2025	LAH	Review invoices and prepare accounting for insertion of data into Receiver's second report; Commence preparation of Receiver's Report.	2.20	\$375.00	\$825.00
3/17/2025	LAH	Continued preparation of Receiver's Second Report.	3.90	\$375.00	\$1,462.50

March 18, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 231073  
Resp. Atty: LAH  
Page: 12

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
3/17/2025	LAH	Telephone conference with Attorney Treadway from City of Chelsea re: increased security, evidence of vandalism and trespass and communications with Strom.	0.30	\$375.00	\$112.50
3/17/2025	LAH	Correspondence with Action Emergency Management Services re: report of findings following allegations of youth on property on March 9.	0.10	\$375.00	\$37.50
3/17/2025	LAH	Correspondence with Alliance Security defining scope of increased security.	0.10	\$375.00	\$37.50
3/17/2025	JEC	Review Receivers Report.	0.30	\$190.00	\$57.00
3/18/2025	JEC	Commence review Receivers Report.	0.20	\$190.00	\$38.00
Total Professional Services					\$40,631.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
1/10/2025	Travel Expenses- Travel to/from 1 Forbes St. Chelsea	\$148.56
1/13/2025	Travel Expenses- Travel to/from 1 Forbes St., Chelsea MA	\$148.56
1/23/2025	Postage/DWPM Mailed to D. Deutsch.	\$9.60
1/23/2025	Postage/DWPM Mailed to S. Treadway	\$9.60
1/24/2025	Miscellaneous Advance- Checks for new Receivership Account at NVB	\$263.84
1/29/2025	Miscellaneous Advance- Incoming Wire Fee from Town of Chelsea wire	\$15.00
2/5/2025	Travel Expenses- Travel to/from 1 Forbes St. Chelsea, MA	\$148.56
2/6/2025	Miscellaneous Advance- Incoming Wire Fee from Town of Chelsea wire	\$15.00
2/25/2025	Miscellaneous Advance- Incoming Wire Fee from Town of Chelsea wire	\$15.00
3/5/2025	Miscellaneous Advance- Incoming Wire Fee from Town of Chelsea wire	\$15.00
3/6/2025	Postage/DWPM Mailed to Brooks and DeRensis, P.C.	\$11.20
3/6/2025	Postage/DWPM Mailed to City of Chelsea	\$11.20
3/10/2025	Suffolk County Registry of Deeds- Recording Fee- Record Receiver's Lien	\$109.75
3/10/2025	Travel Expenses- Shigo Center Plaza Park - Parking on 3/10/25 (LAH)	\$45.00
3/10/2025	Travel Expenses- Travel to/from Suffolk Superior Court for hearing on 3/10/25.	\$52.40
Total Disbursements		\$1,018.27



March 18, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 231073  
Resp. Atty: LAH  
Page: 13

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Total Services	\$40,631.50
Total Disbursements	\$1,018.27
<b>Total Current Charges</b>	<b>\$41,649.77</b>
Previous Balance	\$44,482.70
<b>PAY THIS AMOUNT</b>	<b>\$86,132.47</b>

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***Due Upon Receipt. Please include the invoice number on all remittance. Thank you.***

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***To make a secure payment online, please visit our online***

***Payment Portal at <https://dwpm.com/invoice-payment/>***

***Thank You!***

**Doherty, Wallace, Pillsbury and Murphy, P.C.**

One Monarch Place, Suite 1900  
Springfield, MA 01144-1900  
Federal Tax I.D. No.: 04-2734757  
<http://www.dwpml.com>

Telephone: (413) 733-3111

Fax: (413) 734-3910

Court Appointed Receiver - L. Alexandra Hogan  
One Monarch Pl, Ste 1900  
Springfield, MA 01144  
**Attention: L. Alexandra Hogan**

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 1

RE: Receivership of property in Chelsea, MA  
1 Forbes St. , 353 Crescent Avenue, 405 Crescent Avenue and 413 Crescent Avenue

For Professional Services Rendered Through January 22, 2025

**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
9/10/2024	LAH	Review and revise receiver order.	1.60	\$375.00	\$600.00
9/13/2024	LAH	Review correspondence and proposed changes to Receiver Order and provide comment.	0.30	\$375.00	\$112.50
10/2/2024	LAH	Receive and review motion to intervene, memo of law and Petition to Appoint Receiver; Correspondence to Armando Batastini.	0.60	\$375.00	\$225.00
10/24/2024	LAH	Telephone call with City of Chelsea; Telephone call with Attorney Batastini.	0.40	\$375.00	\$150.00
10/28/2024	LAH	Review proposed order and receivership statutes in advance of call with City of Chelsea.	0.60	\$375.00	\$225.00
10/28/2024	LAH	Telephone conference with the City of Chelsea re: receivership.	0.20	\$375.00	\$75.00
10/30/2024	LAH	Revise proposed order for appointment of receiver.	1.80	\$375.00	\$675.00
10/31/2024	LAH	Correspondence from and to Attorney Treadway re: draft order.	0.20	\$375.00	\$75.00
11/1/2024	LAH	Correspondence from and to Attorney Treadway re: visit to property.	0.10	\$375.00	\$37.50
11/1/2024	LAH	Conduct research re: exist strategy for receivership.	0.50	\$375.00	\$187.50
11/1/2024	LAH	Review legal notices re: violations.	0.70	\$375.00	\$262.50
11/8/2024	LAH	Research potential financing for clean up.	0.50	\$375.00	\$187.50
11/14/2024	LAH	Conference call with Attorney Fenton re: Financing.	0.30	\$375.00	\$112.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
11/18/2024	LAH	Correspondence from and to City re: 9 Alarm Fire.	0.20	\$375.00	\$75.00
11/18/2024	LAH	Telephone call with City re: fire and need to move forward with receivership, as well as revisions to order.	0.30	\$375.00	\$112.50
11/19/2024	LAH	Review changes to Order; Correspondence to City of Chelsea.	0.40	\$375.00	\$150.00
11/21/2024	LAH	Correspondence from and to Attorney for Chelsea.	0.40	\$375.00	\$150.00
11/26/2024	LAH	Telephone call with fencing contractor; Correspondence with City re: meeting at property and fencing contractor.	0.30	\$375.00	\$112.50
11/26/2024	LAH	Emails with Fire Chief and Strephon Treadway re: safety concerns.	0.30	\$375.00	\$112.50
11/26/2024	LAH	Telephone call with fencing contractor.	0.20	\$375.00	\$75.00
11/26/2024	LAH	Telephone call with Attorney Treadway re: fencing and security detail.	0.20	\$375.00	\$75.00
11/27/2024	LAH	Review Court Order; Correspondence to counsel for the Defendant re: Court Order and demand for turnover.	0.80	\$375.00	\$300.00
11/27/2024	LAH	Meet with TD Bank re: potential for financing.	1.00	\$375.00	\$375.00
12/2/2024	LAH	Telephone call with Daniel Deutsch., Esquire representing landowner.	0.40	\$375.00	\$150.00
12/2/2024	LAH	Travel to and meet at site with City Manager, Attorney Treadway, Chief Inspector and Fire Chief.	5.50	\$375.00	\$2,062.50
12/3/2024	LAH	Review of documentation provided by Yihe Forbes.	0.90	\$375.00	\$337.50
12/3/2024	LAH	Review Suffolk County Registry of Deeds on properties under receivership and order title examinations and certified copy of court order appointing receiver for recording.	1.50	\$375.00	\$562.50
12/3/2024	LAH	Correspondence to Attorney Deutsch re: additional document requested and termination of listing agreement.	0.30	\$375.00	\$112.50
12/3/2024	LAH	Correspondence to Listing Agent terminating agreement.	0.50	\$375.00	\$187.50
12/3/2024	LAH	Correspondence to Insurance Agent re: obligations under court order, maintaining coverage and revisions to additional insured.	0.80	\$375.00	\$300.00
12/3/2024	LAH	Correspondence from Attorney Treadway re: site and review map from historical commission.	0.60	\$375.00	\$225.00

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 3

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/3/2024	LAH	Correspondence to Attorney Treadway re: plan for each building on site and budget.	0.80	\$375.00	\$300.00
12/3/2024	LAH	Telephone call from Mass Audubon.	0.50	\$375.00	\$187.50
12/3/2024	LAH	Telephone calls to security companies for quotes.	0.90	\$375.00	\$337.50
12/5/2024	LAH	Telephone call to New England Security.	0.20	\$375.00	\$75.00
12/5/2024	LAH	Correspondence from and to Fire Chief re: additional items of concern for safety.	0.30	\$375.00	\$112.50
12/5/2024	LAH	Correspondence from and to Attorney Ruggieri re: listing agent's request to meet.	0.20	\$375.00	\$75.00
12/5/2024	LAH	Correspondence from Attorney Treadway re: fire detail expense.	0.10	\$375.00	\$37.50
12/5/2024	LAH	Telephone call to Alliance Security and Phoenix Protective Services.	0.40	\$375.00	\$150.00
12/5/2024	LAH	Telephone call with Attorney Treadway re: security patrol.	0.10	\$375.00	\$37.50
12/6/2024	LAH	Telephone call from Alliance Security.	0.30	\$375.00	\$112.50
12/6/2024	LAH	Correspondence to Attorney Treadway re: Alliance Security.	0.10	\$375.00	\$37.50
12/6/2024	LAH	Telephone call with Fidel Maltez regarding securing property.	0.20	\$375.00	\$75.00
12/6/2024	LAH	Correspondence to Attorney Treadway concerning contractors, fire hydrant repair, snow removal and security.	0.30	\$375.00	\$112.50
12/6/2024	LAH	Telephone call and correspondence with Alliance Security.	0.50	\$375.00	\$187.50
12/6/2024	LAH	Receive and review correspondence and invoices for fire detail from Defendant's counsel.	0.10	\$375.00	\$37.50
12/6/2024	LAH	Correspondence with Fire Chief and Police Chief re: security.	0.30	\$375.00	\$112.50
12/6/2024	LAH	Review Netwatch contract and prepare correspondence terminating contract.	0.90	\$375.00	\$337.50
12/6/2024	LAH	Correspondence from and to City Manager re: budget and postponing demolition of Building C1.	0.20	\$375.00	\$75.00
12/6/2024	LAH	Correspondence from City Manager re: security.	0.10	\$375.00	\$37.50
12/6/2024	LAH	Correspondence from and to acting Chief Dana re: security.	0.10	\$375.00	\$37.50
12/6/2024	LAH	Correspondence from City Manager re: contractors and securing buildings.	0.10	\$375.00	\$37.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 4

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/6/2024	LAH	Telephone call with Action Emergency Management and follow up correspondence with City re: meeting on site.	0.30	\$375.00	\$112.50
12/6/2024	LAH	Prepare spreadsheet for accounting expenses.	0.70	\$375.00	\$262.50
12/6/2024	LAH	Prepare documentation for Alliance Security and multiple emails to and from Alliance and City re: same.	1.70	\$375.00	\$637.50
12/9/2024	LAH	Correspondence from and to Fire Chief re: security.	0.10	\$375.00	\$37.50
12/9/2024	LAH	Telephone conference with contractor re: property management services.	0.30	\$375.00	\$112.50
12/9/2024	LAH	Review and revise Alliance Security contract for patrol services and email to Attorney Treadway re: same.	2.10	\$375.00	\$787.50
12/9/2024	LAH	Correspondence to and from Fire Chief re: uncovered manhole.	0.20	\$375.00	\$75.00
12/9/2024	LAH	Correspondence from and to Attorney Treadway re: agreement for expenses to be treated as Receivership expenses.	0.20	\$375.00	\$75.00
12/9/2024	LAH	Correspondence from Attorney Treadway re: agreement for security and receivership expenses.	0.10	\$375.00	\$37.50
12/9/2024	LAH	Correspondence to Alliance Security re: revisions to contract.	0.20	\$375.00	\$75.00
12/9/2024	LAH	Review Appointing Order and statutes for Inventory and Accounting requirements and register deadlines.	1.00	\$375.00	\$375.00
12/10/2024	LAH	Travel to site and meet with Alliance Security; Action Emergency Management, Groom Property Management and Fire personnel to prepare security plan and view property to obtain quotes to security buildings.	7.40	\$375.00	\$2,775.00
12/11/2024	LAH	Correspondence from City Manager re: fire detail and security issues.	0.10	\$375.00	\$37.50
12/11/2024	LAH	Correspondence to Alliance Security re: revisions to contract and start date.	0.20	\$375.00	\$75.00
12/11/2024	LAH	Correspondence to Attorney Treadway and City Manager with agenda for meeting.	0.30	\$375.00	\$112.50
12/11/2024	LAH	Telephone call with Joe Rae Construction.	0.30	\$375.00	\$112.50
12/11/2024	LAH	Correspondence with Alliance Security.	0.50	\$375.00	\$187.50
12/12/2024	LAH	Correspondence from Joe Rae Contractor re: quotes for securing premises for fence repair, boarding and manholes; Prepare response.	0.30	\$375.00	\$112.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 5

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/12/2024	LAH	Telephone call from and to Action Emergency Repair.	0.20	\$375.00	\$75.00
12/12/2024	LAH	Telephone call from Action Emergency Repair re: meeting to discuss plan and budget for securing property.	0.20	\$375.00	\$75.00
12/12/2024	LAH	Review account and reporting matters.	0.30	\$375.00	\$112.50
12/12/2024	LAH	Video Conference meeting with Attorney Treadway and City Manager re: budget, quotes for securing property, sale of property, inventory, accounts and logistics regarding receiver expense disbursements.	0.80	\$375.00	\$300.00
12/13/2024	LAH	Meeting with City and Action Emergency Repair.	0.40	\$375.00	\$150.00
12/13/2024	LAH	Telephone call with Alliance Security.	0.20	\$375.00	\$75.00
12/13/2024	JEC	Review MA and CA SOS re: Netwatch USA LLC.	0.20	\$185.00	\$37.00
12/16/2024	LAH	Review contract with Broker; Prepare communication to Broker re: request for information concerning pre-termination sale efforts.	1.20	\$375.00	\$450.00
12/16/2024	LAH	Correspondence to Attorney Treadway and City Manager re: court-approval of note and receiver expenses.	0.20	\$375.00	\$75.00
12/16/2024	LAH	Correspondence with New Valley Bank re: receivership account.	0.20	\$375.00	\$75.00
12/16/2024	LAH	Correspondence from Attorney Treadway with City's Expenses to date in anticipation of need to file Inventory and review spreadsheet and supporting documents re: same.	0.50	\$375.00	\$187.50
12/16/2024	LAH	Correspondence from Stephen Bremis re: response to inquiries re: sale efforts and prepare response requesting information regarding like properties sold previously.	0.10	\$375.00	\$37.50
12/16/2024	LAH	Receive and review forms for opening bank account and confer with President of New Valley Bank re: same.	0.30	\$375.00	\$112.50
12/16/2024	LAH	Correspondence from MassDEP re: asbestos concerns; Prepare response.	0.20	\$375.00	\$75.00
12/16/2024	LAH	Correspondence with New Valley Bank president Jeffrey Sullivan re: beneficial ownership of Yihe Forbes, LLC.	0.10	\$375.00	\$37.50
12/16/2024	LAH	Correspondence to Yihe Forbes counsel requesting completion of Beneficial Ownership Form for opening of new account.	0.10	\$375.00	\$37.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 6

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/17/2024	LAH	Review old proposal for obtaining appraisal of Forbes Property and place telephone call to appraiser.	0.20	\$375.00	\$75.00
12/17/2024	LAH	Correspondence to counsel re: inquiry concerning well-suited and reputable auctioneers.	0.10	\$375.00	\$37.50
12/17/2024	LAH	Research for reputable and suitable brokers for sale of property; Correspondence with Jones Lang LaSalle Americas.	0.80	\$375.00	\$300.00
12/17/2024	LAH	Review photos, maps and property cards for values and descriptions; review invoices for security; Review municipal liens and citations; Review real estate taxes; Investigate costs for demolition; Commence preparation of inventory.	4.20	\$375.00	\$1,575.00
12/17/2024	LAH	Telephone call from appraiser to discuss plan and quote.	0.10	\$375.00	\$37.50
12/17/2024	LAH	Correspondence to Defendant's counsel with second request for creditor information.	0.10	\$375.00	\$37.50
12/17/2024	LAH	Messages to and from Action Emergency regarding quote for securing property.	0.10	\$375.00	\$37.50
12/17/2024	LAH	Correspondence to and from Attorney Treadway seeking missing invoice for fire detail and update spreadsheet.	0.10	\$375.00	\$37.50
12/17/2024	LAH	Correspondence to Mass Audubon re: drone footage and meeting on site for potential private purchase.	0.30	\$375.00	\$112.50
12/17/2024	LAH	Commence review proposal by GZA GeoEnvironmental provided by Defendant re: DEP.	0.40	\$375.00	\$150.00
12/18/2024	LAH	Telephone call from JS Rae Contractors.	0.30	\$375.00	\$112.50
12/18/2024	LAH	Correspondence from and to counsel for Yihe Forbes, LLC re: creditors in anticipation of filing inventory.	0.10	\$375.00	\$37.50
12/18/2024	LAH	Correspondence to Attorney Treadway and City Manager re: contractor quotes and issue with need for Flag Man and Dig Safe at fencing by railroad tracks.	0.30	\$375.00	\$112.50
12/18/2024	LAH	Message to Action Emergency Management re: quote and need for Flag Man and Dig Safe for fencing at railroad.	0.10	\$375.00	\$37.50
12/18/2024	LAH	Review DEP documentation and correspondence to appraiser re: same.	3.20	\$375.00	\$1,200.00
12/18/2024	LAH	Telephone conference with Action Emergency Management re: quote.	0.40	\$375.00	\$150.00

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 7

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/18/2024	LAH	Telephone conference with JS Rae Construction re: quote.	0.30	\$375.00	\$112.50
12/18/2024	LAH	Correspondence to City re: quote comparisons and provide clarification on quotes.	0.60	\$375.00	\$225.00
12/18/2024	LAH	Continue preparation of Inventory.	0.70	\$375.00	\$262.50
12/19/2024	LAH	Review official quote from JS Rae, forward and provide comment to City.	0.30	\$375.00	\$112.50
12/19/2024	LAH	Arrange for recording of Receivership order.	0.10	\$375.00	\$37.50
12/19/2024	LAH	Correspondence from and to appraiser re: DEP documentation.	0.20	\$375.00	\$75.00
12/19/2024	LAH	Correspondence with counsel for Yihe Forbes re: creditors and beneficial owners of Yihe Forbes.	0.10	\$375.00	\$37.50
12/19/2024	LAH	Correspondence with City and Action Emergency Management re: contract for services.	0.30	\$375.00	\$112.50
12/19/2024	LAH	Prepare for an conduct video conference with DEP re: asbestos concerns after fire.	0.50	\$375.00	\$187.50
12/19/2024	LAH	Correspondence with Mass Audobon re: meeting at property.	0.20	\$375.00	\$75.00
12/19/2024	LAH	Correspondence to Attorney Colleen McConnell of DEP re: site inspection.	0.20	\$375.00	\$75.00
12/19/2024	LAH	Prepare contract with Action Emergency Management Services, Inc.	1.50	\$375.00	\$562.50
12/19/2024	LAH	Review Title Report examination report and Notice of AUL.	0.70	\$375.00	\$262.50
12/19/2024	LAH	Review and revise agreement with Action Emergency Services and forward changes.	0.50	\$375.00	\$187.50
12/19/2024	AMA	Record Order.	0.40	\$185.00	\$74.00
12/20/2024	LAH	Finalize contract with Action Emergency Repair and correspondence to Action Emergency Management regarding inquiry re: MBTA's fence issue.	0.30	\$375.00	\$112.50
12/20/2024	LAH	Correspondence to and from Alliance Security re: inquiry for 24/7 patrol in light of issue with MBTA fence.	0.20	\$375.00	\$75.00
12/20/2024	LAH	Correspondence with City re: patrol issue and alternatives to address MBTA's fence in need of repair.	0.20	\$375.00	\$75.00
12/20/2024	LAH	Correspondence with Mass Audubon re: site visit.	0.10	\$375.00	\$37.50
12/20/2024	LAH	Correspondence with DEP re: site visit re: asbestos concern.	0.10	\$375.00	\$37.50



January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 8

# **SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
12/20/2024	LAH	Receive and review title abstract from Yihe Forbes' counsel.	0.20	\$375.00	\$75.00
12/20/2024	LAH	Correspondence to counsel for Yihe Forbes reminding of importance to open bank account.	0.10	\$375.00	\$37.50
12/20/2024	LAH	Correspondence with Action Emergency re: alternatives to make the property safe at MBTA rail.	0.10	\$375.00	\$37.50
12/20/2024	LAH	Correspondence from Alliance Security with quote for full time security and forward same to City with comments.	0.20	\$375.00	\$75.00
12/20/2024	LAH	Finalize Inventory and Exhibits for filing.	0.40	\$375.00	\$150.00
12/20/2024	LAH	Review revisions to Action Emergency Management Contract and correspondence re: same.	0.50	\$375.00	\$187.50
12/20/2024	JEC	Finalize Inventory for filing; Preparation of correspondence and email correspondence to Suffolk County Superior Court re: Inventory for filing.	0.60	\$185.00	\$111.00
12/23/2024	LAH	Review revisions provided by Action Emergency Management's lawyer to contract for services and correspondence to City re: payment timelines.	0.90	\$375.00	\$337.50
12/23/2024	LAH	Correspondence to JS Rae re: job granted to other vendor.	0.10	\$375.00	\$37.50
12/23/2024	LAH	Correspondence from and to Rick Topham at Alliance Security re: anticipated start dates for round the clock services for marked vehicles v. unmarked vehicles.	0.10	\$375.00	\$37.50
12/23/2024	LAH	Correspondence from and to Fire Chief re: security issue with marked v. unmarked vehicles and start date for round the clock services.	0.20	\$375.00	\$75.00
12/23/2024	LAH	Correspondence from Action Emergency Management re: mobilizing and preparation of response re: additional revisions to contract.	0.30	\$375.00	\$112.50
12/23/2024	LAH	Correspondence from Steve Bremis re: experience with site, past marketing efforts and latest status with interested parties.	0.10	\$375.00	\$37.50
12/23/2024	LAH	Correspondence to Greg Story re: environmental documents in anticipation for appraisal.	0.20	\$375.00	\$75.00
12/23/2024	LAH	Correspondence from and to Defendant's counsel re: Beneficial Ownership form, security and insurance.	0.20	\$375.00	\$75.00
12/23/2024	LAH	Telephone call with Mass Audubon re: interest in purchasing property.	0.70	\$375.00	\$262.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 9

# **SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
12/23/2024	LAH	Receive and review draft Note from City for Loan proceeds.	0.40	\$375.00	\$150.00
12/23/2024	LAH	Review and commence revisions to Loan Agreement from City.	1.50	\$375.00	\$562.50
12/27/2024	LAH	Correspondence to Action Emergency Management re: contract.	0.20	\$375.00	\$75.00
12/27/2024	LAH	Text message with Action Emergency re: fence issue.	0.10	\$375.00	\$37.50
12/27/2024	LAH	Telephone conference with Action Emergency Management to receive update on status, MBTA fence issue and sale of property.	0.30	\$375.00	\$112.50
12/27/2024	LAH	Correspondence from Defendant's counsel re: BOI form for opening bank account.	0.10	\$375.00	\$37.50
12/27/2024	LAH	Correspondence from and to Alliance Security re: patrol options for 24/7 coverage.	0.10	\$375.00	\$37.50
12/27/2024	LAH	Receive and review emails from Fire Chief re: condition of roadways and sanding/plowing requirements.	0.20	\$375.00	\$75.00
12/27/2024	LAH	Correspondence to Attorney Treadway and City Manager re: status of securing property, canal, codes for locks, new quote for MBTA fence, Alliance Security, parties interested in purchasing property, appraisal and broker.	0.60	\$375.00	\$225.00
12/27/2024	LAH	Telephone call and email to auctioneer re: details of property and request for quote.	0.40	\$375.00	\$150.00
12/27/2024	LAH	Continued preparation of revisions to City's Loan Agreement.	1.70	\$375.00	\$637.50
12/27/2024	JEC	Receive, review and process time stamped Inventory.	0.10	\$185.00	\$18.50
12/30/2024	LAH	Correspondence with Alliance Security re: level of services required and potential need for new contract.	0.30	\$375.00	\$112.50
12/30/2024	LAH	Correspondence with Attorney Treadway re: loan agreement concerning receiver's expenses, as well as motion and potential assent by Defendant.	0.30	\$375.00	\$112.50
12/30/2024	LAH	Message to Mike from Action Emergency Services re: status of MBTA fence issue, as it this relates to level of services required by Alliance.	0.10	\$375.00	\$37.50
12/30/2024	LAH	Telephone conference with auctioneer re: budget and commissions, scope of advertising, time lines, broker incentives, condition of property, sale price expectations.	0.90	\$375.00	\$337.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 10

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
12/30/2024	LAH	Telephone call to Mike at Action Security re: fence issue.	0.10	\$375.00	\$37.50
12/30/2024	LAH	Correspondence with Attorney Treadway and City Manager re: auction.	0.40	\$375.00	\$150.00
12/30/2024	LAH	Correspondence from and to Attorney Treadway re: loan agreement with City.	0.20	\$375.00	\$75.00
12/30/2024	LAH	Correspondence from and to City Manager re: grant for planning and auction.	0.20	\$375.00	\$75.00
12/31/2024	LAH	Messages with Action Emergency re: MBTA fence issue.	0.20	\$375.00	\$75.00
12/31/2024	LAH	Correspondence with counsel to Defendant requesting additional information re: bank account.	0.10	\$375.00	\$37.50
12/31/2024	LAH	Telephone conference with Mike at Action Emergency Management re: fence issue and issues re: security.	0.40	\$375.00	\$150.00
12/31/2024	LAH	Correspondence to City officials re: trespass matters and update on fence and security detail.	0.40	\$375.00	\$150.00
12/31/2024	LAH	Correspondence to Attorney Treadway and City Manager re: additional quote for fence.	0.20	\$375.00	\$75.00
12/31/2024	LAH	Correspondence to Alliance Security re: need for new contract for additional services.	0.10	\$375.00	\$37.50
12/31/2024	LAH	Correspondence from and to Defendant's counsel re: Tax ID number for opening bank account.	0.10	\$375.00	\$37.50
12/31/2024	LAH	Telephone call from Alliance Security re: staffing issue at 1 Forbes.	0.20	\$375.00	\$75.00
12/31/2024	LAH	Correspondence with City re: staffing issue with Alliance Security and comments re: moving forward with 24/7 services as soon as possible.	0.20	\$375.00	\$75.00
12/31/2024	JEC	Receive, review and process photos of gate installed at property.	0.10	\$185.00	\$18.50
1/2/2025	LAH	Correspondence from Fire Chief re: repairs near Building near tracks.	0.20	\$375.00	\$75.00
1/2/2025	LAH	Correspondence from and to appraiser responding to inquiry re: proposal.	0.20	\$375.00	\$75.00
1/2/2025	LAH	Review and revise new agreement with Alliance Security for 24/7 services; Provide comments to Alliance Security and to City for approval.	1.20	\$375.00	\$450.00
1/2/2025	LAH	Correspondence with Fire Chief re: focus on securing wood structure first as it is a fire risk.	0.20	\$375.00	\$75.00

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 11

# **SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
1/2/2025	LAH	Correspondence from Action re: progress in boarding up buildings; Prepare response; Forward message to City Manager and Attorney Treadway with comments.	0.20	\$375.00	\$75.00
1/2/2025	LAH	Correspondence with Mass Audubon re: viewing site.	0.10	\$375.00	\$37.50
1/3/2025	LAH	Receive approval for additional fence work from City Manager; Execute contract and forward to Action Emergency Management.	0.20	\$375.00	\$75.00
1/3/2025	LAH	Receive correspondence from City Manager approving security agreement with Alliance; Correspondence to Alliance Security re: same.	0.10	\$375.00	\$37.50
1/3/2025	LAH	Review revised Loan Agreement from City; Prepare additional revisions and finalize for execution.	0.60	\$375.00	\$225.00
1/3/2025	LAH	Prepare draft motion seeking order authorizing Receiver to enter into Loan Agreement with City and proposed order re: same; Correspondence to City Solicitor re: same.	1.90	\$375.00	\$712.50
1/3/2025	LAH	Correspondence from City Solicitor re: Motion to Approve Loan Agreement; Correspondence to Defendant's counsel re: request for assent to Motion.	0.20	\$375.00	\$75.00
1/3/2025	LAH	Telephone call from Kay at Alliance Security re: clocking system for check points and discussion about contract.	0.20	\$375.00	\$75.00
1/3/2025	LAH	Finalize Security Agreement; Forward same to Alliance; Inform Fire Chief of date Security will commence.	0.40	\$375.00	\$150.00
1/3/2025	LAH	Correspondence from Attorney Deutsch re: concerns about assenting to Loan Agreement; Prepare response.	0.10	\$375.00	\$37.50
1/6/2025	LAH	Correspondence from City Manager re: Defendant's position on Motion to Approve Loan Agreement; Prepare response.	0.20	\$375.00	\$75.00
1/6/2025	LAH	Telephone conference with Attorney Deutsch re: Loan Agreement, Receivership expenses, concerns with property and financing and maximizing value for sale of property.	0.90	\$375.00	\$337.50
1/6/2025	LAH	Correspondence from and to real estate broker re: prospective purchaser.	0.20	\$375.00	\$75.00
1/6/2025	LAH	Correspondence with Alliance Security and City re: snow plow markers along seawall for safety purposes.	0.10	\$375.00	\$37.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 12

# **SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
1/6/2025	LAH	Correspondence to Steve Bremis confirming meeting at property with prospective purchaser.	0.20	\$375.00	\$75.00
1/6/2025	LAH	Telephone call with Steve Bremis re: meeting at site.	0.20	\$375.00	\$75.00
1/7/2025	LAH	Telephone call with Attorney Deutsch re: proposal; Video conference meeting with City of Chelsea re: loan agreement, motion and proposal of Yihe Forbes.	0.70	\$375.00	\$262.50
1/7/2025	LAH	Review Alliance Security Tour Report.	0.10	\$375.00	\$37.50
1/7/2025	LAH	Revise motion and proposed order re: loan agreement; Forward same to Plaintiff for assent.	0.40	\$375.00	\$150.00
1/7/2025	JEC	Preparation of correspondence to counsel re: 9A Motion to Authorize.	0.40	\$185.00	\$74.00
1/7/2025	JEC	Finalize 9A Motion to Authorize correspondence to counsel.	0.30	\$185.00	\$55.50
1/8/2025	LAH	Correspondence from Attorney Treadway and finalize Motion for approval of loan for service.	0.20	\$375.00	\$75.00
1/8/2025	LAH	Prepare correspondence to counsel for Yihe Forbes re: service of motion and reasons for not accommodating requested provisions and request for meeting.	0.50	\$375.00	\$187.50
1/8/2025	LAH	Provide City with Appraiser contract and scope of services.	0.10	\$375.00	\$37.50
1/8/2025	LAH	Complete bank forms for opening account and forward same to New Valley.	0.30	\$375.00	\$112.50
1/9/2025	LAH	Receive and review message from Defendant's counsel re: Opposition to Motion for Loan Agreement.	0.10	\$375.00	\$37.50
1/9/2025	LAH	Review Security Report concerning persons on premises.	0.10	\$375.00	\$37.50
1/9/2025	LAH	Correspondence from and to New Valley Bank re: account opening requirements.	0.20	\$375.00	\$75.00
1/10/2025	LAH	Travel to and from meeting in Chelsea with Steve Bremis, Attorney Ruggieri and Developers interested in Property; Meet separately with Steve Bremis and Attorney Ruggieri to discuss issues of timing and financing receiver expenses in context of request for listing agreement; View site for progress of fencing and boarding buildings; Discuss with security officer attempted unauthorized entrances to site by third parties.	8.50	\$375.00	\$3,187.50
1/11/2025	LAH	Correspondence to Security re: site access for contractors re: covering debris.	0.10	\$375.00	\$37.50

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 13

**SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
1/11/2025	LAH	Correspondence from and to Mass Audubon re: Meeting on Monday to discuss proposals.	0.10	\$375.00	\$37.50
1/11/2025	LAH	Correspondence to Action Emergency Management re: progress and concern with area of fence.	0.20	\$375.00	\$75.00
1/12/2025	LAH	Correspondence from and to City Manager re: meeting with Developers.	0.30	\$375.00	\$112.50
1/12/2025	LAH	Review correspondence from Andrew Corbin at New Valley Bank re: additional documents required; Prepare correspondence to Defendant's counsel seeking information to open bank account; Correspondence to Andrew Corbin re: bank's requirements.	0.30	\$375.00	\$112.50
1/12/2025	LAH	Correspondence to broker for Cabot, Cabot, and Forbes re: Certificate of Title and Order of Appointment.	0.10	\$375.00	\$37.50
1/12/2025	LAH	Correspondence to City Manager re: Alliance invoice.	0.10	\$375.00	\$37.50
1/13/2025	LAH	Travel to and from Chelsea site and meet with Mass DEP and two separate developers interested in acquisition.	8.10	\$375.00	\$3,037.50
1/13/2025	LAH	Correspondence with interested developers re: meetings.	0.10	\$375.00	\$37.50
1/14/2025	LAH	Video Conference with City Manager and Attorney Treadway re: loan agreement and payment of vendors as well as prospects to purchase the premises.	0.50	\$375.00	\$187.50
1/14/2025	LAH	Correspondence to City re: request for invoices in anticipation of filing receiver report.	0.20	\$375.00	\$75.00
1/15/2025	LAH	Correspondence from Alliance Security re: invoice.	0.10	\$375.00	\$37.50
1/15/2025	LAH	Correspondence to City re: Alliance Invoice.	0.10	\$375.00	\$37.50
1/15/2025	LAH	Correspondence from Defendant's counsel with W8 form and request to list property with broker; Prepare response.	0.20	\$375.00	\$75.00
1/15/2025	LAH	Meeting re: opening bank account.	0.20	\$375.00	\$75.00
1/15/2025	LAH	Correspondence with Defendant's Counsel and City re: opportunity to discuss options concerning marketing property.	0.30	\$375.00	\$112.50
1/16/2025	LAH	Correspondence from Attorney Ruggieri re: SS4 and inquiry re: DEP; Prepare response.	0.10	\$375.00	\$37.50
1/22/2025	LAH	Correspondence from and to Fire Chief re: comments on progress and inspection and discussion regarding level of security services.	0.20	\$375.00	\$75.00

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 14

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
1/22/2025	LAH	Correspondence to Alliance Security re: 7 days notice re: guard service to convert to patrol services.	0.20	\$375.00	\$75.00
1/22/2025	LAH	Correspondence from and to potential purchaser re: property.	0.40	\$375.00	\$150.00
1/22/2025	LAH	Receive and review Opposition to Motion to Approve Loan Agreement with Affidavit and Exhibits.	0.60	\$375.00	\$225.00
1/22/2025	LAH	Review security tour reports.	0.50	\$375.00	\$187.50
1/22/2025	LAH	Review corporate tax return.	0.10	\$375.00	\$37.50
1/22/2025	LAH	Prepare for video conference meeting with City and Defendant's counsel.	0.20	\$375.00	\$75.00
1/22/2025	LAH	Video Conference meeting with City and Defendant's counsel re: motion to approve loan agreement, sale of property and concerns.	0.70	\$375.00	\$262.50
Total Professional Services					\$43,551.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
11/27/2024	FedEx- Federal Express Mail- Overnight delivery to Boston, MA	\$9.95
12/3/2024	FedEx- Federal Express Mail-	\$27.99
12/5/2024	Commonwealth of Mass- Copy Costs - Records/Deeds- Certified copy of court order from Suffolk Cty Superior Court.	\$35.00
12/6/2024	FedEx- Federal Express Mail-	\$27.99
12/9/2024	FedEx- Federal Express Mail-	\$27.99
12/10/2024	Travel Expenses- Travel to/from 1 Forbes St. Chelsea, MA (206 miles x .67)	\$138.02
12/12/2024	FedEx- Federal Express Mail-	\$22.24
12/17/2024	Travel Expenses- Travel to/from 1 Forbes St., Chelsea, MA (206 miles x .67)	\$138.02
12/18/2024	Armory Title Company LLC- Title Work- Title exam re 1 Forbes St., Chelsea, MA	\$375.00
12/19/2024	Suffolk County Registry of Deeds- Recording Fee- Record Order	\$109.75
12/23/2024	FedEx- Federal Express Mail-	\$9.75
1/22/2025	Miscellaneous Advance- Initial Deposit to open acct at NVB	\$10.00
Total Disbursements		\$931.70

January 22, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 230522  
Resp. Atty: LAH  
Page: 15

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Total Services	\$43,551.00	
Total Disbursements	\$931.70	
Total Current Charges		\$44,482.70
<b>PAY THIS AMOUNT</b>		<b>\$44,482.70</b>

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***Due Upon Receipt. Please include the invoice number on all remittance. Thank you.***

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***To make a secure payment online, please visit our online  
Payment Portal at <https://dwpm.com/invoice-payment/>***

***Thank You!***





2:54 PM

03/14/25

Accrual Basis

# DWPM Trustee Account Account QuickReport All Transactions

Type	Date	Num	Name	Memo	Amount
<b>DWPM - Receivership Acct</b>					
Deposit	01/22/2025			Deposit - to open acct	10.00
Deposit	01/29/2025			Deposit - Town of Chelsea	243,385.00
General Journal	01/29/2025	Wire i...		Bank fee - Wire in fee	-15.00
Check	01/29/2025	1000	Action Emergency ...	I# FB-10140	-220,105.00
Check	01/29/2025	1001	Alliance Detective & ...	I#s 3027, 3077, 3124	-23,280.00
Deposit	01/29/2025			Deposit	15.00
Deposit	02/10/2025			Deposit	17,556.55
Deposit	02/10/2025			Deposit	15.00
General Journal	02/10/2025	Wire i...		Bank fee - Wire in fee	-15.00
Check	02/10/2025	1017	Alliance Detective & ...	I#3177 & I#3280	-13,855.00
Check	02/10/2025	1018	JDC Demolition Co...	I#4882	-3,901.55
General Journal	02/25/2025	Wire i...		Bank fee - Wire in fee	-15.00
Deposit	02/25/2025			Deposit	15.00
Deposit	02/27/2025			Deposit	7,540.00
Check	02/27/2025	1019	Alliance Detective & ...	Inv# 3374(\$3900) and #3330 (\$3640)	-7,540.00
Deposit	03/05/2025			Deposit	10,561.41
Deposit	03/05/2025			Deposit	15.00
General Journal	03/05/2025	Wire i...		Bank fee - Wire in fee	-15.00
Check	03/06/2025	1020	Alliance Detective & ...	I#3427 (\$4095) & I#3411 (\$20.91)	-4,115.91
Check	03/06/2025	1021	JDC Demolition Co...	T&M Tag #: EX02787	-6,445.50
Total DWPM - Receivership Acct					10.00
<b>TOTAL</b>					<b>10.00</b>

DV

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS

SUPERIOR COURT DEPT.  
OF THE TRIAL COURT

CITY OF CHELSEA )  
Plaintiff, )  
v. )  
YIHE FORBES, LLC )  
Defendant. )

Case No. 2484-cv-02384A

**RECEIVER'S REPORT  
MARCH 18, 2025 THROUGH MAY 19, 2025**

NOW COMES, the Receiver, L. Alexandra Hogan (the "Receiver") and provides the Receiver's Report for the period from March 18, 2025 through May 19, 2025 pursuant to Mass.R.Civ.P. 66(b) and this Court's Order dated November 22, 2024 concerning the real property under receivership which is located at and known as 1 Forbes Street, together with vacant lots at 353 Crescent Avenue, 405 Crescent Avenue and 413 Crescent Avenue (collectively the "Property"). This Court's Order requires the Receiver to file a report every 8 weeks, setting forth and updating all expenses and disbursements, with attached receipts, and accounting for all funds received by the Receiver during the period of each report.

**I. STATUS REPORT CONCERNING ACTIVITY ON THE PROPERTY.**

The following reports are not the sole incidents of trespass and vandalism that have occurred on the Property since the prior report, but represent the most significant and concerning activities:

1. On March 24, 2025, at approximately 1:00 a.m., security on patrol at the Property heard loud banging sounds coming from the 3<sup>rd</sup> floor middle section of the building and spotted the silhouette of an individual. Three police cruisers arrived on scene. Upon conducting

an exterior perimeter check of the building, police and security heard unusual noises.

Neither police nor security would risk the danger of entering the dilapidated building. A true and correct copy of Alliance Detective & Security Service's report no. 44693 dated March 24, 2025 is attached as **Exhibit A**.

2. The building had been tagged with new graffiti, the lock broken off the door and plywood securing the door was pulled off. True and correct copies of Alliance Detective & Security Service's report nos. 44577 and 44529 dated March 23, 2025 are attached as **Exhibit B**.
3. On March 26, 2025, security patrolling the Property observed three juveniles, ages approximately 13 to 15, on the Property but did not confront them as they were absconding towards more dangerous areas of the Property. A true and correct copy of Alliance Detective & Security Service's report no. 45074 dated March 26, 2025 is attached as **Exhibit C**.
4. On March 26, 2025, security also spotted an Asian male at the Property taking photographs. A true and correct copy of Alliance Detective & Security Service's report no. 45031 dated March 26, 2025 is attached as **Exhibit D**.
5. The Receiver has repeatedly repaired damages to the gate, boarded entryways on buildings and fence surrounding the Property through Action Emergency Management Services.
6. However, on April 13, 2025 individuals trespassed and damage the fencing, locks and boarded entryways. The cement building on the Property sustained vandalism on the white main entrance door. The doorknob had been knocked off and the door skin was peeled back. The lockbox had been smashed and the key was missing. A true and correct

copy of Alliance Detective & Security Service's report no. 47805 dated April 13, 2025 is attached as **Exhibit E** which has been redacted for a profanity.

7. On April 19, 2025, Alliance Security identified that a door to another of the buildings on the Property was opened. Photographs provided by Alliance Security depict that the lock had been broken off. This was done by force as this lock had previously been secured. A true and correct copy of Alliance Detective & Security Service's report no. 48803 dated April 19, 2025 is attached as **Exhibit F**.
8. On April 20, 2025, Alliance Security observed a male and female, both teenagers, climbing on the front of a building by the waterfront on the Property. They jumped to the ground when confronted by security. They apologized and left the Property. Chelsea Police were alerted. A true and correct copy of Alliance Detective & Security Service's report no. 48962 dated April 21, 2025 is attached as **Exhibit G**.

**(b) INSURANCE**

The Receiver received a notice of cancellation and non-renewal of the liability insurance concerning the Property effective June 16, 2025 from Liberty Mutual. The Receiver is exploring coverage with different agencies. As a result of the fire and vacant status of the buildings, any insurance obtained will be through a secondary market.

**(c) SALE OF THE PROPERTY**

On April 3, 2025, Yihe Forbes, LLC filed for Chapter 11 Bankruptcy protection in the Central Division of California. From the date of the Bankruptcy filing through this date, Mass Audubon Society has not entered the Property to conduct any due diligence nor has a purchase and sale agreement been negotiated or executed.

## **II. Expenses.**

(a) **Fire Detail Security.** Invoices regarding City of Chelsea's Fire Department round the clock fire detail at the Property commencing November 18, 2024 through January 6, 2025 for \$97,693.20 remain unpaid. The fire detail is discussed in more detail in the Receiver's first report through January 22, 2025. See Exhibit K to Receiver's second report through March 17, 2025 for Chelsea's fire detail invoices.

(b) **Alliance Security.** The Receiver engaged Alliance Security for security services. The invoices from Alliance Security paid by the Receiver to date total \$88,695.91 as shown on the attached breakdown of payments by vendor on **Exhibit H**. The Alliance invoices paid since the date of the Receiver's last report are attached as **Exhibit I** amounting to \$40,105.00. There is currently one unpaid invoice from Alliance Security totaling \$4,030.00, see attached **Exhibit J**.

(c) **Demolition.** JDC Demolition Company ("JDC") demolished and covered the resulting debris from demolition of two buildings which were affected by the fire, as the Property posed a substantial and serious risk to the public's safety and welfare. The cost of the post-fire services provided by JDC in the amount of \$96,615.55 was paid directly by the City of Chelsea but is included as a Receivership Expense given the cost was incurred during the Receivership. See Exhibit N to Receiver's previous report attached for said JDC invoice.

(d) **Covering of Debris and Rubble.** The Massachusetts Department of Environmental Protection (the "DEP") presumes that the debris and rubble from the demolished buildings contains asbestos based on the year the buildings were constructed. Although JDC initially covered the piles with plastic, some areas became exposed once again presumably due to weather. The DEP requested that the uncovered portions of the piles of debris and rubble be secured by plastic

covering to prevent the asbestos from becoming airborne which may pose a threat to the public. Because the plastic covering is susceptible to the weather, the Receiver has had to engage JDC to recover portions of the debris for the public's safety on multiple occasions. The total amount the Receiver has paid for JDC's services to date is \$15,893.44. See, Exhibit H. The JDC invoice paid by the Receiver since the date of the Receiver's last report is attached as **Exhibit K** amounting to \$5,646.39.

(c) **Snow Plowing/Road Maintenance**. Snow plowing and road maintenance is necessary to permit security to safely and efficiently traverse the Property to conduct its services, as well as allow emergency services in the event of fire or other calamity. The City of Chelsea Department of Public Works has provided snow plowing, sanding and other maintenance for these purposes. No invoices have been issued to date.

(f) **Boarding Buildings and Fencing**. The Receiver entered into a contract with Action Emergency Management Services to install the locked gate at the Property's entrance, install fencing where the current fence presented gaps or disrepair, fence around dangerous culverts/canals/cisterns, fencing around unsafe manholes, securing all accessible openings in four buildings and large wall openings (shaft) at the end of hallways on four floors of Building X. Action Emergency Management Services has conducted additional work to re-secure the fence and entrances to buildings in light of recent acts of trespass and vandalism. The total amount the Receiver has paid for Action Emergency Management Services to date is \$234,333.41. See, Exhibit H. The invoices paid by the Receiver since the date of the Receiver's last report are attached as **Exhibit L** amounting to \$14,228.41.

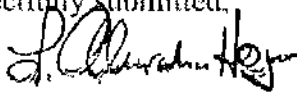
(g) The Receiver's Fees and Expenses. The Receiver has incurred a total of \$111,416.21 in fees and expenses through this date. See **Exhibit M** for most recent detailed unpaid invoice. For details on earlier invoices see Receiver's previous reports filed.

**III. Disbursements and Funds Received.** In sum, to date, the Receiver disbursed \$338,922.76 to pay vendors and has received loan proceeds from the City of Chelsea in the amount of \$338,922.76. See attached **Exhibit N** for Receiver's Income and Disbursement Transaction Report. The Receiver has received no other funds.<sup>1</sup>

Signed this 19th day of May, under the pains and penalties of perjury.

RECEIVER

Respectfully submitted,



By: \_\_\_\_\_

L. Alexandra Hogan, Esquire

ahogan@dwpm.com

BBO #672561

One Monarch Place, Suite 1900

Springfield, MA 01144

Telephone - (413) 733-3111

Facsimile - (413) 734-3910

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<sup>1</sup> The Receiver deposited funds from Doherty, Wallace, Pillsbury and Murphy, P.C. in the amount of \$10.00 to open a bank account and has deposited funds sufficient to cover wire fees when receiving loan proceeds from City of Chelsea for the payment of vendor invoices. These miscellaneous amounts are added to the Receiver's invoices as out-of-pocket expenses.

**CERTIFICATE OF SERVICE**

I, L. Alexandra Hogan hereby certify that I made service of the foregoing document to the following counsel of record on May 19, 2025 by first class mail and electronic mail as follows:

Daniel Deutsch, Esquire (ddeutsch@bdboston.com)  
Noemi Kawamoto, Esquire (nkawamoto@bdboston.com)  
Brooks and DeRensis, P.C.  
260 Franklin Street, Suite 700  
Boston, MA 02110

Peter Christopher, Esquire (pchristopher@chelseama.gov)  
Strephon Treadway, Esquire (streadway@chelseama.gov)  
City of Chelsea  
500 Broadway, Room 307  
Chelsea, MA 02150

By:   
L. Alexandra Hogan, Esq.



**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

Incident Report	
Report #	44693
Report Date	2025-03-24
Report Time	01:27
Created By	Brian Cook #2081
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver

Information	
Date	2025-03-24
Time	01:03
Sector #:	<b>070 - L. Alexandra Hogan, Receiver</b> 1 Forbes Street Chelsea Massachusetts 02150 United States of America (the)
Incident Type	<b>Other incident types not listed</b>
Other Incident Type:	Trespassers/Vandalism
Which Supervisor was Notified	M. Bourque
Location on site incident happened:	Far east corner of the property in the burnt out building.
Client Notified : If yes , Who ?	Alexandra Hogan
Police Involved	✓
EMS Involved	
Fire Involved	
Maintenance	
Arrest Made	

**Narrative - include who, what , when where, how  
and why with description of parties involved. Also  
include action taken.**

Monday March 24, 2025 I (P/S Cook,B) arrived at sector 70 ( 1 Forbes St Chelsea MA) at approximately 00:13 hours. At this time I conducted a routine check of the property starting from the entry gate to the far east side of the property where the large burnt out building. As I made my way around the property and circled around the burnt out building I mad a pass at the front door that was previously damaged. As I circled around the far side of the building I started to hear loud banging sounds coming from the 3rd floor middle section of the building. As I continued to circle the property the sounds would continue for a few minutes until I spotted a black silhouette with my spot light. Once spotted the individual darted back into the center of the building and the noises stopped.

Seeing this I notified the Alliance Dispatch Center and spoke to dispatcher Bourque, M informing him of the situation that had happened while touring the property and explained that it was the same building that had previously been broken into the night before on 03/23/25 and was reported by P/S Paul, K. I requested that local PD be notified and check out the property. Dispatcher Bourque, M notified me that he did notify Chelsea PD and they are arriving soon to the property.

At approximately 00:49 hours 3 Chelsea officer arrived in 3 police cruisers to the property and at this point I would inform them about the situation. The officers informed me that due to the building being so damaged due to the fire they can't not enter the building due to safety concerns. At this point I would conduct an exterior perimeter check of the building with 2 officers while a third officer stayed back to watch the front of the building. They stated they had a fourth officer coming to watch the west side of the building as well. When the officers and I conducted our exterior perimeter check of the building we heard some unusual noises but due to not being able to make entry are unable to see what the cause is. The officers and I made a full inspection around the property seeing multiple spots where someone could make entry into the building. The officers concluded when the tour was finished that someone was waiting in the 3rd floor of the building and due to the fact they can't do anything stated they will file a report with the city and left the property at 01:13 hours. I followed soon after and informed dispatcher Bourque, M of the events that happened.

**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

Mobile Patrol Report	
Report #	44577
Report Date	2025-03-23
Report Time	12:04
Created By	Jon Lawrence #363
Job	Mandatory Patrol Check - Patrol Check (Mandatory)
Job ID	47847
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver

Information	
-------------	--

Type of Activity: Roving Property Patrol (Vehicle)

Site Location:

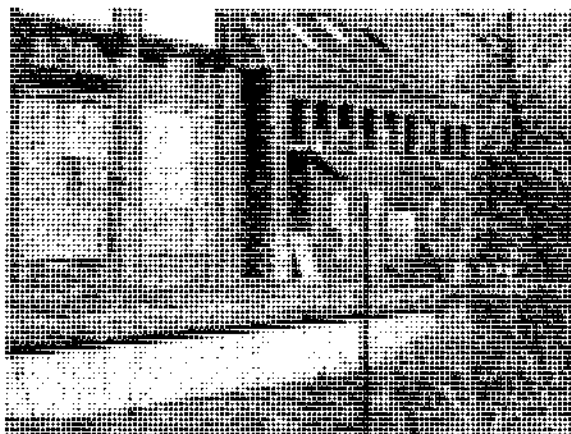
Narrative:

Patrolled site, scanned all tags. Checked for trespassers, new graffiti, smoke/fire. No smoke/fire, lot of new graffiti along waterfront, and broken lock on door to waterfront building (all reported last night). Found plywood pulled off window, pic attached. Also found plywood door pulled off of doorway at building with smoke stack. No trespassers on site at this time. Gate secured upon leaving

Incident Information (If Applicable):

Incident Type:

**Maintenance Issue**



Picture:

A full resolution version of this image is included in the printed report as well as stored on the platform.

Reporter's Signature:

Event Logs		
------------	--	--

Status changed	Time From	2025-03-23 08:00
Status changed	Time To	2025-03-23 15:00
Status changed	On Site	2025-03-23 11:36
Status changed	Completed	2025-03-23 12:04



**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



Incident Report	
Report #	44529
Report Date	2025-03-23
Report Time	03:33
Created By	Paul Kotzabaldris #1708
Position	BYOD

Information	
Date	2025-03-23
Time	01:52
Sector #:	070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea Massachusetts 02156 United States of America (the)
Incident Type	A small icon representing an incident type, possibly a lockbox or door.
Other Incident Type:	Vandalism
Which Supervisor was Notified	R. Thompson
Location on site incident happened.	Large building at the white man door entrance
Client Notified - If yes , Who ?	
Police Involved	
EMS Involved	
Fire Involved	
Maintenance	
Arrest Made	

**Narrative - include who, what , when where, how  
and why with description of parties involved. Also  
include action taken.**

At approximately 1:45am, a patrol of the property was conducted. Revealing a large pallet that had been previously removed was once again against the building. Additionally, the small lockbox attached to the door was now missing. Dispatch was immediately notified, and the police were alerted. Upon their arrival, a closer inspection revealed that both locks on the door were broken. The lock box was located and retrieved. Due to the building being condemned and deemed too hazardous, the police declined to enter and clear the premises, opting instead to file a report and notify the city and property owners. Police cleared the site at approximately 2:25am.

Upon my further inspection of the property, it was also noted at the smokestack building, large play wood door was missing. Nothing further was noted.

Property was cleared at approximately 3:28am without further incident.



Photo 1

Photo 2

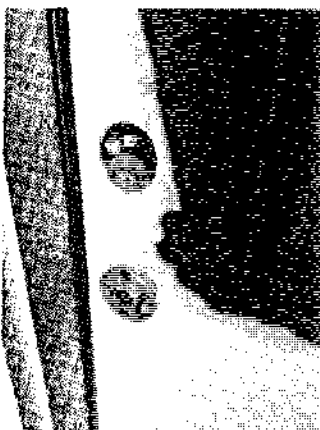
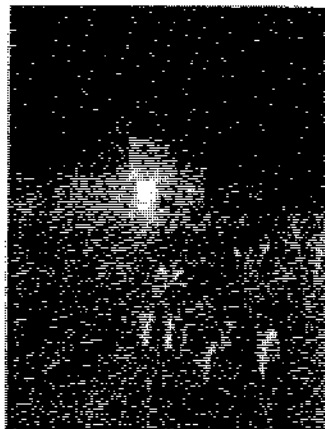


Photo 3



Officer's Signature

**Alliance Detective & Security Service,  
 Inc.**  
 930 Broadway  
 Everett Massachusetts 02149  
 United States of America (the)



Incident Report	
Report #	45074
Report Date	2025-03-26
Report Time	21:56
Created By	Brian Cook #2081
Position	RYOD

### Information

Date 2025-03-26  
 Time 21:34  
 Sector # 070 - L. Alexandra Hogan, Receiver  
 1 Forbes Street  
 Chelsea Massachusetts 02150  
 United States of America (the)  
 Incident Type **Breaking & Entering**  
 Other Incident Type:  
 Which Supervisor was Notified D. Sacramone  
 Location on site incident happened  
 Client Notified : If yes , Who ? Alexandra Hogan  
 Police Involved  
 EMS Involved  
 Fire Involved  
 Maintenance  
 Arrest Made

Narrative - include who, what , when where, how  
 and why with description of parties involved. Also  
 include action taken.

Wednesday March 26, 2025 I (P/S Cook,D) at approximately 18:50 hours received a call from the Alliance Dispatch Center regarding an issue at sector 70 (1 Forbes Street, Chelsea MA) stating 3 individuals were seen on the property and Chelsea PD was dispatched to the property to check it out. With this information I made my way to the property and at approximately 19:01 arrived on site informing dispatcher Sacramone, D that I had just arrived and did not see local PD anywhere. Dispatcher Sacramone, D informed me that Chelsea PD had arrived a few minutes prior and did not make entry into the property they did an external perimeter check and deemed the property clear at the time of checking.

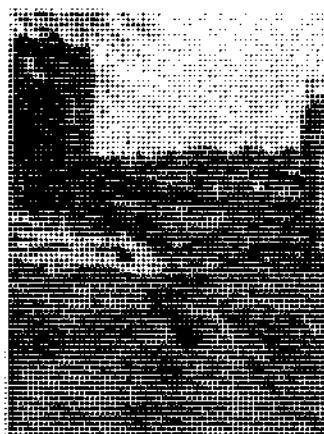
Hearing this information I proceeded to start a patrol of the property and proceeded to enter the property. I scanned the first 2 tags on the property and saw no signs of activity until I came up to the third tag by the brick building with the smoke stack. At this point a young Hispanic juveniles approximately 13 to 15 years of age could be seen moving in the tall grass. As I moved up to get a better look and take pictures they saw me and moved around the building at this point I reversed my vehicle back and positioned myself at the main road entrance where I can see everything. I called the Alliance Dispatch Center and spoke to dispatcher Sacramone, D about my findings and that local PD would need to be alerted again and come. While that was happening I would observe the 3 juveniles would walk to the right of the building multiple times to see if I had moved and would duck back down into a hiding spot for small periods of time.

After some time I would withdraw my vehicle to a position where the juveniles would come out and leave the property on their own accord. The juveniles would make there way out and see my vehicle to the point they start moving to the rear of the property. At this time seeing this I called the Alliance Dispatch Center and spoke to dispatcher Sacramone, D to see where local PD was as they were moving towards the more dangerous area on the property. I was informed local PD was on their way but it wll be some time as they had more pressing concerns to deal with. Hearing this I positioned myself on the main road near the entrance and observed the young juveniles move fully to the rear of the property and waited till local PD arrived or until further instructions were given. At approximately 21:05 hours I received word from operations and dispatch that local PD will not be coming and that I ran clear from the Property. Hearing this I took one more drive around the property scanning all 4 tags and proceeded to withdraw from the property.

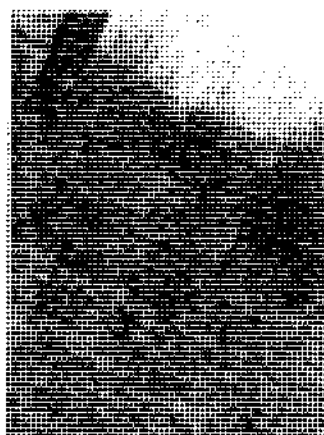
Uploaded Picture 1



Uploaded Picture 2



Upload Picture 3




**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

Mobile Patrol Report Manual Entry	
Report #	45031
Report Date	2025-09-26
Report Time	15:01
Created By	Rosa Alvarez #2059
Client	070 - L. Alexandra Hogan, Receiver

Information	
Type of Activity:	Roving Property Patrol (Vehicle)
Sector :	<b>070 - L. Alexandra Hogan, Receiver</b> 1 Forbes Street Chelsea Massachusetts 02150 United States of America (the)
Narrative	OP5 Mgr. Topham, R completed a roving patrol of the property. Upon arrival Mgr. Topham saw an Asian male party on his bike taking pictures of the property. He was advised he is not allowed to be there. The individual left with no issues. The rest of the property was patrolled no visible trespassers on site.
Incident Information (If Applicable):	
Reporter's Signature:	



**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



Incident Report	
Report #	47805
Report Date	2025-04-13
Report Time	08:42
Created By	Paul Kotzabaldiris #1708
Position	BYOD

Information	
Date	2025-04-13
Time	08:37
Sector #:	070 - L. Alexandre Hogan, Receiver 1 Forbes Street Chelsea Massachusetts 02150 United States of America (the)
Incident Type	<b>Vandalism</b>
Other Incident Type:	
Which Supervisor was Notified	B. Cook
Location on site incident happened:	Cement building / white main entrance door.
Client Notified : If yes , Who ?	
Police Involved	
EMS Involved	
Fire Involved	
Maintenance	
Arrest Made:	

Narrative - include who, what , when where, how  
and why with description of parties involved. Also  
include action taken.

A thorough patrol inspection of the property and building was carried out, revealing vandalism to the white  
main entrance door of the large cement building. Someone apparently attempted to gain entry, as the  
deadbolt, though still intact, was unlocked. The doorknob had been knocked out, and the door skin was  
peeled back. Furthermore, the black lockbox containing the key had been smashed, and the key was  
missing.  
The building was not cleared due to the condition of the building and dangers involved.  
Dispatch was notified of the findings. No other issues were found.

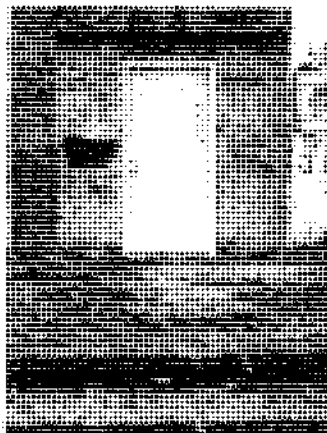


Photo 1

Photo 2



Photo 3

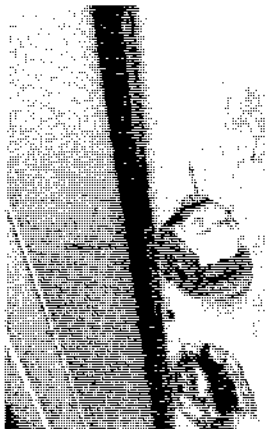
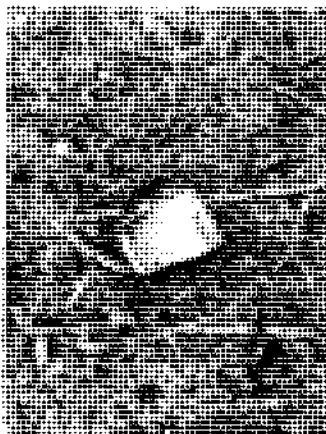


Photo 4



Officer's Signature

Alliance Detective & Security Service,  
Inc.  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)

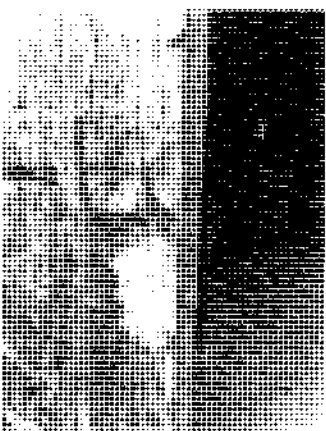


070 - L. Alexandra Hogan, Receiver  
1 Forbes Street  
Chelsea Massachusetts 02150  
United States of America (the)

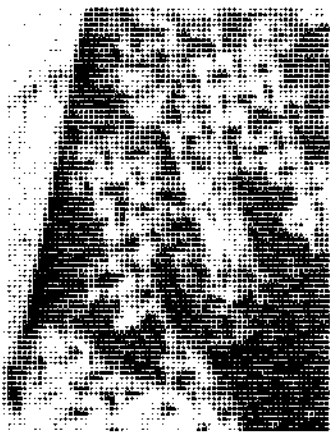
Incident Report	
Report #	48863
Report Date	2025-04-19
Report Time	16:59
Created By	Brian Cook #2081
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver

Information	
Date	2025-04-19
Time	16:54
Sector #	070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea Massachusetts 02150 United States of America (the)
Incident Type	Breaking & Entering
Other Incident Type	
Which Supervisor was Notified	A. Caceres
Location on site Incident happened:	Burnt out building closest to the entrance of the property
Client Notified : If yes , Who ?	
Police Involved	
EMS Involved	
Fire Involved	
Maintenance	
Arrest Made	
Narrative - include who, what , when where, how and why with description of parties involved. Also include action taken.	Saturday April 19, 2025 I (P/S Cook, B) was conducting a tour of the property while driving along the water side I noticed a door being pushed by the wind to the burnt out building that's near the entry gate to the property. Seeing this I checked all past reports of the property since my last time on the property and saw no signs of issues. Seeing this I called the Alliance Dispatch Center and spoke to Caceres, B stating what I found. I was informed P/S Gaudreau would be arriving soon and that local PD would be notified. After some time P/S Gaudreau arrived on scene and we monitored the area until dispatcher Sacramento, D called to inform us Local PD would not be responding to the property. Both P/S Gaudreau and I would do a final tour of the property finding no further issues and cleared at 17:00 hours.

Uploaded Picture 1



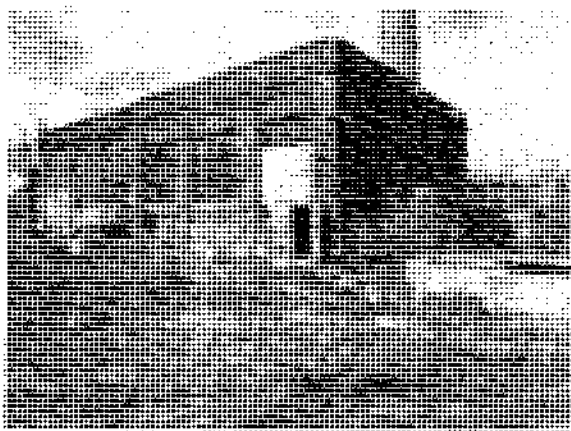
Uploaded Picture 2



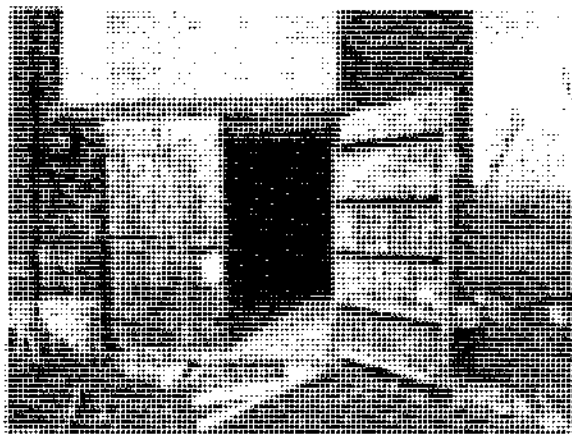
Upload Picture 3



Upload Picture 4



Upload Picture 5



## **L. Alexandra Hogan**

**From:** Rick Topham <rtopham@alliancesecurityservice.com>  
**Sent:** Monday, April 21, 2025 10:08 AM  
**To:** L. Alexandra Hogan  
**Subject:** FW: Important Report Alert - Incident Report #48962



External

**To:** TrackTik Notifications <tracktiknotifications@alliancesecurityservice.com>  
**Subject:** Important Report Alert - Incident Report #48962

CAUTION: This email was originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## **Incident Report**

**Account** 018D - Eastern Minerals  
150 - 200 Marginal Street  
Chelsea Massachusetts 02150  
United States of America (the)

**Report #** 48962

**Report Date** Sunday Apr 20th

**Report Time** 04:53pm

**Created By** Michael Gaudreau #764

**Date** 2025-04-20

**Time** 04:14pm

**Sector #:** 070 - L. Alexandra Hogan, Receiver  
1 Forbes Street  
Chelsea Massachusetts 02150  
United States of America (the)

**Incident Type** Loitering

**Other Incident Type:**

**Which Supervisor was Notified** M. Gaudreau

**Location on site incident happened:**

Waterfront building

**Client Notified : If yes , Who ?**

Yes

**Police Involved**



**EMS Involved**

**Fire Involved**

**Maintenance**

**Arrest Made**

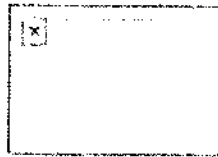
**Narrative - include who, what , when where, how and why with description of parties involved. Also include action taken.**

While conducting a patrol of the property, I observed a female and male couple climbing on the front of the building by the waterfront. I notified ADSS dispatch so that they could call CPD. I pulled up to the front of the building in the male individual jumped off of the top of the doorway and landed on the ground. He got right up and I asked him if he was OK and needed medical attention. He declined medical attention and said once again that he was fine. I lectured the two individuals about being on a property like this and how they could have gotten hurt doing this. They apologized and started walking towards the gate. I followed the two individuals outside of the property by the gate as they started walking down Crescent Avenue towards the park. CPD arrived on scene and was briefed on the situation. I gave her description of the individuals and pointed them out to the officer as they were still walking down the street. The officer said he will go over and make contact with them. I asked the individual how they got into the site and he replied that they got in to the right of the main gate where there is an open gap. The male individual was a white Caucasian, approximately 5:10 and 170 pounds. He was wearing blue jeans, dark sweatshirt, black baseball cap, and wearing glasses. The female individual was a white Caucasian approximately 115 pounds. She was wearing brown, baggy jeans, black top, and had shoulder length brown hair. The two individuals were in

their teenage years. No outcome was received between CPD and the two individuals who are on the property.

*I hereby declare that all information provided is accurate and true to the best of my knowledge.*

**Officer's Signature**



The information in this email, and any attachments, may contain confidential information and is intended solely for the attention and use of the named addressee(s). It must not be disclosed to any person(s) without written authorization. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are not authorized to, and must not, disclose, copy, distribute, or retain this message or any part of it. If you have received this communication in error, please notify the sender immediately.



11:48 AM  
 05/19/25

**DWPM Trustee Account**  
**Transaction List by Vendor**  
 January 1 through May 19, 2025



Type	Date	Num	Memo	Amount
<b>Action Emergency Management Services</b>				
Check	01/26/2025	1009	I# FB-10140	220,106.00
Check	04/04/2025	1023	Inv # FB-10219	-6,083.25
Check	05/16/2025	1027	I#s: FB-10218 (\$5545.16); FB-10218a (\$2600)	-8,145.16
				<u>-234,333.41</u>
<b>Alliance Detective &amp; Security Service Inc</b>				
Check	01/29/2025	1001	I#s 3027, 3077, 3124	-23,280.00
Check	02/10/2025	1017	I#3177 & I#3280	-13,855.00
Check	02/27/2025	1019	Inv# 3374(\$3900) and #3330 (\$3640)	-7,540.00
Check	03/06/2025	1020	I#3427 (\$4095) & I#3411 (\$20.91)	-4,115.91
Check	04/04/2025	1022	Inv#s: 3653 (\$3900), 3561 (\$3640), 3511 (\$3575)	-11,115.00
Check	04/21/2025	1024	I#s: 3607 (\$3900), 3730 (\$4160), 3791 (\$3965), 3819 (\$4095)	-16,120.00
Check	05/16/2025	1026	I#s: 3862 (\$4290), 3910 (\$4650), 3999 (\$4030)	-12,879.00
				<u>-88,585.91</u>
<b>JDC Demolition Company</b>				
Check	02/10/2025	1018	I#4882	3,401.55
Check	03/06/2025	1021	T&M Tag #: EX02787	-8,446.50
Check	04/21/2025	1025	EX02865 4-11-2025 Inv.	-6,546.39
				<u>15,893.44</u>

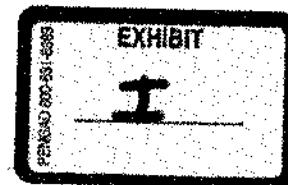


A Woman-Owned Small Business

REMIT TO **Alliance Detective & Security Service, Inc.**  
930 Broadway  
Everett, MA 02149  
(617) 387-1261  
accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3511  
Invoice Date: 2025-03-05  
DUE DATE: 2025-03-25  
TERMS: Net 20  
CUSTOMER ID: 070



### BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
One Monarch Place  
Suite 1300  
Springfield, MA

Amount Enclosed: \$  
**AMOUNT DUE: \$3,575.00**

Period	Description	Qty	Unit Price	Total
02-26 - 03-04	Patrol Check: (55 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	55	\$65.00	\$3,575.00

SUBTOTAL	Tax	Credit	Total
\$3,575.00	\$0.00	\$0.00	\$3,575.00

SUBTOTAL \$3,575.00  
TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$3,575.00**



A Woman-Owned Small Business  
 SDC CERTIFIED WBE

**REMIT TO**  
**Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3561  
 Invoice Date: 2025-03-12  
 DUE DATE: 2025-04-01  
 TERMS: Net 20  
 CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$  
**AMOUNT DUE: \$3,640.00**

Period	Description	QTY	Unit Price	Total
03-05 - 03-11	Patrol Check: ( 56 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	56	\$65.00	\$3,640.00

SUBTOTAL	Tax	Credit	Total
\$3,640.00	\$0.00	\$0.00	\$3,640.00

SUBTOTAL \$3,640.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$3,640.00**



**REMIT TO**  
**Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3607  
 Invoice Date: 2025-03-19  
 DUE DATE: 2025-04-08  
 TERMS: Net 20  
 CUSTOMER ID: 070

**BILL TO**

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$  
**AMOUNT DUE: \$3,900.00**

Period	Description	QTY	Unit Price	Total
03-12 - 03-18	Patrol Check: ( 60 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	60	\$65.00	\$3,900.00

SUBTOTAL	Tax	Credit	Total
\$3,900.00	\$0.00	\$0.00	\$3,900.00

SUBTOTAL \$3,900.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. The Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$3,900.00**



**REMIT TO**  
**Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3653  
 Invoice Date: 2025-03-26  
 DUE DATE: 2025-04-15  
 TERMS: Net 20  
 CUSTOMER ID: 070

**BILL TO**

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$  
**AMOUNT DUE: \$3,900.00**

Period	Description	QTY	Unit Price	Total
03-18 - 03-25	Patrol Check: ( 61 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	60	\$65.00	\$3,900.00

SUBTOTAL	Tax	Credit	Total
\$3,900.00	\$0.00	\$0.00	\$3,900.00

SUBTOTAL \$3,900.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$3,900.00**



A Woman-Owned Small Business  
 SBA CERTIFIED WOMAN

**REMIT TO**  
**Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3730  
 Invoice Date: 2025-04-02  
 DUE DATE: 2025-04-22  
 TERMS: Net 20  
 CUSTOMER ID: 070

**BILL TO**

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$  
**AMOUNT DUE: \$4,160.00**

Period	Description	QTY	Unit Price	Total
03-26 - 04-01	Patrol Check: ( 64 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	64	\$65.00	\$4,160.00

SUBTOTAL	Tax	Credit	Total
\$4,160.00	\$0.00	\$0.00	\$4,160.00

SUBTOTAL \$4,160.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$4,160.00**



**ALLIANCE  
 SECURITY**

A Woman-Owned Small Business  
 SBA 8(a) CERTIFIED WOMAN

REMIT TO **Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

# INVOICE

INVOICE NUMBER: 3791  
 Invoice Date: 2025-04-09  
 DUE DATE: 2025-04-29  
 TERMS: Net 20  
 CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$  
**AMOUNT DUE: \$3,965.00**

Period	Description	QTY	Unit Price	Total
04-02 - 04-08	Patrol Check: ( 61 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	61	\$65.00	\$3,965.00

SUBTOTAL	Tax	Credit	Total
\$3,965.00	\$0.00	\$0.00	\$3,965.00

SUBTOTAL \$3,965.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$3,965.00**



# ALLIANCE SECURITY

A Woman-Owned Small Business  
SBC CERTIFIED VME

REMIT TO  
**Alliance Detective & Security Service, Inc.**  
930 Broadway  
Everett, MA 02149  
(617) 387-1261  
accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3819  
Invoice Date: 2025-04-16  
DUE DATE: 2025-05-06  
TERMS: Net 20  
CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**

One Monarch Place

Suite 1300

Springfield, MA

Amount Enclosed: \$

**AMOUNT DUE: \$4,095.00**

Period	Description	QTY	Unit Price	Total
04-09 - 04-15	Patrol Check: ( 63 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	63	\$65.00	\$4,095.00

SUBTOTAL	Tax	Credit	Total
\$4,095.00	\$0.00	\$0.00	\$4,095.00

SUBTOTAL \$4,095.00  
TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$4,095.00**





A Woman-Owned Small Business  
 SINCERELY, WY

REMIT TO **Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3862  
 Invoice Date: 2025-04-23  
 DUE DATE: 2025-05-13  
 TERMS: Net 20  
 CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$

**AMOUNT DUE: \$4,290.00**

Period	Description	QTY	Unit Price	Total
04-16 - 04-22	Patrol Check: ( 62 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	54	\$65.00	\$3,510.00
04-16 - 04-22	Patrol Check: Holiday Patrol Checks (Patriots Day)	8	\$97.50	\$780.00

SUBTOTAL	Tax	Credit	Total
\$4,290.00	\$0.00	\$0.00	\$4,290.00

SUBTOTAL \$4,290.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$4,290.00**



# ALLIANCE SECURITY

A Woman-Owned Small Business  
SBC, U.S. GOVERNMENT WORK

REMIT TO **Alliance Detective & Security Service, Inc.**  
930 Broadway  
Everett, MA 02149  
(617) 387-1261  
accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3910  
Invoice Date: 2025-04-30  
DUE DATE: 2025-05-20  
TERMS: Net 20  
CUSTOMER ID: 070

### BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
One Monarch Place  
Suite 1300  
Springfield, MA

Amount Enclosed: \$  
**AMOUNT DUE: \$4,550.00**

Period	Description	QTY	Unit Price	Total
04-23 - 04-29	Patrol Check: ( 70 Items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	70	\$65.00	\$4,550.00

SUBTOTAL	Tax	Credit	Total
\$4,550.00	\$0.00	\$0.00	\$4,550.00

SUBTOTAL \$4,550.00  
TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$4,550.00**



# ALLIANCE SECURITY

A Woman-Owned Small Business  
 SUFFOLK COUNTY, MASSACHUSETTS

**REMIT TO**  
**Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 3999  
 Invoice Date: 2025-05-07  
 DUE DATE: 2025-05-27  
 TERMS: Net 20  
 CUSTOMER ID: 070

**BILL TO**

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$  
**AMOUNT DUE: \$4,030.00**

Period	Description	QTY	Unit Price	Total
04-30 - 05-06	Patrol Check: ( 62 Items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	62	\$65.00	\$4,030.00

SUBTOTAL	Tax	Credit	Total
\$4,030.00	\$0.00	\$0.00	\$4,030.00

SUBTOTAL \$4,030.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yine Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$4,030.00**



# ALLIANCE SECURITY

A Woman-Owned Small Business  
 SDO CERTIFIED WBE

REMIT TO  
**Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE



INVOICE NUMBER: 4051  
 Invoice Date: 2025-05-14  
 DUE DATE: 2025-06-03  
 TERMS: Net 20  
 CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_  
**AMOUNT DUE: \$4,030.00**

Period	Description	QTY	Unit Price	Total
05-07 - 05-13	Patrol Check: ( 62 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	62	\$65.00	\$4,030.00

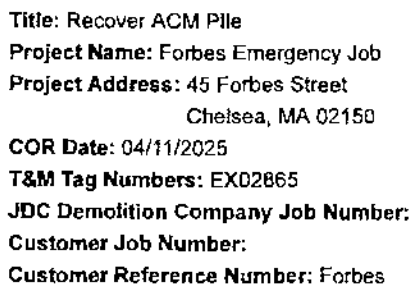
SUBTOTAL	Tax	Credit	Total
\$4,030.00	\$0.00	\$0.00	\$4,030.00

SUBTOTAL \$4,030.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$4,030.00**

## 5



### Customer Information

**City of Chelsea**  
500 Broadway  
Chelsea, MA 02150

**T&M Tag EX02865:**

**Recover ACM pile at the request of Chelsea Town Manager**

Description	Qty (HR)	Unit (HR)	Rate (HR)	Total Cost
Tag EX02865 - Laborer	24.00	ST	\$105.10	\$2,522.40
Tag EX02865 - Foreman	8.00	ST	\$123.88	\$991.04
<b>Hours Subtotals: ST: 32.00</b>			<b>Total Labor:</b>	<b>\$3,513.44</b>

Description	Qty of Material	Unit of Measure	Rate	Total Cost
Tag EX02B65 - 6-Mil FR poly, roll	9.00	EA	\$138.00	\$1,242.00
<b>Total Material:</b>				<b>\$1,242.00</b>

<b>Subtotal</b>		<b>\$4,756.44</b>
Tax Rate (Materials)	6.250%	\$77.63
Mark Up Rate (Subtotal)	15.000%	\$713.32
<b>Requested Total</b>		<b>\$5,546.39</b>

## Terms & Conditions



## TIME AND MATERIAL TAG EX02865

Title: Recover ACM Pile  
Project Name: Forbes Emergency Job  
Project Address: 45 Forbes Street  
Chelsea, MA 02150  
Date(s) of Work Performed: 04/10/2025  
JDC Demolition Company Job Number:  
Cost Code:  
Customer Job Number:  
Customer Reference Number: Forbes

### Our Information

JDC Demolition Company  
115 4th Avenue  
Needham, MA 02494  
Phone: (508)-897-8090

### Customer Information

City of Chelsea  
500 Broadway  
Chelsea, MA 02150

### Description of the Work

Recover ACM pile at the request of Chelsea Town Manager

### Labor

Worker Name / Description	Date of Work	Quantity of Worker	ST	OT	DT	POT	PDT	Total
Laborer	04/04/2025	3	8					24
Foreman	04/04/2025	1	8					8
Total Labor:		4	32	0	0	0	0	32

### Material

Material Name	Date of Work	Unit of Measure	Quantity of Unit	Total
6-Mil FR poly, roll	04/04/2025	EA	9	9

### Terms & Conditions

Digitally Signed by:

Date Signed:

Digitally Signed by:

Date Signed:

*Robert Verdi*

Apr 10, 2025 10:33 AM EDT

*Fidel Mattez*

Apr 10, 2025 10:36 AM EDT

Name: Robert Verdi

Company: JDC Demolition Company

Name: Fidel Mattez

Company: City of Chelsea



# INVOICE

Action Emergency Management  
 Services  
 1087 Broadway  
 Revere, MA 02151

aferrillo@action-es.com  
 +1 (781) 286-3906



Bill to  
 1 Forbes ST Chelsea

Ship to  
 1 Forbes ST Chelsea

## Invoice details

Invoice no.: FB-10218  
 Terms: Net 30  
 Invoice date: 03/26/2025  
 Due date: 04/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Window Opening 1st Floor (A Side) Included	48"X96" (Nailed)	1	\$0.00	\$0.00
2.	Window Opening 1st Floor (B Side) Included	29"X30" (Nailed)	1	\$0.00	\$0.00
3.	Door Opening 1st Floor (A Side) Included	36"X80" (Nailed)	1	\$0.00	\$0.00
4.	Door Opening 1st Floor (D Side) Included	48"X96" (Nailed)	1	\$0.00	\$0.00
5.	1/2" CDX Plywood		4	\$95.00	\$380.00
6.	2"x4"x8' (Studs)		4	\$9.95	\$39.80
7.	Debris Removal	1 bag	1	\$250.00	\$250.00
8.	Clips of 3" Framing Nails		1	\$7.25	\$7.25
9.	3" Dry Wall Screws		1	\$7.12	\$7.12
10.	Wire Ties		1	\$11.68	\$11.68
11.	Dead Bolts		2	\$78.00	\$156.00
12.	Door Knob	Door Knob	1	\$30.47	\$30.47
13.	Lock Box	Code 1010	1	\$160.00	\$160.00

14. Licensed Construction Supervisor		4	\$145.00	\$580.00
15. 1 E.S.U. Technician		4	\$80.00	\$320.00
16. 1 E.S.U. Technician		4	\$80.00	\$320.00
17. H-9 E.S.U Truck		4	\$70.00	\$280.00
18. H-12 E.S.U Truck (Per Hour)		4	\$70.00	\$280.00
19. Return Trip	Action crew responded on 4/14/25 during the walkthrough patrol they found damages to the x/s building steel door was kicked in and the waterfront building door was also kicked in. Both doors got resecured and boarded back up. Also 2 windows on the waterfront building were resecured and nailed back up.	1	\$0.00	\$0.00
20. Door Opening 1st Floor ( B Side ) Included	40"X63" (Nailed)	1	\$0.00	\$0.00
21. Door Opening	Resecured board (Nailed)	1	\$0.00	\$0.00
22. Window Openings	Resecured board (Nailed)	1	\$125.00	\$125.00
23. Window Opening	Resecured board (Nailed)	1	\$0.00	\$0.00
24. 1/2" CDX Plywood		1	\$95.00	\$95.00
25. 3" Dry Wall Screws		1	\$7.12	\$7.12
26. Clips of 3" Framming Nails	1 box used	1	\$7.25	\$7.25
27. 1 E.S.U. Team Leader		4	\$120.00	\$480.00
28. 1 E.S.U. Technician		4	\$80.00	\$320.00
29. H-3 E.S.U Truck (Per Hour)		4	\$70.00	\$280.00
30. Return Trip	Action crew responded on 4/21/25 during the walkthrough patrol they found a double door & single door broken on 2 separate buildings. Crew found an ontry point that people were using on the bridge side entrance. Crew demo the wooden platform walkway that people were using to get across to grounds. crew used wire ties to put the fence back together.	1	\$0.00	\$0.00
31. Door Opening 1st Floor ( A Side ) Included	48"X96" (Nailed)	1	\$0.00	\$0.00
32. Door Opening 1st Floor ( D Side ) Included	96"X96" (Nailed)	1	\$0.00	\$0.00
33. 1/2" CDX Plywood		4	\$95.00	\$380.00



34. 2"x4"x8' (Studs)		3	\$6.95	\$20.85
35. Clips of 3" Framming Nails	1 Box Used	1	\$7.25	\$7.25
36. 3" Tap/Con Screws		1	\$11.37	\$11.37
37. 1 E.S.U. Team Leader		4	\$120.00	\$480.00
38. 1 E.S.U. Technician		4	\$80.00	\$320.00
39. H-3 E.S.U Truck (Per Hour)		4	\$70.00	\$280.00
Total			\$5,645.16	

# INVOICE

Action Emergency Management  
Services  
1087 Broadway  
Revere, MA 02151

cfenullo@action-es.com  
+1 (781) 286-3900



## Bill to

1 Forbes ST Chelsea MA 02150

## Ship to

1 Forbes ST Chelsea MA 02150

## Invoice details

Invoice no.: FB-10218a

Terms: Net 30

Invoice date: 03/31/2025

Due date: 04/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Action responded to patrol the property	On 3/31/25 (3) E.S.U techs thoroughly inspected all buildings found no damage	1	\$500.00	\$500.00
2.	Action responded to patrol the property	On 4/1/25 (2) E.S.U techs thoroughly inspected all buildings found no damage	1	\$500.00	\$500.00
3.	Action responded to patrol the property	On 4/3/25 (2) E.S.U techs thoroughly inspected all buildings found no damage	1	\$500.00	\$500.00
4.	Action responded to patrol the property	On 4/10/25 (2) E.S.U techs thoroughly inspected all buildings found no damage	1	\$500.00	\$500.00
5.	Action responded to patrol the property	On 4/16/25 (3) E.S.U techs thoroughly inspected all buildings found no damage	1	\$500.00	\$500.00
Total					\$2,500.00

# INVOICE

Action Emergency Management  
Services  
1087 Broadway  
Haver, MA 02151

clerufe@action-es.com  
+1 (781) 286-3900



Bill to  
1 Forbes Street  
1 Forbes Street  
Chelsea, MA 02150

Ship to  
1 Forbes Street  
1 Forbes Street  
Chelsea, MA 02150

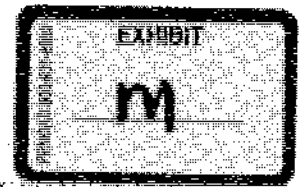
## Invoice details

Invoice no.: FB-10219  
Terms: Net 30  
Invoice date: 03/12/2025  
Due date: 04/11/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Wall Opening 1st Floor ( C Side ) Included	48x96 Thru Bolted	1	\$0.00	\$0.00
2.	Door Opening 1st Floor ( D Side ) included	48x96 Nailed	1	\$0.00	\$0.00
3.	1/2" CDX Plywood		2	\$95.00	\$190.00
4.	2'x4'x8' Studs		4	\$9.95	\$39.80
5.	12" Bolts		4	\$1.80	\$7.20
6.	Washers		4	\$1.20	\$4.80
7.	Nuts		4	\$1.20	\$4.80
8.	2' 1/2 Dry Wall Screws	1 box used	1	\$7.50	\$7.50
9.	Lock Box	Code 1010	1	\$160.00	\$160.00
10.	Dead Bolts		1	\$78.00	\$78.00
11.	Door Knob		1	\$30.47	\$30.47
12.	Clamps		50	\$2.98	\$149.00
13.	Wire Ties		1	\$11.68	\$11.68

14. Licensed Construction Supervisor	8	\$144.00	\$1,152.00
15. 1 E.S.U. Technician	8	\$84.00	\$672.00
16. 1 E.S.U. Technician	8	\$80.00	\$640.00
17. 1 E.S.U. Technician	8	\$80.00	\$640.00
18. 1 E.S.U. Technician	8	\$80.00	\$640.00
19. 1 E.S.U. Technician	8	\$80.00	\$640.00
20. H-12 E.S.U Truck (Per Hour)	8	\$40.00	\$320.00
21. C-3 Supervisor Truck	8	\$60.00	\$480.00
Total			\$6,083.25

Doherty, Wallace, Pillsbury and Murphy, P.C.  
 One Monarch Place, Suite 1900  
 Springfield, MA 01144-1900  
 Federal Tax I.D. No.: 04-2734757  
<http://www.dwpn.com>



Fax: (413) 733-3111

Telephone: (413) 733-3111

Court Appointed Receiver - L. Alexandra Hogan  
 One Monarch Pl, Ste 1900  
 Springfield, MA 01144  
**Attention: L. Alexandra Hogan**

May 19, 2025  
 Client: 104567  
 Matter: 000001  
 Invoice #: 0  
 Resp. Atty: LAH  
 Page: 1

RE: Receivership of property in Chelsea, MA  
 1 Forbes St. , 353 Crescent Avenue, 405 Crescent Avenue and 413 Crescent Avenue

For Professional Services Rendered Through May 19, 2025

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
3/18/2025	LAH	Finalize Receiver's Report and exhibits for filing and email same to Clerk Doris for Court's consideration.	1.80	\$375.00	\$675.00
3/18/2025	JEC	E-file Receiver's report (1-22-2025 through 3-17-2025).	0.20	\$190.00	\$38.00
3/19/2025	LAH	Correspondence from Action Emergency Management Services re: quote for weekly inspections of property to identify and repair vandalism; Correspondence to City recommending same.	0.30	\$375.00	\$112.50
3/19/2025	LAH	Confirmatory correspondence with Action Emergency Management Services re: twice weekly inspections and requesting reports with photos.	0.20	\$375.00	\$75.00
3/23/2025	LAH	Correspondence from City Manager re: vandalism over the weekend and review police report; Prepare reply suggesting alternative security measures.	0.30	\$375.00	\$112.50
3/23/2025	LAH	Correspondence from Alliance Security re: two buildings apparently accessed by vandals; Review two reports.	0.30	\$375.00	\$112.50
3/23/2025	LAH	Correspondence to Action Emergency Services re: new damages and request for quote on alternatives for securing premises.	0.30	\$375.00	\$112.50

May 19, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 0  
Resp. Atty: LAH  
Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
3/24/2025	LAH	Receive new report and messages re: trespasser in Building C making loud crashing noises, police called but unable to enter due to dangerous conditions; Correspondence with Action Emergency Management Services and City re: same.	0.50	\$375.00	\$187.50
3/24/2025	LAH	Correspondence with Mike at Action Emergency Services re: recent vandalism; Correspondence with Rick at Alliance Security re: same.	0.30	\$375.00	\$112.50
3/24/2025	LAH	Video Conference with Action Emergency Services and City to discuss recent trespassing and vandalism to alternative security measures.	0.50	\$375.00	\$187.50
3/25/2025	LAH	Receive and review court's order re: approval of sale motion and loan agreement.	0.10	\$375.00	\$37.50
3/25/2025	LAH	Correspondence to JLL to inform that the motion to sell has been allowed and therefore services not required.	0.10	\$375.00	\$37.50
3/27/2025	LAH	Receive and review notice of appeal.	0.10	\$375.00	\$37.50
3/27/2025	LAH	Telephone conference with City re: appeal and next steps.	0.30	\$375.00	\$112.50
3/27/2025	LAH	Correspondence to Attorney Doug Rosner for Mass Audubon to report appeal.	0.10	\$375.00	\$37.50
3/27/2025	LAH	Correspondence from Mass Audubon requesting conference.	0.10	\$375.00	\$37.50
3/27/2025	LAH	Review incident report from Alliance Security re: three youths on the property and dispatch police.	0.10	\$375.00	\$37.50
3/27/2025	LAH	Video conference with City and Mass Audubon's counsel re: notice of appeal, stay and open issues.	0.50	\$375.00	\$187.50
3/28/2025	LAH	Correspondence to Action Security Management re: additional measures to secure the property.	0.10	\$375.00	\$37.50
3/28/2025	LAH	Correspondence to counsel for Defendant acknowledging correspondence re: notice of appeal and discussing sale.	0.10	\$375.00	\$37.50
3/28/2025	LAH	Correspondence to security and management re: contact information during brief departure.	0.10	\$375.00	\$37.50
3/28/2025	LAH	Correspondence to City re: need for JDC to cover debris once again and coordinate with security for access to site.	0.20	\$375.00	\$75.00
4/1/2025	LAH	Request by Mass Audubon re: access to site.	0.10	\$375.00	\$37.50
4/2/2025	LAH	Correspondence from and to Mass Audubon re: access to property.	0.20	\$375.00	\$75.00

May 19, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 0  
Resp. Atty: LAH  
Page: 3

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
4/3/2025	LAH	Correspondence from Defendant's attorney seeking assent to stay court's order; Prepare response declining assent to stay.	0.10	\$375.00	\$37.50
4/3/2025	LAH	Correspondence from and to Attorney Treadway re: bond and injunction.	0.20	\$375.00	\$75.00
4/7/2025	LAH	Correspondence from Attorney Rosner re: Motion to Stay and prepare response.	0.10	\$375.00	\$37.50
4/7/2025	LAH	Receive and review Motion to Stay Sale Order with exhibits.	0.30	\$375.00	\$112.50
4/7/2025	LAH	Receive and review correspondence from Defendant's counsel in California re: bankruptcy filing.	0.30	\$375.00	\$112.50
4/7/2025	LAH	Review bankruptcy petition filed by Defendant as well as tax returns; Correspondence to Defendant's bankruptcy counsel.	1.00	\$375.00	\$375.00
4/7/2025	LAH	Telephone conference with bankruptcy counsel.	0.50	\$375.00	\$187.50
4/8/2025	LAH	Receive and review Suggestion of Bankruptcy filed in Superior Court.	0.10	\$375.00	\$37.50
4/8/2025	LAH	Correspondence from Defendant's bankruptcy counsel re: contracts and prepare response.	0.10	\$375.00	\$37.50
4/8/2025	LAH	Correspondence with Attorney Treadway re: request for bond pending appeal.	0.10	\$375.00	\$37.50
4/9/2025	LAH	Meeting with City of Chelsea re: implications of bankruptcy on Receiver's Order and discussion of police powers.	0.80	\$375.00	\$300.00
4/9/2025	LAH	Compile and provide documentation requested by Defendant's Bankruptcy Counsel.	1.00	\$375.00	\$375.00
4/10/2025	LAH	Correspondence from City re: request for 9C Conference on Motion to Stay including impact of bankruptcy.	0.20	\$375.00	\$75.00
4/10/2025	LAH	Correspondence from and to Alliance Security re: gate found open at entrance.	0.20	\$375.00	\$75.00
4/10/2025	LAH	Correspondence to City re: inquiry about funding loan agreement.	0.10	\$375.00	\$37.50
4/11/2025	LAH	Correspondence from defendant's counsel indicating intent to challenge all receiver's fees and costs post bankruptcy filing.	0.10	\$375.00	\$37.50
4/11/2025	LAH	Correspondence to Mass Audubon's counsel re: receiver's fees and expenses.	0.10	\$375.00	\$37.50
4/11/2025	LAH	Review and analyze issue regarding police power and exception to automatic stay.	1.50	\$375.00	\$562.50

May 19, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 0  
Resp. Atty: LAH  
Page: 4

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
4/11/2025	LAH	Correspondence from and to City re: continuation of securing property and funding to do so.	0.70	\$375.00	\$262.50
4/11/2025	LAH	Review bankruptcy docket and prepare correspondence and documentation for US Trustee Dare Law.	2.50	\$375.00	\$937.50
4/13/2025	LAH	Conference with Bankruptcy Counsel.	0.70	\$375.00	\$262.50
4/14/2025	LAH	Conference call with City and Defendant's counsel re: expectations regarding bankruptcy stay and motion to stay.	0.50	\$375.00	\$187.50
4/14/2025	LAH	Review reports from Alliance re: new incident wherein door kicked in and lock box key removed.	0.30	\$375.00	\$112.50
4/14/2025	LAH	Correspondence to Action Emergency Services re: new incident of vandalism and need for repairs.	0.20	\$375.00	\$75.00
4/14/2025	LAH	Correspondence to Mass Audubon re: denial of access.	0.10	\$375.00	\$37.50
4/14/2025	LAH	Review weekend's security reports (50) from Alliance.	0.70	\$375.00	\$262.50
4/14/2025	LAH	Research duties and obligations as a receiver in matter where debtor has filed bankruptcy.	4.20	\$375.00	\$1,575.00
4/15/2025	LAH	Receive and review notice liability insurance re: cancellation.	0.10	\$375.00	\$37.50
4/15/2025	LAH	Receive correspondence from City re: bankruptcy motion to declare stay excepted.	0.10	\$375.00	\$37.50
4/15/2025	LAH	Review and process invoices for payment.	0.80	\$375.00	\$300.00
4/15/2025	LAH	Review existing insurance policy.	0.30	\$375.00	\$112.50
4/15/2025	LAH	Telephone calls to Liberty Mutual and Cross Insurance Agency re: notice of cancellation of coverage and to obtain quotes for coverage.	0.90	\$375.00	\$337.50
4/15/2025	LAH	Correspondence to insurance agent re: receiver's order, claim in process and quotes.	0.20	\$375.00	\$75.00
4/15/2025	LAH	Prepare correspondence re: request for payment of vendor invoices.	0.30	\$375.00	\$112.50
4/15/2025	LAH	Correspondence to and from Attorney Treadway re: ongoing receivership duties during bankruptcy as proposed by bankruptcy counsel.	0.40	\$375.00	\$150.00
4/15/2025	LAH	Correspondence with debtor's bankruptcy counsel re: continuation of receivership duties during bankruptcy.	0.20	\$375.00	\$75.00



May 19, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 0  
Resp. Atty: LAH  
Page: 5

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
4/16/2025	LAH	Prepare comments to Motion to Determine Stay is Excepted and Affidavit in support thereof.	3.70	\$375.00	\$1,387.50
4/16/2025	LAH	Correspondence in response to Attorney Baum, bankruptcy counsel to Defendant, re: conference to discuss bankruptcy.	0.10	\$375.00	\$37.50
4/17/2025	LAH	Correspondence with Attorney Rick Baum re: his request to confer re: continuation of duties as receiver.	0.10	\$375.00	\$37.50
4/17/2025	LAH	Review reports from Alliance Security.	0.30	\$375.00	\$112.50
4/17/2025	LAH	Telephone conference with Attorney Treadway re: motion to obtain determination that stay is excepted.	0.20	\$375.00	\$75.00
4/17/2025	LAH	Correspondence from Alliance re: invoices; Review with accounting department.	0.30	\$375.00	\$112.50
4/17/2025	LAH	Correspondence from Attorney Treadway re: motion concerning automatic stay and review attached motion, memorandum and affidavit.	0.80	\$375.00	\$300.00
4/17/2025	LAH	Review, revise and finalize affidavit in support of motion to except automatic stay with exhibits.	0.60	\$375.00	\$225.00
4/17/2025	LAH	Correspondence from Alliance Security re: tour of property and status.	0.10	\$375.00	\$37.50
4/17/2025	LAH	Receive information regarding insurance agency familiar with insuring receivership properties in anticipation of termination of coverage.	0.10	\$375.00	\$37.50
4/17/2025	LAH	Correspondence from US Trustee's office and review financials and schedules to prepare response.	0.60	\$375.00	\$225.00
4/17/2025	LAH	Prepare request for payment of vendor invoices and process same.	0.50	\$375.00	\$187.50
4/17/2025	LAH	Telephone call with Paul T. Murphy Insurance Agency re: insurance for liability.	0.40	\$375.00	\$150.00
4/17/2025	LAH	Correspondence with insurance agency re: coverage for liability.	0.20	\$375.00	\$75.00
4/17/2025	LAH	Multiple communications with insurance agency providing documentation re: Property.	0.70	\$375.00	\$262.50
4/18/2025	LAH	Review application and supplement to pleading seeking employment of Attorney Baum as well as objection by US Trustee.	0.70	\$375.00	\$262.50
4/18/2025	LAH	Telephone conference with Attorney Baum re: debtor's request that receiver stay in place during bankruptcy.	0.40	\$375.00	\$150.00

May 19, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 0  
Resp. Atty: LAH  
Page: 6

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
4/18/2025	LAH	Correspondence to City re: proposal from Debtor's bankruptcy counsel that City fund receivership during bankruptcy as well as Debtor's plan for sale strategy through bankruptcy process and providing outline of concerns and considerations.	0.50	\$375.00	\$187.50
4/18/2025	LAH	Correspondence from insurance agent re: difficulty finding insurance company to bind coverage and prepare response.	0.20	\$375.00	\$75.00
4/21/2025	LAH	Review security reports from weekend including new incident of trespass and vandalism.	0.30	\$375.00	\$112.50
4/21/2025	LAH	Correspondence to Action Emergency Management re: new incident of damage by trespasser.	0.10	\$375.00	\$37.50
4/21/2025	LAH	Revise Affidavit in Support of Declaration of Exception to Automatic Stay to include discussions with Attorney Baum, new incidents of trespass and vandalism and issue with renewing insurance.	2.60	\$375.00	\$975.00
4/21/2025	LAH	Report incident to Action Emergency Management Services re: teenagers climbing building near waterfront who claimed that they got in through a gap in the fence and request that Action seek out and repair said gap.	0.20	\$375.00	\$75.00
4/22/2025	LAH	Receive correspondence from insurance agent re: inquiries about buildings in attempt to obtain liability coverage and correspondence to client seeking said information.	0.20	\$375.00	\$75.00
4/22/2025	LAH	Review security reports.	0.20	\$375.00	\$75.00
4/22/2025	LAH	Review affidavits and other information to determine amount of debt associated with Defendant and property.	0.50	\$375.00	\$187.50
4/22/2025	LAH	Review historic commission documentation to obtain information regarding existing buildings, stories, dimensions and construction type and correspondence to insurance agent with detailed information for obtaining liability insurance.	0.70	\$375.00	\$262.50
4/22/2025	LAH	Review Motion package filed relative to exception to automatic stay..	0.60	\$375.00	\$225.00
4/23/2025	LAH	Receive and review correspondence from Attorney Treadway re: request for additional funds for receivership and prepare response discussing court approval and implications to lien given bankruptcy and appeal.	0.50	\$375.00	\$187.50

May 19, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 0  
Resp. Atty: LAH  
Page: 7

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
4/23/2025	LAH	Correspondence with Mass Audubon re: purchase and sale agreement and funding once issue of automatic stay is determined.	0.10	\$375.00	\$37.50
4/23/2025	LAH	Correspondence to Action Emergency Management Services re: request for invoices/reports.	0.10	\$375.00	\$37.50
4/24/2025	LAH	Review Security Reports.	0.50	\$375.00	\$187.50
4/24/2025	LAH	Receive and review new photographs and invoices detailing visits and repairs from Emergency Management Services.	0.30	\$375.00	\$112.50
4/24/2025	LAH	Process new invoices from Emergency Management Services.	0.10	\$375.00	\$37.50
4/25/2025	LAH	Review documentation from agent re: liability insurance.	0.30	\$375.00	\$112.50
4/25/2025	LAH	Receive and review request for DPW contractor to use Crescent as storage for staging and prepare correspondence negotiating consideration for same.	0.30	\$375.00	\$112.50
4/25/2025	LAH	Correspondence from Defendant's counsel submitting offer to purchase property by Defendant's affiliate, review of offer and forward same to City.	0.40	\$375.00	\$150.00
4/25/2025	LAH	Review Opposition to Motion to Determine Exception to Automatic Stay.	0.40	\$375.00	\$150.00
4/25/2025	LAH	Research re: 11 USC 543 re: turnover of property.	0.90	\$375.00	\$337.50
4/28/2025	LAH	Correspondence from and to Cross Insurance Agency re: information broker requires to provide quote.	0.20	\$375.00	\$75.00
4/28/2025	LAH	Prepare for hearing on Motion for Order Declaring Exemption from Automatic Stay.	0.70	\$375.00	\$262.50
4/28/2025	LAH	Travel to and from and attend hearing on Motion for Order Declaring Exemption from Stay.	5.50	\$375.00	\$2,062.50
4/29/2025	LAH	Receive and review incident report from Alliance Security and forward same to Action Emergency Management Service for repairs.	0.20	\$375.00	\$75.00
4/29/2025	LAH	Review documents re: liability insurance from Cross Insurance.	0.30	\$375.00	\$112.50
5/2/2025	LAH	Review motion filed in bankruptcy court for turnover and correspond with City re: same.	0.60	\$375.00	\$225.00
5/5/2025	LAH	Review reports from Alliance Security from over the weekend, including incident report and telephone message re: same.	0.30	\$375.00	\$112.50

May 19, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 0  
Resp. Atty: LAH  
Page: 8

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
5/5/2025	LAH	Video Conference with City of Chelsea re: bankruptcy filing to turn over property.	0.30	\$375.00	\$112.50
5/6/2025	LAH	Preparation of revisions to papers for obtaining exception to turnover of property in bankruptcy.	1.00	\$375.00	\$375.00
5/6/2025	LAH	Provide City with documentation establishing payments from the date of the bankruptcy and outstanding invoices.	0.50	\$375.00	\$187.50
5/7/2025	LAH	Review account and provide comment on amount of receiver's lien to date which included review of spreadsheets, reports and invoices.	0.80	\$375.00	\$300.00
5/9/2025	LAH	Review correspondence from City re: California base of operations being UPS store.	0.10	\$375.00	\$37.50
5/9/2025	LAH	Prepare for and attend via teleconference creditor meeting.	1.80	\$375.00	\$675.00
5/12/2025	LAH	Review declaration and motion for exemption for turnover and from automatic stay and provide comments.	1.20	\$375.00	\$450.00
5/13/2025	LAH	Review Declaration for filing in Bankruptcy Court and provide executed copy to City.	0.30	\$375.00	\$112.50
5/13/2025	LAH	Review redline versions of Memorandum and Affidavit in support of exemption for turn over and automatic stay and provide comments.	0.60	\$375.00	\$225.00
5/13/2025	LAH	Provide information to City and bankruptcy counsel about additional debts, obligations and assets of the debtor.	1.20	\$375.00	\$450.00
5/14/2025	LAH	Review invoices, update payment report and prepare correspondence to City re: request for payment.	0.70	\$375.00	\$262.50
5/15/2025	LAH	Receive and review report from Alliance Security re: open entrance and forward same to Action Emergency for repair.	0.20	\$375.00	\$75.00
5/16/2025	LAH	Telephone call with City re: open issues including bankruptcy motions, sale procedures, continued care and protection of the property and public safety concerns, and offer from defendant to fund part of expenses and concerns.	0.50	\$375.00	\$187.50
5/16/2025	LAH	Correspondence to City re: concerns about offer by defendant.	0.70	\$375.00	\$262.50
5/19/2025	LAH	Review numerous security reports.	0.50	\$375.00	\$187.50
5/19/2025	LAH	Review documentation from Cross Insurance and Paul T. Murphy Insurance; Telephone call to Cross; Telephone call to Paul T. Murphy Insurance; Correspondence to City re: insurance issues.	1.20	\$375.00	\$450.00

May 19, 2025

Client: 104567  
Matter: 000001  
Invoice #: 0  
Resp. Atty: LAH  
Page: 9

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
5/19/2025	LAH	Correspondence to City re: contractor that wishes to use space for storage.	0.30	\$375.00	\$112.50
5/19/2025	LAH	Review Monthly Operating Report in Bankruptcy and take note of alleged expenses and placement of property insurance and correspondence to counsel demanding copy of policy.	0.50	\$375.00	\$187.50
Total Professional Services					\$25,050.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
3/27/2025	Miscellaneous Advance- Incoming Wire Fee from Town of Chelsea wire	\$15.00
4/17/2025	Miscellaneous Advance- Incoming Wire Fee from Town of Chelsea wire	\$30.00
4/28/2025	Travel Expenses- Suffolk County Superior Court - Parking for Hearing (LAH)	\$45.00
4/28/2025	Travel Expenses- Travel to/from Suffolk Superior Court hearing.	\$128.24
5/14/2025	Miscellaneous Advance- Incoming Wire Fee	\$15.00
Total Disbursements		\$233.24

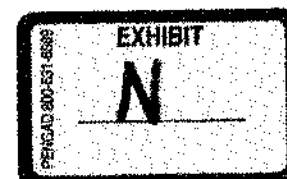
Total Services	\$25,050.50
Total Disbursements	\$233.24
<b>Total Current Charges</b>	<b>\$25,283.74</b>
Previous Balance	\$86,132.47
<b>PAY THIS AMOUNT</b>	<b>\$111,416.21</b>

***Due Upon Receipt. Please include the invoice number on all remittance. Thank you.***

***To make a secure payment online, please visit our online***

***Payment Portal at <https://dwpm.com/invoice-payment/>***

***Thank You!***



11:41 AM

05/19/25

Accrual Basis

# DWPM Trustee Account Account QuickReport All Transactions

Type	Date	Num	Name	Memo
<b>DWPM - Receivership Acct</b>				
Deposit	01/22/2025			Deposit - to open acct
Deposit	01/29/2025			Deposit - Town of Chelsea
General Jo...	01/29/2025	Wire i...		Bank fee - Wire in fee
Check	01/29/2025	1000	Action Emergency Manage...	i# FB-10140
Check	01/29/2025	1001	Alliance Detective & Securit...	i#s 3027, 3077, 3124
Deposit	01/29/2025			Deposit
Deposit	02/10/2025			Deposit
Deposit	02/10/2025			Deposit
General Jo...	02/10/2025	Wire i...		Bank fee - Wire in fee
Check	02/10/2025	1017	Alliance Detective & Securit...	i#3177 & i#3280
Check	02/10/2025	1018	JDC Demolition Company	i#4882
General Jo...	02/25/2025	Wire i...		Bank fee - Wire in fee
Deposit	02/25/2025			Deposit
Deposit	02/27/2025			Deposit
Check	02/27/2025	1019	Alliance Detective & Securit...	Inv# 3374(\$3900) and #3330 (\$3640)
Deposit	03/05/2025			Deposit
Deposit	03/05/2025			Deposit
Check	03/06/2025	1020	Alliance Detective & Securit...	i#3427 (\$4095) & i#3411 (\$20.91)
Check	03/06/2025	1021	JDC Demolition Company	T&M Tag #: EX02787
General Jo...	03/06/2025	Wire i...		Bank fee - Wire in fee
Deposit	03/28/2025			Deposit
General Jo...	04/02/2025	Wire i...		Bank fee - Wire in fee
Deposit	04/03/2025			Deposit
Check	04/04/2025	1022	Alliance Detective & Securit...	Inv#s: 3653 (\$3900), 3561 (\$3640), 3511 (\$3575)
Check	04/04/2025	1023	Action Emergency Manage...	Inv # FB-10219
General Jo...	04/17/2025	Wire i...		Bank fee - Wire in fee
Deposit	04/18/2025			Deposit
Deposit	04/18/2025			Deposit
Deposit	04/18/2025			Deposit
General Jo...	04/18/2025	Wire i...		Bank fee - Wire in fee
Check	04/21/2025	1024	Alliance Detective & Securit...	i#s: 3607 (\$3900), 3730 (\$4160), 3791 (\$3965), 38...
Check	04/21/2025	1025	JDC Demolition Company	EX02865 4-11-2025 Inv.
Deposit	05/15/2025			Deposit
Deposit	05/15/2025			Deposit
Check	05/16/2025	1026	Alliance Detective & Securit...	i#s: 3862 (\$4290), 3910 (\$4550), 3999 (\$4030)
Check	05/16/2025	1027	Action Emergency Manage...	i#s: FB-10218 (\$5645.16); FB-10218a (\$2500)

Total DWPM - Receivership Acct

**TOTAL**

11:41 AM

05/19/25

Accrual Basis

**DWPM Trustee Account  
Account QuickReport  
All Transactions**

Amount
10.00
243,385.00
-15.00
-220,105.00
-23,280.00
15.00
17,556.55
15.00
-15.00
-13,655.00
-3,901.55
-15.00
15.00
7,540.00
-7,540.00
10,561.41
15.00
-4,115.91
-6,445.50
-15.00
15.00
-15.00
17,198.25
-11,115.00
-6,083.25
-15.00
30.00
13,541.39
8,125.00
-15.00
-16,120.00
-5,546.39
15.00
21,015.16
-12,870.00
-8,145.16
25.00
25.00

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS

SUPERIOR COURT DEPT.  
OF THE TRIAL COURT

CITY OF CHELSEA )  
Plaintiff, )  
v. )  
YIHE FORBES, LLC )  
Defendant. )

Case No. 2484-cv-02384A

**RECEIVER'S REPORT**  
**May 19, 2025 THROUGH July 23, 2025**

NOW COMES, the Receiver, L. Alexandra Hogan (the "Receiver") and provides the Receiver's Report for the period from May 19, 2025 through July 23, 2025 pursuant to Mass.R.Civ.P. 66(b) and this Court's Order dated November 22, 2024 concerning the real property under receivership which is located at and known as 1 Forbes Street, together with vacant lots at 353 Crescent Avenue, 405 Crescent Avenue and 413 Crescent Avenue (collectively the "Property"). This Court's Order requires the Receiver to file a report every 8 weeks, setting forth and updating all expenses and disbursements, with attached receipts, and accounting for all funds received by the Receiver during the period of each report.

**I. STATUS REPORT CONCERNING ACTIVITY ON THE PROPERTY.**

Attached as **Exhibit A** are seventeen (17) reports and photographs from Alliance Detective & Security Service, Inc. describing incidents of trespass and vandalism that have occurred on the Property. In sum, the reports reflect the ongoing issue of trespassers damaging the fence to gain access onto the Property, then in most instances breaking through doors, frames, locks and boarded windows to enter the several dilapidated and dangerous buildings. On numerous occasions, individuals have fashioned make-shift ladders and stairs to get through openings on higher stories



of the buildings. On a couple of occasions, trespassers brought actual ladders and leaned them up against the buildings. The Receiver has ensured that the ladders were removed from the Property. On a number of occasions during this reporting period, trespassers were spotted on the Property and asked to leave, typically young people. Given increased incidents of trespass and vandalism, and the concern that the warmer weather would bring additional unwanted activity on the Property, the Receiver increased security to 8 visits in a 24-hour period during the week and 10 visits in a 24-hour period on the weekends. It is imperative to keep a human presence on the Property to reduce the number and level of incidents.

**(c) SALE OF THE PROPERTY**

On April 3, 2025, Yihe Forbes, LLC filed for Chapter 11 Bankruptcy protection in the Central Division of California. The Bankruptcy was dismissed. The Receiver entered into a purchase and sale agreement effective June 3, 2025 with Mass Audubon Society, which has been actively conducting its due diligence under the terms of the agreement. On July 17, 2025, Mass Audubon exercised its election to extend the Due Diligence Expiration Date by thirty (30) days to Wednesday, September 3, 2025.

**II. Expenses.**

**(a) Fire Detail Security.** Invoices regarding City of Chelsea's Fire Department round the clock fire detail at the Property commencing November 18, 2024 through January 6, 2025 for \$97,693.20 remain unpaid. The fire detail is discussed in more detail in the Receiver's first report through January 22, 2025. See Exhibit K to Receiver's second report through March 17, 2025 for Chelsea's fire detail invoices.

(b) **Alliance Security**. The Receiver engaged Alliance Security for patrol services. The invoices from Alliance Security paid by the Receiver to date total \$121,000.91 as shown on the attached breakdown of payments by vendor on **Exhibit A**. The Alliance invoices paid since the date of the Receiver's last report are attached as **Exhibit B** amounting to \$32,305.00. There are currently two unpaid invoices from Alliance Security totaling \$8,677.50, see attached **Exhibit D**.

(c) **Demolition**. JDC Demolition Company ("JDC") demolished and covered the resulting debris from demolition of two buildings which were affected by the fire, as the Property posed a substantial and serious risk to the public's safety and welfare. The cost of the post-fire services provided by JDC in the amount of \$96,615.55 was paid directly by the City of Chelsea but is included as a Receivership Expense given the cost was incurred during the Receivership. See Exhibit N to Receiver's previous report attached for said JDC invoice.

(d) **Covering of Debris and Rubble**. The Massachusetts Department of Environmental Protection (the "DEP") presumes that the debris and rubble from the demolished buildings contains asbestos based on the year the buildings were constructed. Although JDC initially covered the piles with plastic, some areas became exposed once again presumably due to weather. The DEP requested that the uncovered portions of the piles of debris and rubble be secured by plastic covering to prevent the asbestos from becoming airborne which may pose a threat to the public. Because the plastic covering is susceptible to the weather, the Receiver has had to engage JDC to recover portions of the debris for the public's safety on multiple occasions. The total amount the Receiver has paid for JDC's services to date is \$15,893.44. See, Exhibit B. One JDC invoice since the date of the Receiver's last report remains unpaid, which is attached as **Exhibit E** in the amount of \$14,964.78. This expense was incurred for re-application of a substantially thicker covering for greater longevity.

(e) **Snow Plowing/Road Maintenance**. Snow plowing and road maintenance is necessary to permit security to safely and efficiently traverse the Property to conduct its services, as well as allow emergency services in the event of fire or other calamity. The City of Chelsea Department of Public Works has provided snow plowing, sanding and other maintenance for these purposes. No invoices have been issued to date.

(f) **Boarding Buildings and Fencing**. The Receiver entered into a contract with Action Emergency Management Services to install the locked gate at the Property's entrance, install fencing where the current fence presented gaps or disrepair, fence around dangerous culverts/canals/cisterns, fencing around unsafe manholes, securing all accessible openings in four buildings and large wall openings (shaft) at the end of hallways on four floors of Building X. Due to significant and alarming incidents that occurred on the Property during the prior reporting period, Action Emergency Management Services conducted weekly inspections of the fence line and Buildings at the Property to discover and repair damage to try to prevent access. During this reporting period Action Emergency Management Services has in fact re-secured the fence and entrances to Buildings on numerous occasions in light of frequent acts of trespass and vandalism. The total amount the Receiver has paid for Action Emergency Management Services to date is \$243,030.51. See, **Exhibit B**. The invoices paid by the Receiver to Action since the date of the Receiver's last report are attached as **Exhibit F** and amount to \$8,697.10. No other invoices have been received during this reporting period.

(g) **Insurance**. The Receiver was able to put in place a general liability insurance policy through Paul T Murphy Ins. Agency of Malden, MA. As a result of the receivership, fire and vacant status of the buildings, the insurance is through the secondary market. The insurer is

Evanston Ins. Co. The insurance is for the period 6/16/25 through 6/16/25. The cost was \$2,478.92. See **Exhibit G**.

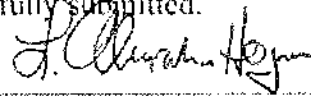
**(h) The Receiver's Fees and Expenses.** The Receiver has incurred a total of \$126,378.41 in fees and expenses through this date. See **Exhibit H** for the most recent detailed invoice. The Receiver has been paid for fees and out-of-pocket expenses during this reporting period in the amount of \$17,596.22 For details on earlier invoices see Receiver's previous reports filed.

**III. Disbursements and Funds Received.** In sum, to date, the Receiver disbursed \$400,000.00 to pay vendors and Receiver fees and expenses. See **Exhibit B and Exhibit I** for Receiver's Income and Disbursement Transaction Report. The Receiver has received loan proceeds from the City of Chelsea in the amount of \$400,000.00 and \$50,000.00 from Mass Audubon pursuant to the terms of the Purchase and Sale Agreement which is a nonrefundable deposit to be used to pay Receivership fees and expenses during the due diligence period. See **Exhibit I**. The Receiver has received and disbursed no other funds.<sup>1</sup> The Receiver is holding a balance of \$50,010.00.<sup>2</sup>

Dated: July 23, 2025

RECEIVER

Respectfully submitted,

By:   
L. Alexandra Hogan, Esquire  
ahogan@dwpm.com  
BBO #672561  
One Monarch Place, Suite 1900  
Springfield, MA 01144  
Telephone - (413) 733-3111  
Facsimile - (413) 734-3910

<sup>1</sup> The Receiver deposited funds from Doherty, Wallace, Pillsbury and Murphy, P.C. in the amount of \$10.00 to open a bank account and has deposited funds sufficient to cover wire fees when receiving loan proceeds from City of Chelsea for the payment of vendor invoices. These miscellaneous amounts are added to the Receiver's invoices as out-of-pocket expenses.

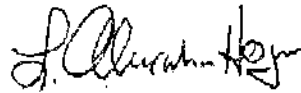
<sup>2</sup>The balance consists of the \$50,000 received by Mass Audubon and \$10.00 the Receiver deposited to open the bank account.

**CERTIFICATE OF SERVICE**

I, L. Alexandra Hogan hereby certify that I made service of the foregoing document to the following counsel of record on July 23, 2025 by first class mail as follows:

Daniel Deutsch, Esquire  
Noemi Kawamoto, Esquire  
Brooks and DeRensis, P.C.  
260 Franklin Street, Suite 700  
Boston, MA 02110

Peter Christopher, Esquire  
City of Chelsea  
500 Broadway, Room 307  
Chelsea, MA 02150



By: \_\_\_\_\_  
L. Alexandra Hogan, Esq.

**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



Incident Report	
Report #	62907
Report Date	2025-07-19
Report Time	18:06
Created By	Michael Gaudreau #764
Position	BYOD

#### Information

Date 2025-07-19  
Time 18:03  
Sector #: 070 - L. Alexandra Hogan, Receiver  
1 Forbes Street  
Chelsea Massachusetts 02150  
United States of America (the)

Incident Type



Other Incident Type:

Which Supervisor was Notified

M. Gaudreau

Location on site incident happened

Behind the waterfront building

Client Notified : If yes , Who ?

Yes

Police Involved

EMS Involved

Fire Involved

Maintenance

Arrest Made

Narrative - include who, what , when where, how  
and why with description of parties involved. Also  
include action taken.

While conducting a patrol of the property, I observed three young Hispanic males hiding behind the waterfront building. I want to drive around to the other side of the building to make contact with the individuals, but they started running towards the front gate. All three teams ran off of the property and out of sight. Does not appear to be any damage to the building in the area of the individuals. Alliance dispatch has been notified. Of the situation.

*Signature of Michael Gaudreau*

Officer's Signature

**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



#### Incident Report

Report #	62735
Report Date	2025-07-18
Report Time	20:44
Created By	Paul Kotzabaldus #1768
Position	SVOD

#### Information

Date	2025-07-18
Time	20:39
Sector #:	<b>070 - L. Alexandra Hogan, Receiver</b> 1 Forbes Street Chelsea Massachusetts 02150 United States of America (the)

Incident Type



Other Incident Type:

Which Supervisor was Notified

M. Bourque

Location on site incident happened

Large central building

Client Notified : If yes , Who ?

Police Involved

EMS Involved

Fire Involved

Maintenance

Arrest Made

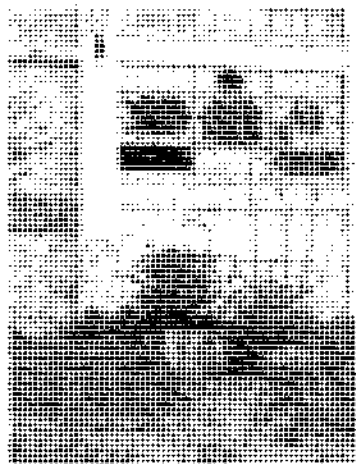
19:43

On arrival, two Chelsea cruisers, and three officers were on location at the main gate. They got a report of a few individuals with a ladder and were seen on the property. They didn't get a clear description of the individuals. The officer informed me that they weren't allowed to enter the location without the fire department, and the fire department had just cleared. I told him I would go in and take a good look around and would advise them of my findings. A ladder was found against the main large building. I returned to the main entrance to advise the officers of my findings. At that time, the officer made a landline call to his command. I returned to the location to keep a visual on the ladder. Shortly after, police came in and asked me where the ladder was and if I could wait out front. I posted myself at the main entrance and awaited the outcome.

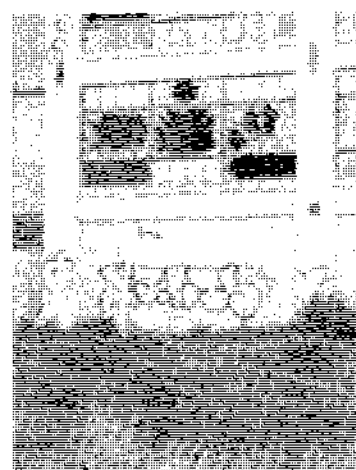
Narrative - include who, what , when where, how and why with description of parties involved. Also include action taken.

At 20:20 - police exited the site and stated while passing by with their police cruiser - that everything was all good, I re-entered the site to take notes. The ladder was removed from the building. I did a full patrol of the property and found nothing. Site was cleared 1034

Uploaded Picture 1



Uploaded Picture 2



Officer's Signature



**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



Incident Report	
Report #	62384
Report Date	2025-07-16
Report Time	08:14
Created By	Paul Kotzabaldiris #1708
Position	BYOD

### Information

Date	2025-07-16
Time	08:02
Sector #:	<b>070 - L. Alexandra Hogan, Receiver</b> 1 Forbes Street Chelsea Massachusetts 02150 United States of America (the)
Incident Type	<b>Suspicious condition</b>
Other Incident Type:	
Which Supervisor was Notified	G. Caceres
Location on site incident happened:	1 Building closest to the water by the train tracks. 2 Smokestack building
Client Notified : If yes , Who ?	
Police Involved	
EMS Involved	
Fire Involved	
Maintenance	
Arrest Made	
Narrative - include who, what , when where, how and why with description of parties involved. Also include action taken.	All checkpoints were inspected and cleared. No trespassers were found. A complete inspection of the property, revealed plywood was peeled back at two buildings. The smokestack building, the plywood covering the main door was peeled back. Also the building furthest away, closest to water, by the train tracks - also had plywood peeled back at entrance door. Dispatch was notified of the findings.

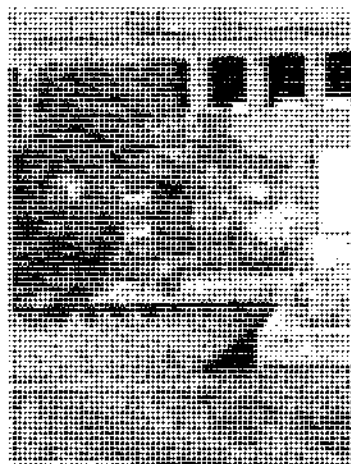


Photo 1

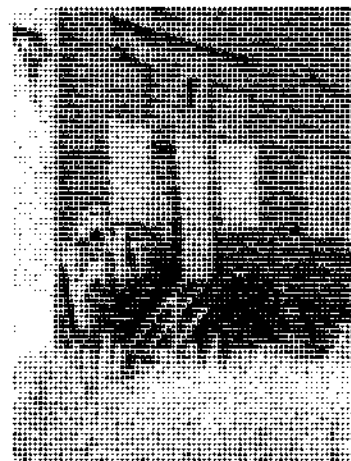


Photo 2

10/10/2024 10:10:10 AM 10/10/2024 10:10:10 AM 10/10/2024 10:10:10 AM 10/10/2024 10:10:10 AM 10/10/2024 10:10:10 AM


Officer's Signature

**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



Incident Report	
Report #	60988
Report Date	2025-07-07
Report Time	15:03
Created By	Michael Gaudreau #764
Position	BYOD

#### Information

Date	2025-07-07
Time	14:59
Sector #:	<b>070 - L. Alexandra Hogan, Receiver</b> 1 Forbes Street Chelsea Massachusetts 02150 United States of America (the)
Incident Type	
Other Incident Type:	Broken wood covering a window opening.
Which Supervisor was Notified	M. Gaudreau
Location on site incident happened:	Left-hand side of the waterfront building on the ground level
Client Notified : If yes , Who ?	Yes
Police Involved	
EMS Involved	
Fire Involved	
Maintenance	
Arrest Made	
Narrative - include who, what , when where, how and why with description of parties involved. Also include action taken.	Completed a patrol of the property and found one of the wood panels covering a window opening was kicked in. Picture was provided in the field inspection report. After locking up the property, Action arrived on scene to complete a walk-through of the property. I inform them of the damage I found on the waterfront building and explained its location. He said they are going to do a walk-through and replace anything that is needed. ADSS dispatch has been notified. Action will lock up the property when they are finished working.

*Completed a patrol of the property and found one of the wood panels covering a window opening was kicked in.*

Officer's Signature

**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)




Incident Report	
Report #	61578
Report Date	2025-07-11
Report Time	05:10
Created By	Angélica Cáceres #1343
Position	BYOD

#### Information

Date 2025-07-11

Time

Sector # 070 - L. Alexandra Hogan, Receiver  
1 Forbes Street  
Chelsea Massachusetts 02150  
United States of America (the)

Incident Type 

Other Incident Type:

Which Supervisor was Notified G. Cáceres

Location on site incident happened: Building #2 to the entry (left Building)

Client Notified : If yes , Who ? No

Police Involved

EMS Involved

Fire Involved

Maintenance

Arrest Made

Narrative - include who, what , when where, how and why with description of parties involved. Also include action taken. Pictures from open area sector-070

Photo 1



Photo 2

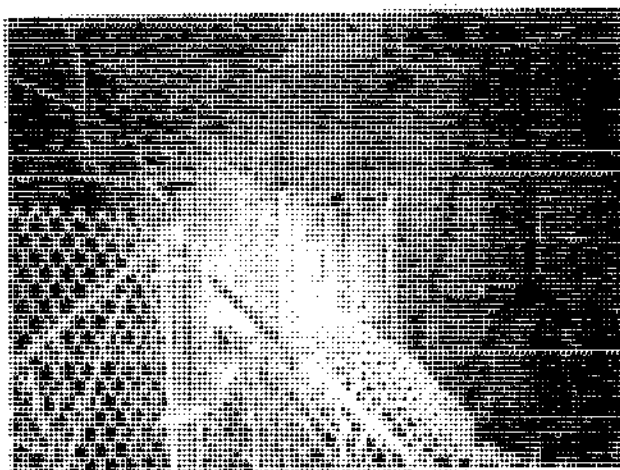


Photo 3



Photo 4

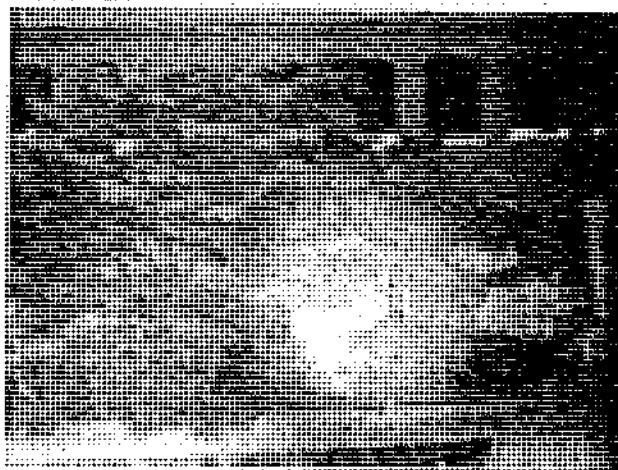
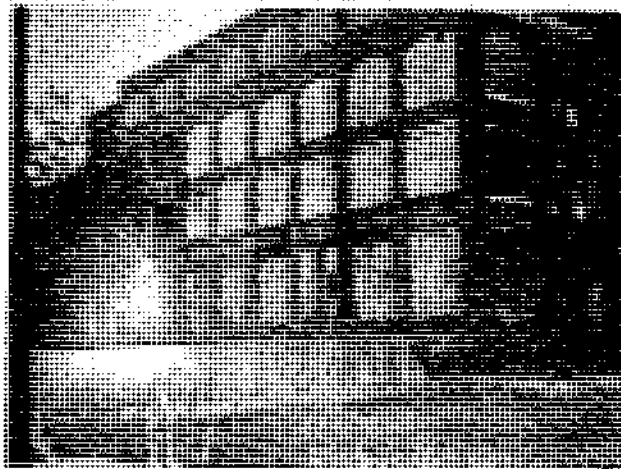


Photo 5



*I hereby declare that all information provided is accurate and true to the best of my knowledge.*


Officer's Signature

**Alliance Detective & Security Service,  
 Inc.**  
 930 Broadway  
 Everett Massachusetts 02149  
 United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

Incident Report	
Report #	60408
Report Date	2025-07-04
Report Time	02:25
Created By	Angélica Cáceres #1343
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver

Information	
Date	2025-07-04
Time	02:21
Sector #:	<b>070 - L. Alexandra Hogan, Receiver</b> 1 Forbes Street Chelsea Massachusetts 02150 United States of America (the)
Incident Type	
Other Incident Type:	070
Which Supervisor was Notified	G. Cáceres
Location on site incident happened:	Back Part Building Front to the Water. Sector-070
Client Notified : If yes , Who ?	No
Police Involved	
EMS Involved	
Fire Involved	
Maintenance	
Arrest Made	
Narrative - include who, what , when where, how and why with description of parties involved. Also include action taken.	Sector-070- Cáceres, Angélica-Apparently, someone entered the property today and broke one of the wooden frames that close the opening in part of the building, leaving it open and allowing access. Report with photo attached. Note: No noises were heard and no one was found at the scene at the time.

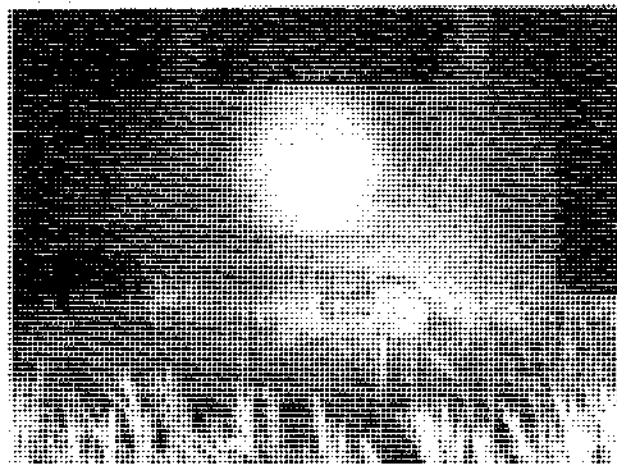


Photo 1

Officer's Signature

Officer's Signature



**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

Incident Report	
Report #	59964
Report Date	2025-07-01
Report Time	07:13
Created By	Angélica Cáceres #1343
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver

#### Information

Date 2025-07-01  
Time 07:05  
Sector #: 070 - L. Alexandra Hogan, Receiver  
1 Forbes Street  
Chelsea Massachusetts 02150  
United States of America (the)  
Incident Type  
Other Incident Type: See report by Patrol Sup Cáceres. Angelica today  
Which Supervisor was Notified G. Cáceres  
Location on site incident happened: Sector-070 Building front to the water.  
Client Notified : If yes , Who ? No  
Police Involved  
EMS involved  
Fire involved  
Maintenance  
Arrest Made

Narrative - include who, what , when where, how  
and why with description of parties involved. Also  
include action taken.

Sector-070- Cáceres, Angelica- I've had employees at the door since 7:00 a.m. waiting to enter. I told them  
to allow me to check the areas first, make sure the property is secure, and then complete the inspection.  
Now with more sunlight, I can take better photos of what I found during my visit tonight, around 1:00 a.m.  
or 2:00 a.m. Here are the details.

Photo 1

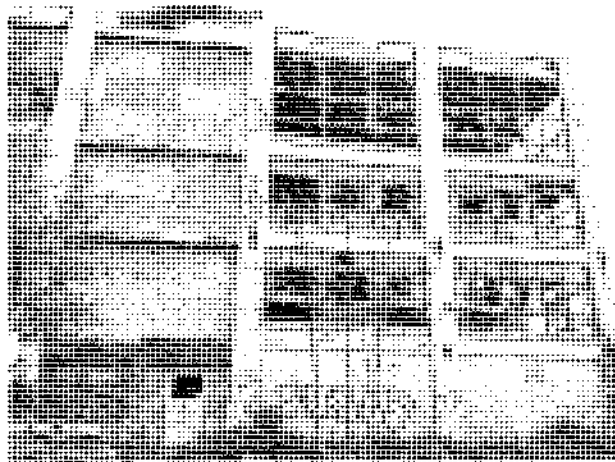


Photo 2



Photo 3

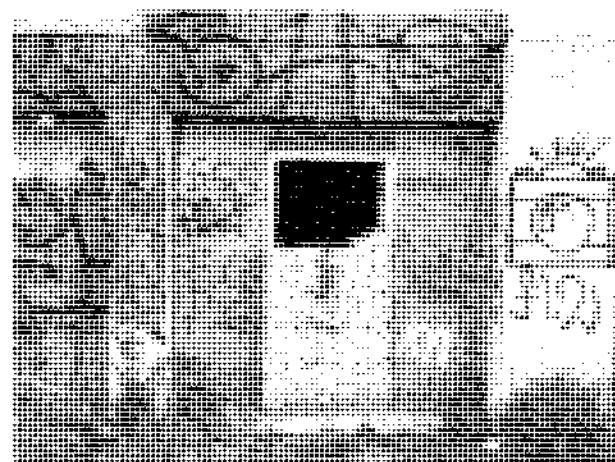
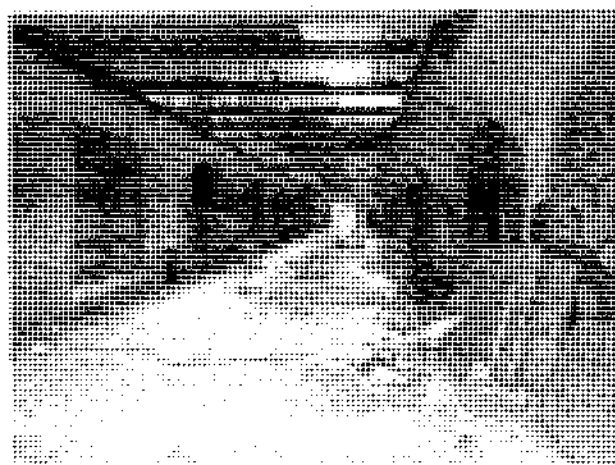


Photo 4



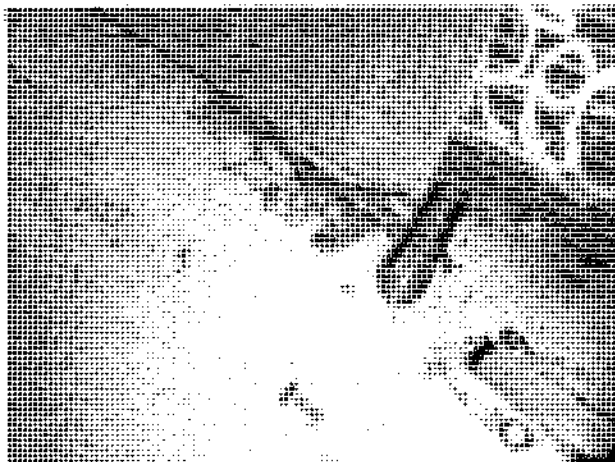
Photo 5



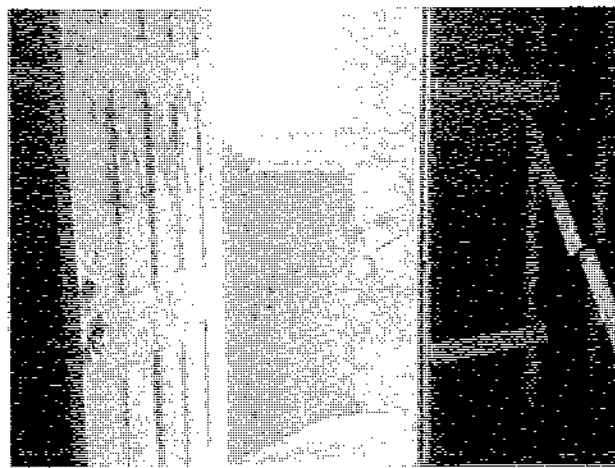
Uploaded Picture 1



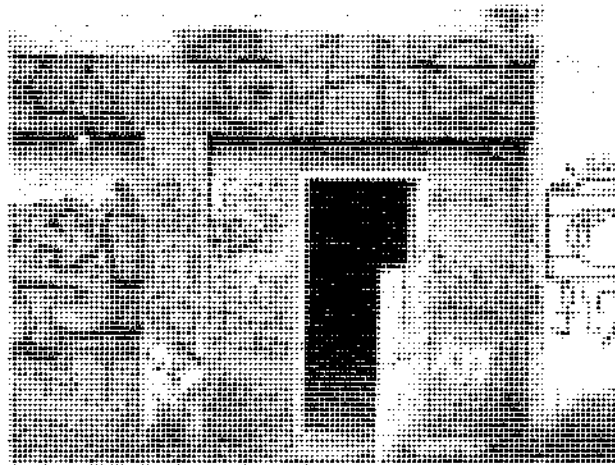
Uploaded Picture 2



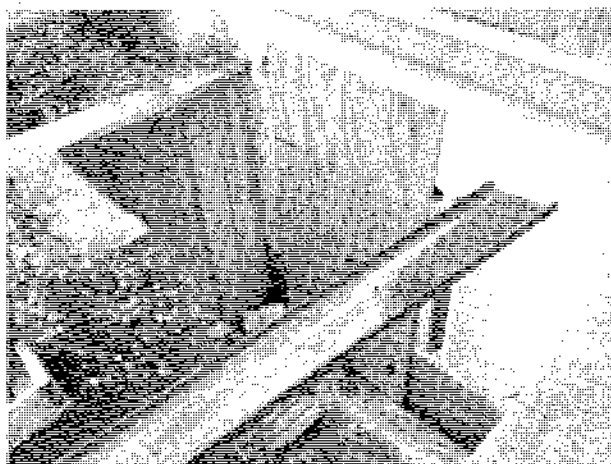
Upload Picture 3



Upload Picture 4



Upload Picture 5




Officer's Signature

**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



Incident Report	
Report #	59841
Report Date	2025-06-30
Report Time	14:21
Created By	Michael Gaudreau #764
Position	BYOD

#### Information

Date 2025-06-30  
Time 14:18  
Sector #: 070 - L. Alexandra Hogan, Receiver  
1 Forbes Street  
Chelsea Massachusetts 02150  
United States of America (the)  
Incident Type   
Other Incident Type:  
Which Supervisor was Notified M. Gaudreau  
Location on site incident happened: Doors to the waterfront building in the rear.  
Client Notified : If yes , Who ? Yes  
Police Involved  
EMS Involved  
Fire Involved  
Maintenance  
Arrest Made

Narrative - include who, what , when where, how  
and why with description of parties involved. Also  
include action taken.

Gate was locked and secured upon arrival to site. While conducting a patrol of the property, I ain't noticed more damage to the doors on the waterfront building. It appears that someone has torn down the rest of the wood blocking the doors. It appears that the white doors have been kicked in and building is wide open. No persons were found on site at this time. ADSS dispatch has been notified. Gate has been locked and secured upon exit of property.



Uploaded Picture 1

**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

Mobile Patrol Report	
Report #	55797
Report Date	2025-06-04
Report Time	06:54
Created By	Angélica Cáceres #1343
Job	Mandatory Patrol Check - Patrol Check (Mandatory)
Job ID	55768
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver

#### Information

Type of Activity: Drive-by Patrol (Vehicle)

Site Location:

Narrative:

Sector-070- Cáceres, Angelica- I have completed the tour at this time. I checked the property in detail, and all buildings have altered openings, including a set of make shift stairs to reach the second floor of the building facing the water. Everything has been submitted in my reports with photos of the affected areas. These issues have been reported to our operations team for action. The gate remains closed, but much of the fencing is down.

Incident Information (If Applicable):

Incident Type:

Reporter's Signature:

#### Event Logs

Status changed	Time From	2025-06-04 06:00
Status changed	Time To	2025-06-04 08:00
Status changed	On Site	2025-06-04 06:07
Status changed	Completed	2025-06-04 06:54

**Alliance Detective & Security Service,  
 Inc.**  
 930 Broadway  
 Everett Massachusetts 02149  
 United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

Incident Report	
Report #	55796
Report Date	2025-06-04
Report Time	06:38
Created By	Angélica Cáceres #1343
Position	UYOD
Client	070 - L. Alexandra Hogan, Receiver

#### Information

Date 2025-06-04  
 Time 06:34  
 Sector #: **070 - L. Alexandra Hogan, Receiver**  
 1 Forbes Street  
 Chelsea Massachusetts 02150  
 United States of America (the)

Incident Type

Other Incident Type: #4 report

Which Supervisor was Notified M. Michelman

Location on site incident happened: 070-

Client Notified : If yes , Who ? No

Police Involved

EMS Involved

Fire Involved

Maintenance

Arrest Made

Narrative - include who, what , when where, how  
 and why with description of parties involved. Also  
 include action taken.

PS. Cáceres, Angelica- Another building has also been altered; photos are attached to the report. I will  
 provide a final report upon completion of the tour.



Photo 1

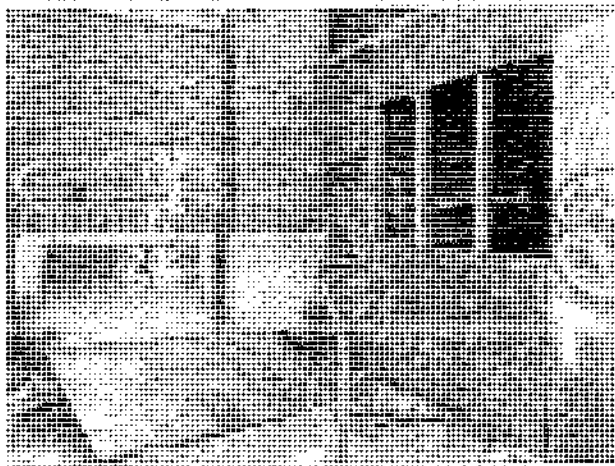


Photo 2

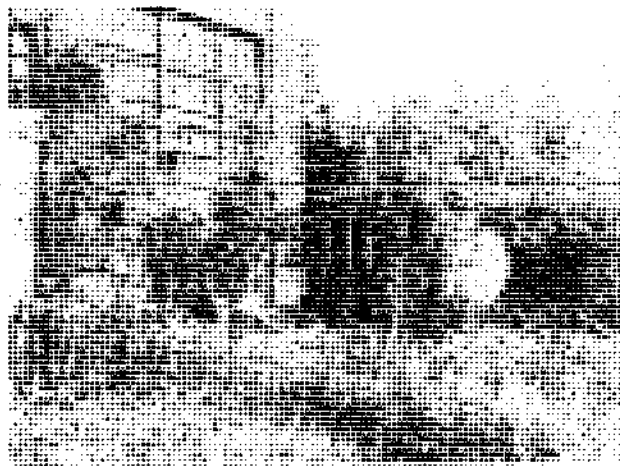
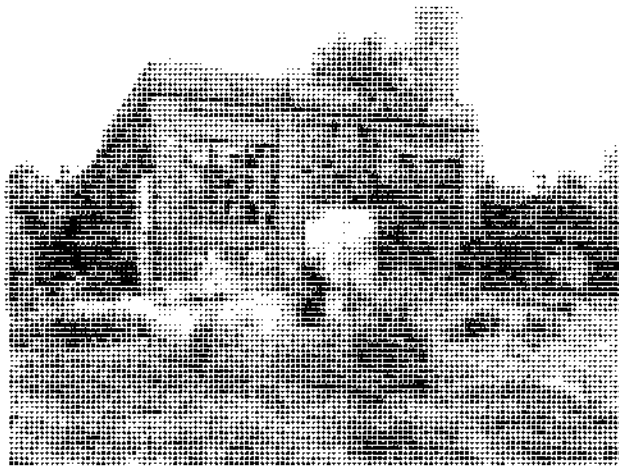


Photo 3



*under the penalty of perjury that the foregoing is true and correct to the best of your knowledge*

Officer's Signature

**Alliance Detective & Security Service,  
Inc.**


930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

Incident Report	
Report #	55795
Report Date	2025-06-04
Report Time	06:29
Created By	Angélica Cáceres #1343
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver

**Information**

Date 2025-06-04  
Time 06:22  
Sector #: **070 - L. Alexandra Hogan, Receiver**  
1 Forbes Street  
Chelsea Massachusetts 02150  
United States of America (the)  
Incident Type   
Other Incident Type: # 3 Report completed with this one (With Pictures)  
Which Supervisor was Notified G. Cáceres  
Location on site incident happened: 070-  
Client Notified : If yes , Who ? No  
Police Involved  
EMS Involved  
Fire Involved  
Maintenance  
Arrest Made

Narrative - include who, what , when where, how  
and why with description of parties involved. Also  
include action taken.

PS. Cáceres, Angelica- As I continue to inspect the buildings in detail, I found broken wood that provides  
access to the buildings. The report I made earlier adds two more: the building located right in front of the  
water has an opening in the basement, it's in a hidden location with limited visibility. This location, as you  
can see in the photo, has also been tampered with.

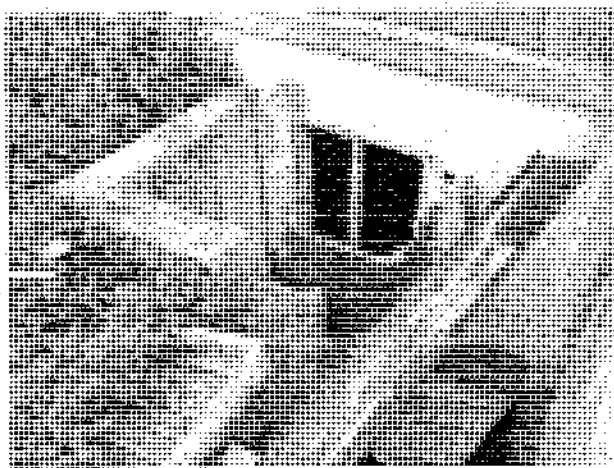


Photo 1

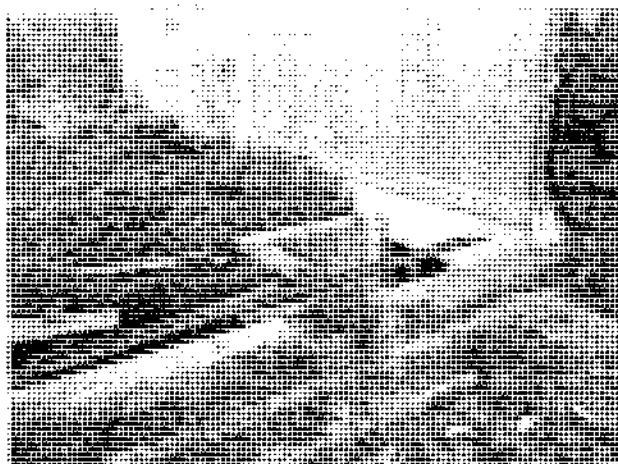


Photo 2



Photo 3

*The undersigned, not a law enforcement officer, has reviewed the report and has signed it.*

Officer's Signature

**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

Incident Report	
Report #	55793
Report Date	2025-06-04
Report Time	06:19
Created By	Angélica Cáceres #1343
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver

#### Information

Date 2025-06-04

Time 06:16

Sector #:  
**070 - L. Alexandra Hogan, Receiver**  
1 Forbes Street  
Chelsea Massachusetts 02150  
United States of America (the)

Incident Type



Other Incident Type: n/a

Which Supervisor was Notified G. Cáceres

Location on site incident happened: 070-

Client Notified : If yes , Who ? No

Police Involved

EMS Involved

Fire Involved

Maintenance

Arrest Made

Narrative - include who, what , when where, how  
and why with description of parties involved. Also  
include action taken.

PS. Cáceres, Angelica- I found another broken piece of wood on the same building at the back, this opening  
faces the back of the lake.

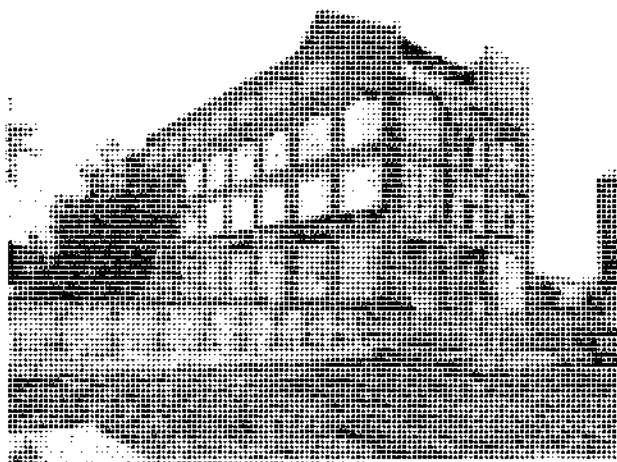


Photo 1

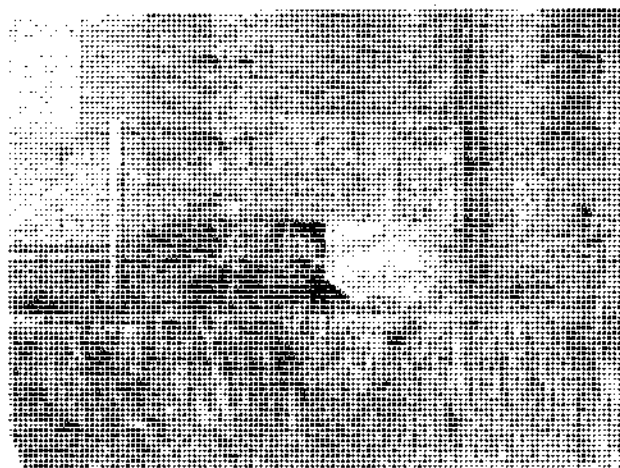


Photo 2

*This report contains confidential information and is intended for use only by the person to whom it is addressed. It is not to be distributed to the public.*

Officer's Signature

**Alliance Detective & Security Service,  
Inc.**

930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

**Incident Report**

Report #	55640
Report Date	2025-06-03
Report Time	06:46
Created By	Angélica Cáceres #1343
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver

**Information**


Date	2025-06-03
Time	06:38
Sector #:	<b>070 - L. Alexandra Hogan, Receiver</b> 1 Forbes Street Chelsea Massachusetts 02150 United States of America (the)
Incident Type	
Other Incident Type:	N/A
Which Supervisor was Notified	G. Cáceres
Location on site incident happened:	Sector-070- the same building reported before.
Client Notified : If yes , Who ?	No
Police Involved	
EMS Involved	
Fire Involved	
Maintenance	
Arrest Made	
Narrative - Include who, what , when where, how and why with description of parties involved. Also include action taken.	Caceres, Angelica- This is my third round of the night and in fact I found two openings in the building and no visible trespassers. The fence is down in theses areas creating a possible access point. I have been there for a reasonable amount of time, but I can't see anyone in the area. I will continued with the tour.



Photo 1

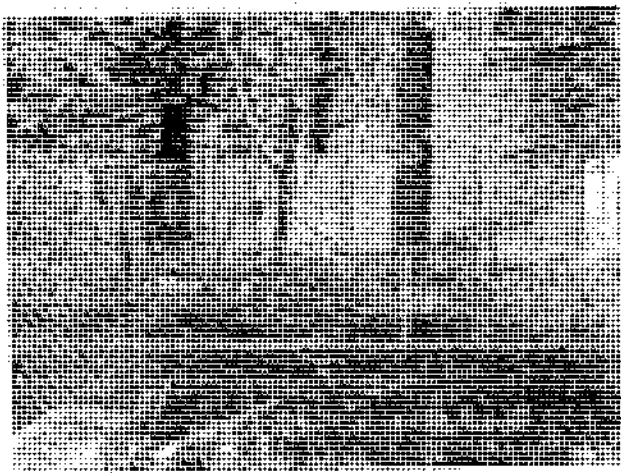


Photo 2

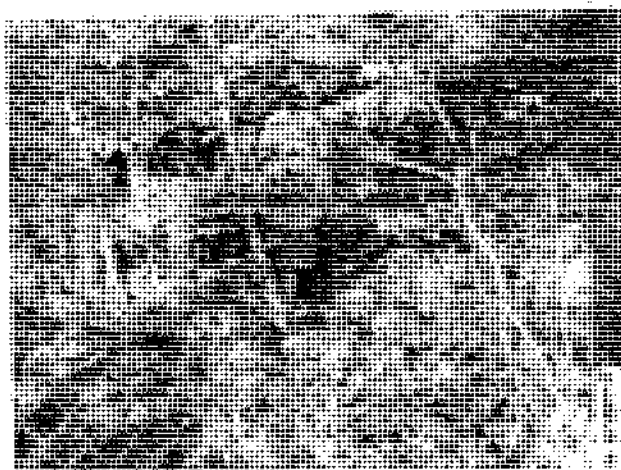


Photo 3

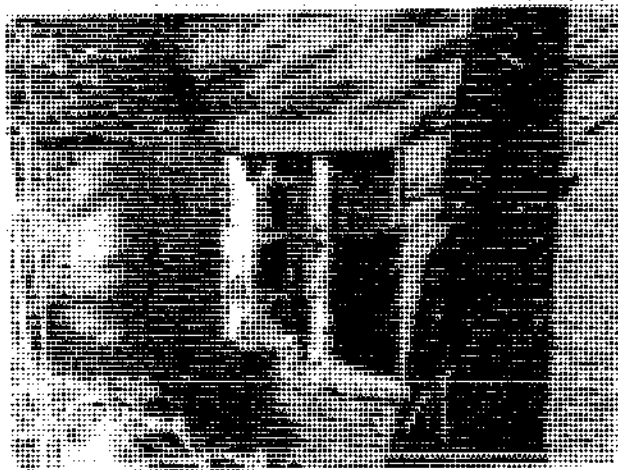


Photo 4



Photo 5



**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

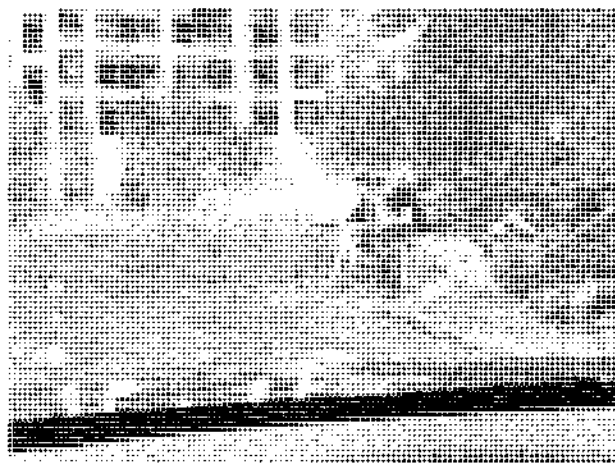
Incident Report	
Report #	55188
Report Date	2025-05-31
Report Time	16:40
Created By	Brian Cook #2081
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver

Information	
Date	2025-05-31
Time	16:37
Sector #:	<b>070 - L. Alexandra Hogan, Receiver</b> 1 Forbes Street Chelsea Massachusetts 02150 United States of America (the)
Incident Type	
Other Incident Type:	
Which Supervisor was Notified	D. Sacramone
Location on site incident happened:	By the large metal pile
Client Notified : If yes , Who ?	
Police Involved	
EMS Involved	
Fire Involved	
Maintenance	
Arrest Made	
Narrative - include who, what , when where, how and why with description of parties involved. Also include action taken.	Saturday May, 31, 2025 I (P/S Cook,B) was conducting a patrol check of the property. While touring the property I spotted 2 male individuals approximately high school age. I radioed to the Alliance Dispatch Center and informed dispatcher Sacramone, D about the 2 individuals. I proceeded to escort the 2 male individuals to the front gate and removed them from the property informing them they aren't allowed to come back. Both male individuals left with no issues and the rest of the property is clear of any issues at this time.

Uploaded Picture 1



Uploaded Picture 2



**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

Incident Report	
Report #	55006
Report Date	2025-05-30
Report Time	06:40
Created By	Angélica Cáceres #1343
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver


Information	
Date	2025-05-30
Time	06:23
Sector #:	<b>070 - L. Alexandra Hogan, Receiver</b> 1 Forbes Street Chelsea Massachusetts 02150 United States of America (the)
Incident Type	
Other Incident Type:	N/A
Which Supervisor was Notified	G. Cáceres
Location on site incident happened:	Sector-070
Client Notified : If yes , Who ?	No
Police Involved	
EMS Involved	
Fire Involved	
Maintenance	
Arrest Made	
Narrative - include who, what , when where, how and why with description of parties involved. Also include action taken.	<p>Sector-070, PS, Cáceres, Angelica reported- At the time of starting the tour everything was going very well, checking building by building, after leaving the first Tag I continued towards the second noticing something broken, I tried to continue but because of the bushes I had poor visibility, when I went to turn back I got scared since I am very close to the debris, I got out of car 12 and walked to the places that were altered. At the time of the inspection as the door where they are having access was closed, the person who accessed the property broke one of the boards and is holding them up with sticks. This debris was taken from the rubble where I reported the damage to car 12. At this moment I didn't hear any noises and from what I see it is closed with the sticks facing outwards, so I can perceive that whoever did it is no longer on the property and closed it and then returned and entered through this same place. I have been in this same place for a while making this report and I don't see anything in the surroundings at this point where I am, I make a report and report to dispatch with all the close-up photos so they can appreciate what is happening here. The fence is broken and they are gaining access through this place that I have already reported previously. I will continue the tour and will complete a full report at the end of the tour.</p>

Photo 1

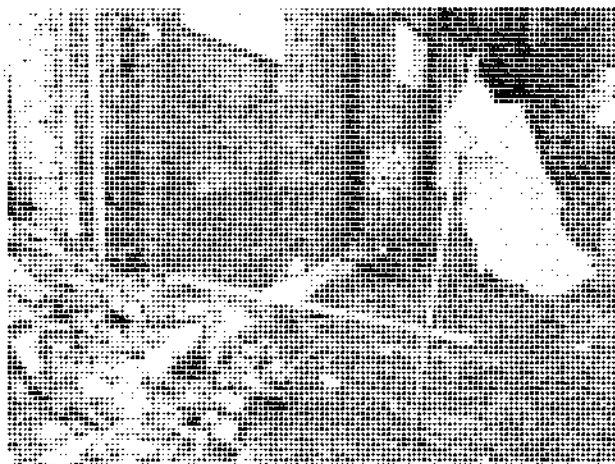


Photo 2

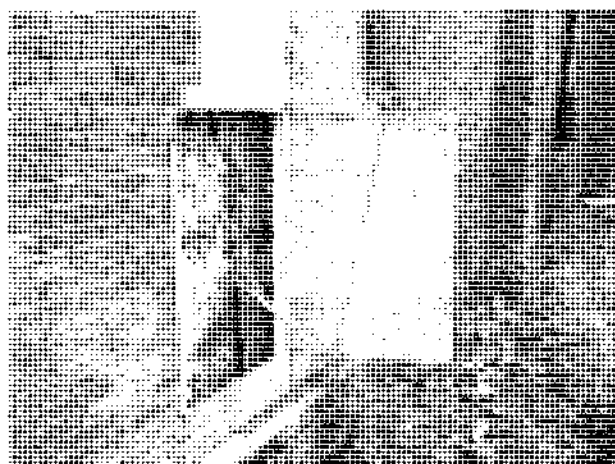


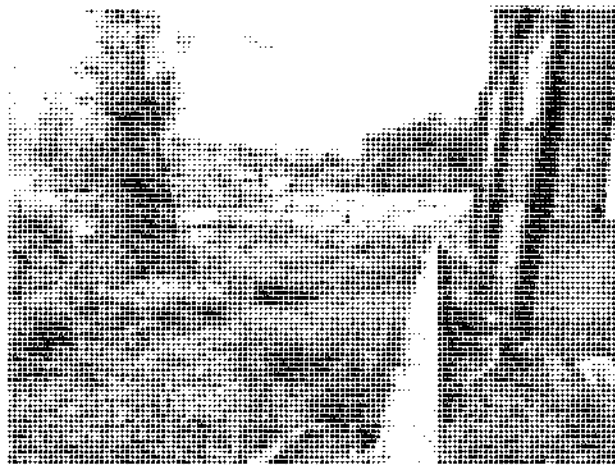
Photo 3



Photo 4



Photo 5



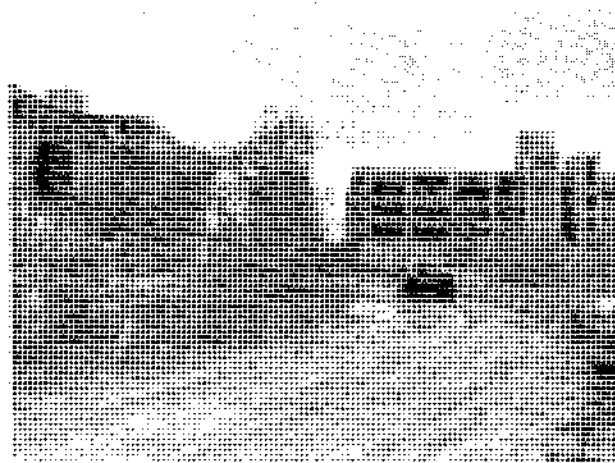
Uploaded Picture 1



Uploaded Picture 2



Upload Picture 3

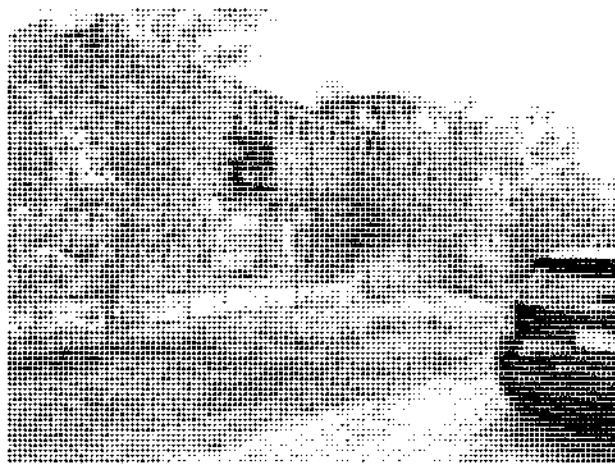


Upload Picture 4





Upload Picture 5



Click here to download pictures from this report.

Officer's Signature

**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

Incident Report	
Report #	54889
Report Date	2025-05-29
Report Time	16:33
Created By	Brian Cook #2081
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver

#### Information

Date 2025-05-29  
Time 16:30

Sector #:  
**070 - L. Alexandra Hogan, Receiver**  
1 Forbes Street  
Chelsea Massachusetts 02150  
United States of America (the)

Incident Type



Other Incident Type:

Which Supervisor was Notified D. McKenzie

Location on site incident happened: Gate of the property

Client Notified : If yes , Who ?

Police Involved

EMS Involved

Fire Involved

Maintenance

Arrest Made

Narrative - include who, what , when where, how  
and why with description of parties involved. Also  
include action taken.

Thursday May 29, 2025 I (P/S Cook,B) arrived at sector 70 and saw 2 male individuals squeeze through the gate and enter the property. Seeing this I radioed to the Alliance Dispatch Center and informed them of what I saw. I honked my horn and got the attention of the 2 male individuals who turned around and exited the property without any issues.

Uploaded Picture 1



Uploaded Picture 2



Upload Picture 3



**Alliance Detective & Security Service,  
Inc.**  
930 Broadway  
Everett Massachusetts 02149  
United States of America (the)



**070 - L. Alexandra Hogan, Receiver**  
**1 Forbes Street**  
**Chelsea Massachusetts 02150**  
**United States of America (the)**

Incident Report	
Report #	54706
Report Date	2025-05-28
Report Time	05:29
Created By	Angélica Cáceres #1343
Position	BYOD
Client	070 - L. Alexandra Hogan, Receiver

Information	
Date	2025-05-28
Time	05:22
Sector #:	<b>070 - L. Alexandra Hogan, Receiver</b> 1 Forbes Street Chelsea Massachusetts 02150 United States of America (the)
Incident Type	Other Incident Types Not Listed
Other Incident Type:	N/A
Which Supervisor was Notified	G. Cáceres
Location on site incident happened	Sector-070 Building
Client Notified : If yes . Who ?	No
Police Involved	
EMS Involved	
Fire Involved	
Maintenance	
Arrest Made	
Narrative - include who, what , when where, how and why with description of parties involved. Also include action taken.	Caceres, Angelica- Report- As I began the tour, I noticed someone had placed a piece of wood as a ramp to get to and prop the door open. I approached, but I didn't hear any noise or see anything suspicious. I didn't find any other doors open in this building. (Pictures attached) Note: This is the area I reported with the broken fence. you can also see it in the photo.

Photo 1



Photo 2



Photo 3



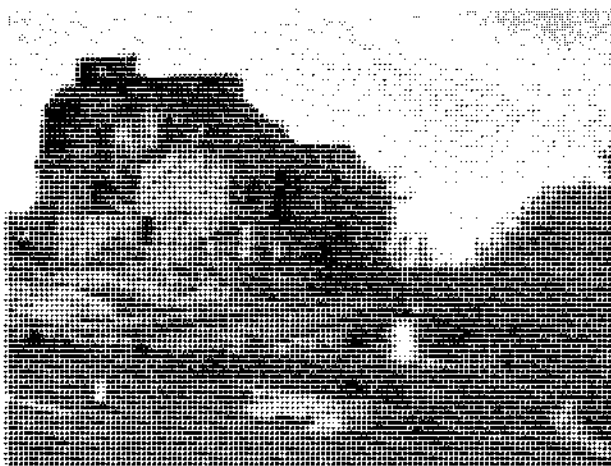
Photo 4



Photo 5



Uploaded Picture 1



Officer's Signature

2:31 PM  
07/21/25  
Accrual Basis

## Receivership Account

### VENDOR SUMMARY

Type	Date	Num	Name	Memo	Amount
DWPM - Receivership Acct					
Check	01/29/2025	1000	Action Emergency Management Services	!# FB-10140	-220,105.00
Check	04/04/2025	1023	Action Emergency Management Services	Inv # FB-10219	-5,083.25
Check	05/16/2025	1027	Action Emergency Management Services	!#s: FB-10218 (\$5545.16), FB-10218a (\$2500)	-8,145.16
Check	07/11/2025	1032	Action Emergency Management Services	!#s FB-10261 (\$3000.00) & FB-10266 (\$5,697.10)	-8,697.10
Vendor Total					-243,030.51
Check	01/29/2025	1001	Alliance Detective & Security Service Inc	!#s 3027, 3077, 3124	-23,280.00
Check	02/10/2025	1017	Alliance Detective & Security Service Inc	!#3177 & !#3280	-13,655.00
Check	02/27/2025	1019	Alliance Detective & Security Service Inc	Inv# 3374(\$3900) and #3330 (\$3640)	-7,540.00
Check	03/06/2025	1020	Alliance Detective & Security Service Inc	!#3427 (\$4095) & !#3411 (\$20.91)	-4,115.91
Check	04/04/2025	1022	Alliance Detective & Security Service Inc	Inv#s: 3653 (\$3900), 3561 (\$3640), 3511 (\$3575)	-11,115.00
Check	04/21/2025	1024	Alliance Detective & Security Service Inc	!#s: 3607 (\$3900), 3730 (\$4180), 3791 (\$3965), 381	-16,120.00
Check	05/16/2025	1026	Alliance Detective & Security Service Inc	!#s: 3862 (\$4290), 3910 (\$4550), 3969 (\$4030)	-12,870.00
Check	05/28/2025	1028	Alliance Detective & Security Service Inc	!#s 4051 & 4100	-8,060.00
Check	06/30/2025	1030	Alliance Detective & Security Service Inc	!# 4132 \$4290.00), !#4230 \$3965.00), !#4278 \$40	-16,250.00
Check	07/11/2025	1031	Alliance Detective & Security Service Inc	!# 4436 (\$4030.00) & 4518 (\$3965.00)	-7,995.00
Vendor Total					-121,000.91
Check	07/14/2025	1033	DWPM	DWPM 104567-1 !#231887	-17,596.22
Vendor Total					-17,596.22
Check	07/16/2025	1018	JDC Demolition Company	!#4882	-9,901.55
Check	08/06/2025	1021	JDC Demolition Company	T&M Tag #! EX02787	-6,441.86
Check	04-21-2025	1025	JDC Demolition Company	EX02855 4-11-2025 Inv	-5,545.39
Vendor Total					-15,893.44
Check	05/26/2025	1029	Paul T. Murphy Insurance Agency	Ref# 1817607B Policy period 6/16/2025 - 06/16/20	-2,478.92
Vendor Total					-2,478.92
TOTAL VENDOR PAYMENTS					-400,000.00



**A Woman-Owned Small Business**  
**SDO CERTIFIED WBE**

FILE TO

Springfield, MA

EXHIBIT  
C

**AMOUNT DUE: \$3,965.00**

E 2025-07-02 / 07G





# ALLIANCE SECURITY

A Woman-Owned Small Business  
 SDO CERTIFIED WBE

REMIT TO **Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 4438  
 Invoice Date: 2025-06-25  
 DUE DATE: 2025-07-15  
 TERMS: Net 20  
 CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**

One Monarch Place

Suite 1300

Springfield, MA

Amount Enclosed: \$

**AMOUNT DUE: \$4,030.00**

Period	Description	QTY	Unit Price	Total
06-18 - 06-24	Patrol Check: ( 62 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	62	\$65.00	\$4,030.00

SUBTOTAL	Tax	Credit	Total
\$4,030.00	\$0.00	\$0.00	\$4,030.00

SUBTOTAL \$4,030.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$4,030.00**

# ALLIANCE SECURITY

REMIT TO: Alliance Detective & Security Service, Inc.  
930 Broadway  
Everett, MA 02149  
(617) 387-1261  
accounting@alliancesecurityservice.com

INVOICE NUMBER:	4327
Invoice Date	2025-06-18
DUE DATE:	2025-07-08
TERMS:	Net 20
CUSTOMER ID:	070

**AMOUNT DUE: \$3,965.00**

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total                    \$3,965.00**



# ALLIANCE SECURITY

A Woman-Owned Small Business  
SDO CERTIFIED WBE

REMIT TO **Alliance Detective & Security Service, Inc.**  
930 Broadway  
Everett, MA 02149  
(617) 387-1261  
accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 4278  
Invoice Date: 2025-06-11  
DUE DATE: 2025-07-01  
TERMS: Net 20  
CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**

One Monarch Place

Suite 1300

Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_

**AMOUNT DUE: \$4,030.00**

Period	Description	QTY	Unit Price	Total
06-04 - 06-10	Patrol Check: ( 62 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	62	\$65.00	\$4,030.00

SUBTOTAL	Tax	Credit	Total
\$4,030.00	\$0.00	\$0.00	\$4,030.00

SUBTOTAL \$4,030.00  
TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$4,030.00**

# ALLIANCE SECURITY

**A Woman-Owned Small Business**  
SBO CERTIFIED WBE

**REMIT TO** **Alliance Detective & Security Service, Inc.**  
930 Broadway  
Everett, MA 02149  
(617) 387-1261  
accounting@alliancesecurityservice.com

INVOICE NUMBER:	4230
Invoice Date	2025-06-04
DUE DATE:	2025-06-24
TERMS:	Net 20
CUSTOMER ID:	070

**Doherty, Wallace, Pillsbury and Murphy, P.C.**

One Monarch Place  
Suite 1300  
Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_

**AMOUNT DUE: \$3,965.00**

Period	Description	QTY	Unit Price	Total
05-28 - 06-03	Patrol Check: ( 61 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	61	\$65.00	\$3,965.00
SUBTOTAL				\$3,965.00
TAXES				\$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total                    \$3,965.00**



# ALLIANCE SECURITY

A Woman-Owned Small Business  
 SDO CERTIFIED WBE

**REMIT TO** Alliance Detective & Security Service, Inc.  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 4132  
 Invoice Date: 2025-05-28  
 DUE DATE: 2025-06-17  
 TERMS: Net 20  
 CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**

One Monarch Place

Suite 1300

Springfield, MA

Amount Enclosed: \$

**AMOUNT DUE: \$4,290.00**

Period	Description	QTY	Unit Price	Total
05-21 - 05-27	Patrol Check: ( 54 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	54	\$65.00	\$3,510.00
05-21 - 05-27	Patrol Check: Holiday Patrol Checks	8	\$97.50	\$780.00

SUBTOTAL	Tax	Credit	Total
\$4,290.00	\$0.00	\$0.00	\$4,290.00

SUBTOTAL \$4,290.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$4,290.00**



**ALLIANCE  
SECURITY**

A Woman-Owned Small Business  
SDO CERTIFIED WBE

REMIT TO **Alliance Detective & Security Service, Inc.**  
930 Broadway  
Everett, MA 02149  
(617) 387-1261  
accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 4100  
Invoice Date 2025-05-21  
DUE DATE: 2025-06-10  
TERMS: Net 20  
CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**

One Monarch Place  
Suite 1300  
Springfield, MA

Amount Enclosed: \$ \_\_\_\_\_

**AMOUNT DUE: \$4,030.00**

Period	Description	QTY	Unit Price	Total
05-14 - 05-20	Patrol Check: ( 62 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	62	\$65.00	\$4,030.00

SUBTOTAL	Tax	Credit	Total
\$4,030.00	\$0.00	\$0.00	\$4,030.00

SUBTOTAL \$4,030.00  
TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$4,030.00**



# ALLIANCE SECURITY

A Woman-Owned Small Business  
 SDO CERTIFIED WBE

REMIT TO **Alliance Detective & Security Service, Inc.**  
 930 Broadway  
 Everett, MA 02149  
 (617) 387-1261  
 accounting@alliancesecurityservice.com

## INVOICE

INVOICE NUMBER: 4051  
 Invoice Date: 2025-05-14  
 DUE DATE: 2025-06-03  
 TERMS: Net 20  
 CUSTOMER ID: 070

BILL TO

**Doherty, Wallace, Pillsbury and Murphy, P.C.**  
 One Monarch Place  
 Suite 1300  
 Springfield, MA

Amount Enclosed: \$  
**AMOUNT DUE: \$4,030.00**

Period	Description	QTY	Unit Price	Total
05-07 - 05-13	Patrol Check: ( 62 items ) Service Location: 070 - L. Alexandra Hogan, Receiver 1 Forbes Street Chelsea MA 02150	62	\$65.00	\$4,030.00

SUBTOTAL	Tax	Credit	Total
\$4,030.00	\$0.00	\$0.00	\$4,030.00

SUBTOTAL \$4,030.00  
 TAXES \$0.00

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total \$4,030.00**

# ALLIANCE SECURITY

**REMIT TO** **Alliance Detective & Security Service, Inc.**  
930 Broadway  
Everett, MA 02149  
(617) 387-1261  
accounting@alliancesecurityservice.com

tabbies®

**EXHIBIT**

**D**

BILL TO

Springfield, MA

**AMOUNT DUE: \$4,095.00**

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total                    \$4,095.00**



# ALLIANCE SECURITY

**A Woman-Owned Small Business**  
SBO CERTIFIED WBE

**REMIT TO Alliance Detective & Security Service, Inc.**  
930 Broadway  
Everett, MA 02149  
(617) 387-1261  
accounting@alliancesecurityservice.com

INVOICE NUMBER:	4568
Invoice Date	2025-07-09
DUE DATE:	2025-07-29
TERMS:	Net 20
CUSTOMER ID:	070

**Doherty, Wallace, Pillsbury and Murphy, P.C.**

Amount Enclosed: \$ \_\_\_\_\_

**AMOUNT DUE: \$4,582.50**

Springfield, MA

L. Alexandra Hogan, solely in her capacity as receiver appointed in case of City of Chelsea V. Yihe Forbes, LLC , Suffolk Superior Court, Docket No. 2484 CV 2384

**Total** **\$4,582.50**

# CHANGE ORDER REQUEST



Title: Recover pile with poly  
 Project Name: Forbes Emergency Job  
 Project Address: 45 Forbes Street  
 Chelsea, MA 02150

COR Date: 07/18/2025  
 T&M Tag Numbers: EX03007, EX03010  
 JDC Demolition Company Job Number:  
 Customer Job Number:  
 Customer Reference Number: Forbes



## Our Information

JDC Demolition Company  
 115 4th Avenue  
 Needham, MA 02494  
 Phone: (508)-297-8090

## Customer Information

City of Chelsea  
 600 Broadway  
 Chelsea, MA 02150

## Description of Change Order Request

T&M Tag EX03007: 2 Foreman and 4 laborers Recovered pile with 2 layers of poly. Layer of 8ml and 10ml  
 T&M Tag EX03010: Covering piles with 2 layers of poly. one layer 10 ml second layer 8ml.

## Labor

Description	Qty (HR)	Unit (HR)	Rate (HR)	Total Cost
Tag EX03007 - Foreman	16.00	ST	\$123.88	\$1,982.08
Tag EX03007 - Laborer	32.00	ST	\$105.10	\$3,363.20
Tag EX03010 - Foreman	8.00	ST	\$123.88	\$991.04
Tag EX03010 - Laborer	24.00	ST	\$105.10	\$2,522.40
Hours Subtotals: ST: 80.00			Total Labor:	\$8,858.72

## Material

Description	Qty of Material	Unit of Measure	Rate	Total Cost
Tag EX03007 - 5ml Poly	10.00	Rolls	\$72.00	\$720.00
Tag EX03007 - 10ml Poly	10.00	Rolls	\$250.00	\$2,500.00
Tag EX03010 - 5-Mil poly. roll	10.00	EA	\$72.00	\$720.00
			Total Material:	\$3,940.00

Subtotal		\$12,798.72
Tax Rate (Materials)	8.250%	\$245.25
Mark Up Rate (Subtotal)	15.000%	\$1,819.81
Requested Total		\$14,864.78

## Terms & Conditions

# TIME AND MATERIAL TAG

## EX03007



Title: Recover pile with poly  
Project Name: Forbes Emergency Job  
Project Address: 46 Forbes Street  
Chelsea, MA 02150  
Date(s) of Work Performed: 07/01/2025  
JDC Demolition Company Job Number:  
Cost Code:  
Customer Job Number:  
Customer Reference Number: Forbes

### Our Information

JDC Demolition Company  
115 4th Avenue  
Needham, MA 02494  
Phone: (602)-897-8080

### Customer Information

City of Chelsea  
600 Broadway  
Chelsea, MA 02150

### Description of the Work

2 Foreman and 4 laborers Recovered pile with 2 layers of poly. Layer of 6mil and 10mil

### Labor

Worker Name / Description	Date of Work	Quantity of Worker	ST	OT	DT	POT	PDT	Total
Foreman	07/01/2025	2	8					16
Laborer	07/01/2025	4	8					32
Total Labor:		6	48	0	0	0	0	48

### Material

Material Name	Date of Work	Unit of Measure	Quantity of Unit	Total
6m. Poly	07/01/2025	Rolls	10	10
10m. Poly	07/01/2025	Rolls	10	10

### Terms & Conditions

Digitally Signed by:

Date Signed:

JUL 1, 2025 11:53 AM EDT

Digitally Signed by:

Date Signed:

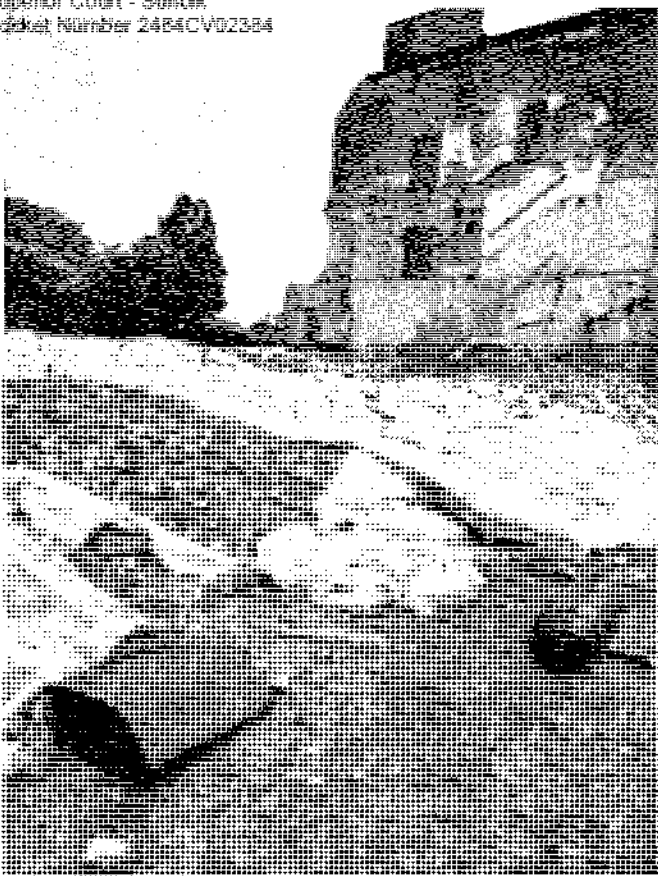
JUL 1, 2025 2:10 PM EDT

Name: Mike McGrath

Company: JDC Demolition Company

Name: Fidel Maltez

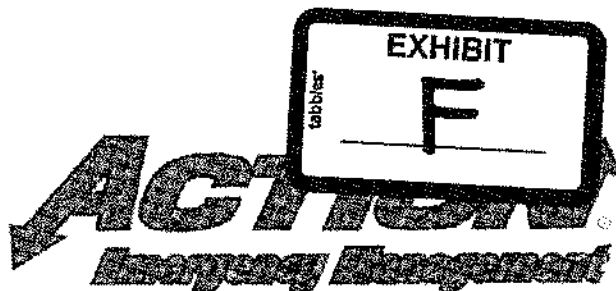
Company: City of Chelsea



July 2015 11:07 AM







## INVOICE

Action Emergency Management  
Services  
1087 Broadway  
Riverside, MA 02151

cferullo@action-es.com  
+1 (781) 286-3900

Bill to  
1 Forbes Chelsea MA 02150

Ship to  
1 Forbes Chelsea MA 02150

### Invoice details

Invoice no.: FB-10261  
Terms: Net 30  
Invoice date: 04/24/2025  
Due date: 06/02/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Action crew responded on 04/24/25 for a 2 E.S.U. techs thoroughly inspected all patrol of the property	buildings & found no damage.	1	\$500.00	\$500.00
2.	Action crew responded on 04/28/25 for a 2 E.S.U. techs thoroughly inspected all patrol of the property	buildings & found no damage.	1	\$500.00	\$500.00
3.	Action crew responded on 05/01/25 for a 2 E.S.U. techs thoroughly inspected all patrol of the property	buildings & found no damage.	1	\$500.00	\$500.00
4.	Action crew responded on 05/08/25 for a 2 E.S.U. techs thoroughly inspected all patrol of the property	buildings & found no damage.	1	\$500.00	\$500.00
5.	Action crew responded on 05/19/25 for a 2 E.S.U. techs thoroughly inspected all patrol of the property	buildings & found no damage.	1	\$500.00	\$500.00
6.	Action crew responded on 05/23/25 for a 2 E.S.U. techs thoroughly inspected all patrol of the property	buildings & found no damage.	1	\$500.00	\$500.00
Total:					\$3,000.00

# INVOICE

Action Emergency Management  
 Services  
 1087 Broadway  
 Revere, MA 02151

clerullo@action-es.com  
 +1 (781) 286-3900



**Bill to**  
 1 Forbes ST, Chelsea, MA 02150

**Ship to**  
 1 Forbes ST, Chelsea, MA 02150

## Invoice details

Invoice no.: FB-10266  
 Terms: Net 30  
 Invoice date: 04/29/2025  
 Due date: 05/29/2025

#	Product or service	Description	Qty	Rate	Amount
1	Action crew responded on 04/29/25 for a patrol of the property	Action crew discovered 2 new openings on c side and d side of the building. Both opening we're reattached and Scored to the building. crew finished their patrol and found no other damages to the buildings.	1	\$0.00	\$0.00
2.	Window Opening 1st Floor (C Side) Included	4ftX4ft Nailed	1	\$0.00	\$0.00
3.	Window Opening 1st Floor ( D Side ) Included	4ftX4ft Nailed	1	\$0.00	\$0.00
4.	1/2" CDX Plywood		2	\$95.00	\$190.00
5.	Clips of 3" Framing Nails		1	\$7.25	\$7.25
6.	1 E.S.U. Technician		4	\$80.00	\$320.00
7.	1 E.S.U. Technician		4	\$80.00	\$320.00
8.	H-3 E.S.U Truck (Per Hour)		4	\$70.00	\$280.00
9.	Action crew responded on 05/06/25 for a patrol of the property	Action crew discovered 1 door openings on A side of the building. That was ripped off the building. crew reattached and scored the opening. crew finished their patrol and found no other damages to the buildings.	1	\$0.00	\$0.00
10.	Door Opening 1st Floor ( A Side ) Included	48"X96" Nailed	1	\$0.00	\$0.00

11.	1/2" CDX Plywood		1	\$95.00	\$95.00
12.	Clips of 3" Framing Nails		1	\$7.25	\$7.25
13.	1 E.S.U. Technician		4	\$80.00	\$320.00
14.	1 E.S.U. Technician		4	\$80.00	\$320.00
15.	H-3 E.S.U Truck (Per Hour)		4	\$70.00	\$280.00
16.	Action crew responded on 05/12/25 for a patrol of the property	Action crew discovered a damaged opening on A side of the building. crew reattached and scored the opening. crew finished their patrol and found no other damages to the buildings.	1	\$0.00	\$0.00
17.	Window Opening 1st Floor (A Side) Included	24"X24" Nailed	1	\$0.00	\$0.00
18.	1/2" CDX Plywood		1	\$95.00	\$95.00
19.	Clips of 3" Framing Nails		1	\$7.25	\$7.25
20.	1 E.S.U. Technician		4	\$80.00	\$320.00
21.	1 E.S.U. Technician		4	\$80.00	\$320.00
22.	H-12 E.S.U Truck (Per Hour)		4	\$70.00	\$280.00
23.	Action crew responded on 05/15/25 for a patrol of the property	Action crew discovered 2 window openings on D side of the building. That was ripped off the building. crew reattached and scored the 2 opening. Then crew finished their patrol and found no other damages to the buildings.	1	\$0.00	\$0.00
24.	Window Opening 1st Floor ( D Side ) Included	48"X96" Nailed	1	\$0.00	\$0.00
25.	Window Opening 1st Floor ( D Side ) Included	48"X96" Nailed	1	\$0.00	\$0.00
26.	1/2" CDX Plywood		2	\$95.00	\$190.00
27.	3" Ram Set Nails		1	\$7.44	\$7.44
28.	1 E.S.U. Technician		4	\$80.00	\$320.00
29.	1 E.S.U. Technician		4	\$80.00	\$320.00
30.	H-3 E.S.U Truck (Per Hour)		4	\$70.00	\$280.00
31.	Action crew responded on 05/28/25 for a break in on the property		1	\$0.00	\$0.00
32.	Door Opening 2nd Floor ( B Side ) included	48"X96" Nailed	1	\$0.00	\$0.00



33. 1/2" CDX Plywood	1	\$95.00	\$95.00
34. 2"x4"x8' (Studs)	5	\$9.95	\$49.75
35. Clips of 3" Framing Nails	1	\$7.25	\$7.25
36. 3" Tap/Con Screws	1	\$11.97	\$11.97
37. 3" Ram Set Nails	1	\$7.44	\$7.44
38. Ram Set Shots	1	\$7.10	\$7.10
39. 1 E.S.U. Technician	4	\$80.00	\$320.00
40. 1 E.S.U. Technician	4	\$80.00	\$320.00
41. 1 E.S.U. Technician	4	\$80.00	\$320.00
42. H-12 E.S.U Truck (Per Hour)	4	\$70.00	\$280.00
Total			<b>\$5,697.10</b>



XS BROKERS  
**Insurance Quotation**  
Reference #: 1817807B -Gabe Carrieri

**Date:** May 19, 2025

**XS Client:** Paul T Murphy Ins Agcy(SIAA)  
628 Broadway  
Malden, MA 02148

**Insured:** Yihe Forbes LLC  
  
Attn: ~~Anthony~~ L. Alexandra - Hogan, Doherty P.C.  
One Monarch Place - Suite 1900  
Springfield, MA 01144

**Location Address:** 1 Forbes Street , Chelsea, MA 02150

**Insurer:** Evanston Ins Co. AM Best rating: A  
Non-Admitted

**Policy Period:** 6/16/2025 TO 6/16/2026

**Coverage:** Commercial General Liability **Term:** 12 Months

12:01 A.M. STANDARD TIME AT THE LOCATION ADDRESS OF THE NAMED INSURED. THIS INSURANCE QUOTATION WILL BE TERMINATED AND SUPERSEDED UPON DELIVERY OF THE BINDER OR FORMAL POLICY(IES) ISSUED TO REPLACE IT.

<b>Limits Of Liability:</b>	\$2,000,000	General Aggregate
	Excluded	Products/Completed Operations Aggregate
	\$1,000,000	Personal & Advertising Injury Limit
	\$1,000,000	Each Occurrence Limit
	\$100,000	Damage To Rented Premises
	\$5,000	Medical Expense(any one person)

<b>Policy Form:</b>	Occurrence
<b>Exposures:</b>	18 Acres
<b>Deductible:</b>	NIL GL Deductible
<b>Premium:</b>	\$2,023.00
<b>Taxes:</b>	\$80.92
<b>Policy Fee:</b>	\$125.00
<b>Inspection Fee:</b>	\$250.00

**Total** **\$2,478.92**

TRIA: If the insured desires Terrorism Coverage, add an additional premium of \$150.00 plus applicable state tax of \$6.00.

**Endorsements / Exclusions:**  
MJIL 1000 08 10 Policy Jacket (Evanston)

*lah*

Doherty, Wallace, Pillsbury and Murphy, P.C.  
 One Monarch Place, Suite 1900  
 Springfield, MA 01144-1900  
 Federal Tax I.D. No.: 04-2734757  
<http://www.dwpm.com>

Telephone: (413) 733-3111



Court Appointed Receiver - L. Alexandra Hogan  
 One Monarch Pl, Ste 1900  
 Springfield, MA 01144  
**Attention: L. Alexandra Hogan**

July 23, 2025  
 Client: 104567  
 Matter: 000001  
 Invoice #: 232786  
 Resp. Atty: LAH  
 Page: 1

RE: Receivership of property in Chelsea, MA  
 1 Forbes St. , 353 Crescent Avenue, 405 Crescent Avenue and 413 Crescent Avenue

For Professional Services Rendered Through July 23, 2025

#### SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
5/19/2025	LAH	Review security reports, invoices and accounts and prepare receiver's report.	3.20	\$375.00	\$1,200.00
5/19/2025	LAH	Review Bankruptcy Court's preliminary rulings on motions.	0.50	\$375.00	\$187.50
5/19/2025	LAH	Correspondence from Paul T. Murphy Insurance re: exclusion and costs and correspondence to City re: same.	0.20	\$375.00	\$75.00
5/19/2025	LAH	Prepare affidavit in support of opposition to motion to turnover in bankruptcy.	1.30	\$375.00	\$487.50
5/20/2025	LAH	Correspondence from and to City re: insurance, and to and from insurance agent re: securing liability policy without exclusion for assault.	0.20	\$375.00	\$75.00
5/20/2025	LAH	Review, revise and execute Affidavit in Support of Opposition to Turnover.	0.40	\$375.00	\$150.00
5/20/2025	LAH	Attend bankruptcy conference and hearing via Zoom.	0.80	\$375.00	\$300.00
5/21/2025	LAH	Correspondence from and to City re: comments regarding bankruptcy conference and discussion regarding Mass Audubon commencing due diligence.	0.20	\$375.00	\$75.00
5/21/2025	LAH	Telephone call to Attorney Rosner to discuss Mass Audubon's intentions regarding sale, due diligence and monthly payments.	0.10	\$375.00	\$37.50
5/21/2025	LAH	Receive and review notice of appeal.	0.10	\$375.00	\$37.50

July 23, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 232786  
Resp. Atty: LAH  
Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
5/22/2025	LAH	Telephone call with Attorney Rosner re: Mass Audubon's desire to conduct due diligence and inquiry about payment of Receiver's expenses.	0.30	\$375.00	\$112.50
5/22/2025	LAH	Review insurance papers submitted by Paul T. Murphy Ins and provide comment.	0.40	\$375.00	\$150.00
5/22/2025	LAH	Revise Affidavit in Support of Opposition to Motion to Turnover.	1.50	\$375.00	\$562.50
5/23/2025	LAH	Review insurance paperwork and correspond with agent.	0.20	\$375.00	\$75.00
5/27/2025	LAH	Telephone call with Attorney Treadway and Attorney Christopher re: bankruptcy sale proposal.	0.30	\$375.00	\$112.50
5/27/2025	LAH	Review and execute documentation for liability insurance.	0.20	\$375.00	\$75.00
5/27/2025	LAH	Review invoices and prepare and submit request for payment by City of Chelsea.	0.50	\$375.00	\$187.50
5/29/2025	LAH	Receive and review emails from City and Defendant's counsel re: docket entry for final judgment.	0.10	\$375.00	\$37.50
5/29/2025	LAH	Receive, review and revise first draft of Purchase and Sale Agreement.	3.60	\$375.00	\$1,350.00
5/29/2025	LAH	Review and comment upon Reply to Opposition to Turnover in Bankruptcy matter and execute declaration.	0.40	\$375.00	\$150.00
5/30/2025	LAH	Conference call with City of Chelsea to discuss open issues regarding receivership and bankruptcy matters with follow up emails to City Solicitor and Attorney Christopher.	0.60	\$375.00	\$225.00
5/30/2025	LAH	Receive and review patrol and repair reports and invoices from Action Emergency Management.	0.40	\$375.00	\$150.00
5/30/2025	LAH	Review incident reports and photos and instruct management services to repair.	0.40	\$375.00	\$150.00
5/30/2025	LAH	Correspondence with City and Audubon re: Motion to Reject Contract.	0.10	\$375.00	\$37.50
6/2/2025	LAH	Review weekend security mobile and incident reports.	0.20	\$375.00	\$75.00
6/2/2025	LAH	Review revised Purchase and Sale Agreement and make additional revisions.	2.20	\$375.00	\$825.00
6/3/2025	LAH	Receive and review revisions to purchase and sale agreement and prepare additional revisions for review by buyer.	1.30	\$375.00	\$487.50

July 23, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 232786  
Resp. Atty: LAH  
Page: 3

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
6/3/2025	LAH	Telephone call with Counsel for Mass Audubon re: tentative bankruptcy rulings and email to counsel executed P&S.	0.30	\$375.00	\$112.50
6/3/2025	LAH	Review incident reports and request repairs from Action Emergency Management.	0.30	\$375.00	\$112.50
6/3/2025	LAH	Virtually attend Bankruptcy Hearings on Stay and Turnover.	0.60	\$375.00	\$225.00
6/4/2025	LAH	Review multiple incident reports and provide same to Action Security Management to make repairs.	0.50	\$375.00	\$187.50
6/4/2025	LAH	Correspondence from and to Mass Audubon's counsel re: revision to draft deed.	0.30	\$375.00	\$112.50
6/4/2025	LAH	Telephone call from Alliance Security re: recent incidents of Trespass.	0.10	\$375.00	\$37.50
6/5/2025	LAH	Review docket and Rules of Procedure for termination and discharge of receivers and correspondence with parties regarding error on docket dismissing complaint.	0.50	\$375.00	\$187.50
6/5/2025	LAH	Correspondence from and to Mass Audubon re: site visit for environmental.	0.20	\$375.00	\$75.00
6/5/2025	LAH	Correspondence to security re: Mass Audubon visit to site.	0.10	\$375.00	\$37.50
6/5/2025	LAH	Correspondence to City re: budget for payment of fees and expenses for Forbes Receivership and request for balance of loan proceeds.	0.20	\$375.00	\$75.00
6/9/2025	LAH	Correspondence from and to counsel to Mass Audubon re: P&S Agreement and review and approve revised slip pages.	0.20	\$375.00	\$75.00
6/9/2025	LAH	Correspondence with Mass Audubon and security re: site visit for architecture.	0.10	\$375.00	\$37.50
6/9/2025	LAH	Multiple correspondence to City re: Motion to Stay, Memorandum and Opposition.	0.20	\$375.00	\$75.00
6/9/2025	LAH	Correspondence from and Attorney Deutsch re: Motion for Stay, Memorandum and Rule 60 motion.	0.10	\$375.00	\$37.50
6/9/2025	LAH	Correspondence to Ms. Doris at clerk's office re: erroneous judgment.	0.20	\$375.00	\$75.00
6/9/2025	LAH	Review security reports from weekend.	0.30	\$375.00	\$112.50
6/9/2025	LAH	Review draft of opposition to Stay Motion.	0.30	\$375.00	\$112.50
6/13/2025	LAH	Correspondence from and to Defendant's counsel re: liability insurance.	0.20	\$375.00	\$75.00
6/13/2025	LAH	Correspondence from and to Mass Audubon re: requiring access to buildings for testing.	0.20	\$375.00	\$75.00

July 23, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 232786  
Resp. Atty: LAH  
Page: 4

## SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
6/13/2025	LAH	Review memorialized order and prepare affidavit in opposition to stay pending appeal.	1.50	\$375.00	\$562.50
6/13/2025	LAH	Review report from Alliance Security and request repairs from Action Emergency Services.	0.20	\$375.00	\$75.00
6/16/2025	LAH	Review weekend security reports.	0.20	\$375.00	\$75.00
6/16/2025	LAH	Receive and review report from Alliance Security re: damage to fence in three areas and make shift ladder on large building and forward same to Action Emergency Services.	0.20	\$375.00	\$75.00
6/18/2025	LAH	Correspondence from Mass Audubon re: access to site and security issues.	0.10	\$375.00	\$37.50
6/19/2025	LAH	Review emails from Mass Audubon re: DEP survey.	0.10	\$375.00	\$37.50
6/19/2025	LAH	Review reports from Alliance Security re: suspicious occurrence.	0.10	\$375.00	\$37.50
6/19/2025	LAH	Correspondence from Mass Audubon re: site access and forward same to security for dates in question.	0.10	\$375.00	\$37.50
6/20/2025	LAH	Review security report and photos showing ladder propped up on building; correspondence to Mass Audubon inquiring about ownership and correspondence to Action Emergency for immediate removal to prevent repeated entry in upper story.	0.20	\$375.00	\$75.00
6/23/2025	LAH	Review invoices for payment.	0.20	\$375.00	\$75.00
6/24/2025	LAH	Review request for payment and submit same.	0.10	\$375.00	\$37.50
6/24/2025	LAH	Review filed Motion to Stay, Opposition and Reply.	0.80	\$375.00	\$300.00
6/24/2025	LAH	Correspondence from and to Mass Audubon re: contaminated debris.	0.10	\$375.00	\$37.50
6/24/2025	JEC	Preparation of correspondence to City of Chelsea re: request for payment.	0.30	\$190.00	\$57.00
6/25/2025	LAH	Telephone call with Mass Audubon re: concerns for asbestos being airborne; Email to City re: JDC to re-cover with sturdier material.	0.30	\$375.00	\$112.50
6/26/2025	LAH	Correspondence to JDC re: request for more substantial material application on debris piles.	0.10	\$375.00	\$37.50
6/27/2025	LAH	Communications with JDC and Security re: re-covering pile of debris.	0.20	\$375.00	\$75.00
6/27/2025	LAH	Video conference with Attorney Christopher re: bankruptcy appeal, status of due diligence and discussions about stay motions.	0.50	\$375.00	\$187.50

July 23, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 232786  
Resp. Atty: LAH  
Page: 5

# **SERVICES**

Date	Person	Description of Services	Hours	Rate	Amount
6/30/2025	LAH	Review vandalism report and request repairs from Action Emergency Management.	0.10	\$375.00	\$37.50
6/30/2025	LAH	Correspondence to Attorney Rosner re: bankruptcy status.	0.10	\$375.00	\$37.50
7/1/2025	LAH	Telephone conference with insurance inspector and correspondence with Alliance Security to confirm access.	0.30	\$375.00	\$112.50
7/2/2025	LAH	Multiple phone calls from Alliance Security with insurance representative viewing the property with questions.	0.30	\$375.00	\$112.50
7/2/2025	LAH	Correspondence from City re: concerns with Fourth of July activity and fireworks on site; Place request for additional security to Alliance Security.	0.10	\$375.00	\$37.50
7/2/2025	LAH	Review incident report and forward same to Action Emergency Management for repairs with request to alter services.	0.20	\$375.00	\$75.00
7/7/2025	LAH	Review multiple security reports from the weekend.	0.30	\$375.00	\$112.50
7/7/2025	LAH	Review vandalism report and photo and request Action Emergency Management to make repairs.	0.10	\$375.00	\$37.50
7/8/2025	LAH	Review incident report.	0.10	\$375.00	\$37.50
7/9/2025	LAH	Review outstanding invoices, update expense ledgers and submit payment request to City.	1.00	\$375.00	\$375.00
7/9/2025	LAH	Telephone call from City Manager re: payment request and receivership case status.	0.30	\$375.00	\$112.50
7/9/2025	LAH	Process request for payment to Receiver for fees and expenses.	0.30	\$375.00	\$112.50
7/11/2025	LAH	Receive and review vandalism report and forward to Action Emergency for repair.	0.10	\$375.00	\$37.50
7/14/2025	LAH	Review security reports from weekend.	0.20	\$375.00	\$75.00
7/16/2025	LAH	Receive and review incident report from Alliance Security and request repairs from Action Emergency Management.	0.20	\$375.00	\$75.00
7/18/2025	LAH	Review docket; Correspondence to clerk re: hearing; Correspondence from and to Mass Audubon re: status of hearings.	0.50	\$375.00	\$187.50
7/18/2025	LAH	Correspondence from Mass Audubon extending due diligence period and forward same to City.	0.10	\$375.00	\$37.50
7/18/2025	LAH	Review invoice from JDC and correspond with City re: same.	0.20	\$375.00	\$75.00
7/21/2025	LAH	Review incident reports from Alliance Security.	0.40	\$375.00	\$150.00

July 23, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 232786  
Resp. Atty: LAH  
Page: 6

# SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
7/22/2025	LAH	Receive and review emails from City re: trenches.	0.20	\$375.00	\$75.00
7/22/2025	LAH	Concerning City's request to conduct training on site - review PSA agreement and provide explanation of requirements to City including consideration to estate, indemnification of Receiver and Defendant, MassDEP approval, court approval and Mass Audubon approval.	0.70	\$375.00	\$262.50
7/22/2025	LAH	Compile invoices and commence preparation of Receiver's Report.	1.80	\$375.00	\$675.00
7/23/2025	LAH	Continued preparation and finalization of Receiver's report.	1.90	\$375.00	\$712.50
Total Professional Services					\$14,719.50

# DISBURSEMENTS

Date	Description of Disbursements	Amount
5/28/2025	Miscellaneous Advance- Incoming Wire Fee	\$15.00
6/27/2025	Miscellaneous Advance- Incoming wire fee	\$15.00
7/7/2025	U.S. Courts Pacer- Miscellaneous Advance- Docket Report/Images/Searches	\$167.70
7/9/2025	Miscellaneous Advance- Incoming wire fee	\$15.00
7/10/2025	Miscellaneous Advance- Incoming Wire Fee	\$15.00
7/14/2025	Miscellaneous Advance- Incoming Wire Fee	\$15.00
Total Disbursements		\$242.70

Total Services	\$14,719.50
Total Disbursements	\$242.70
<b>Total Current Charges</b>	<b>\$14,962.20</b>
Previous Balance	\$111,416.21
Less Payments	\$17,596.22)
<b>PAY THIS AMOUNT</b>	<b>\$108,782.19</b>



July 23, 2025  
Client: 104567  
Matter: 000001  
Invoice #: 232786  
Resp. Atty: LAH  
Page: 7

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***Due Upon Receipt. Please include the invoice number on all remittance. Thank you.***

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***To make a secure payment online, please visit our online  
Payment Portal at <https://dwpm.com/invoice-payment/>  
Thank You!***



2:18 PM

07/21/25

Accrual Basis

# DWPM Trustee Account Account QuickReport All Transactions

Type	Date	Num	Name	Memo	Amount
<b>DWPM - Receivership Acct</b>					
Deposit	01/22/2025			Deposit - to open acct	10.00
Deposit	01/29/2025			Deposit - Town of Chelsea	243,385.00
General Jour...	01/29/2025	Wire i		Bank fee - Wire in fee	-15.00
Check	01/29/2025	1000	Action Emergency ...	I# FB-10140	-220,105.00
Check	01/29/2025	1001	Alliance Detective ...	I#s 3027, 3077, 3124	-23,280.00
Deposit	01/29/2025			Deposit to cover Wire fee	15.00
Deposit	02/10/2025			Deposit	17,556.55
Deposit	02/10/2025			Deposit to cover Wire fee	15.00
General Jour...	02/10/2025	Wire i		Bank fee - Wire in fee	-15.00
Check	02/10/2025	1017	Alliance Detective ...	I#3177 & I#3280	-13,655.00
Check	02/10/2025	1018	JDC Demolition Co.	I#4882	-3,901.55
General Jour...	02/25/2025	Wire i		Bank fee - Wire in fee	-15.00
Deposit	02/25/2025			Deposit to cover Wire fee	15.00
Deposit	02/27/2025			Deposit	7,540.00
Check	02/27/2025	1019	Alliance Detective	Inv# 3374 (\$3900) and #3330 (\$3640)	-7,540.00
Deposit	03/05/2025			Deposit	10,561.41
Deposit	03/05/2025			Deposit to cover Wire fee	15.00
Check	03/06/2025	1020	Alliance Detective ...	I#3427 (\$4095) & I#3411 (\$20.91)	-4,115.91
Check	03/06/2025	1021	JDC Demolition Co.	T&M Tag #: EX02767	-6,445.50
General Jour...	03/06/2025	Wire i		Bank fee - Wire in fee	-15.00
Deposit	03/28/2025			Deposit to cover Wire fee	15.00
General Jour...	04/02/2025	Wire i		Bank fee - Wire in fee	-15.00
Deposit	04/03/2025			Deposit	17,198.25
Check	04/04/2025	1022	Alliance Detective	Inv#s: 3653 (\$3900), 3561 (\$3640), 3511 (\$3575)	-11,115.00
Check	04/04/2025	1023	Action Emergency ...	Inv # FB-10219	-6,083.25
General Jour...	04/17/2025	Wire i		Bank fee - Wire in fee	-15.00
Deposit	04/18/2025			Deposit to cover 2 Wire fees	30.00
Deposit	04/18/2025			Deposit	13,541.39
Deposit	04/18/2025			Deposit	8,125.00
General Jour...	04/18/2025	Wire i		Bank fee - Wire in fee	-15.00
Check	04/21/2025	1024	Alliance Detective	I#s: 3607 (\$3900), 3730 (\$4160), 3791 (\$3965), 381	-16,120.00
Check	04/21/2025	1025	JDC Demolition Co.	EX02865 4-11-2025 inv.	-5,546.39
Deposit	05/15/2025			Deposit to cover Wire fee	15.00
Deposit	05/15/2025			Deposit	21,015.16
Check	05/16/2025	1026	Alliance Detective ...	I#s: 3662 (\$4290), 3910 (\$4550), 3999 (\$4030)	-12,870.00
Check	05/16/2025	1027	Action Emergency ...	I#s: FB-10218 (\$5645.16), FB-10218a (\$2500)	-8,145.16
Deposit	05/28/2025			Deposit to cover Wire fee	15.00
Deposit	05/28/2025			Deposit	10,538.92
General Jour	05/28/2025	Wire i		Bank fee - Wire in fee	-15.00
Check	05/28/2025	1028	Alliance Detective ...	I #s 4051 & 4100	-8,060.00
Check	05/28/2025	1029	Paul T. Murphy Ins.	Ref# 1817807B Policy period 6/16/2025 - 06/16/20...	-2,478.92
Deposit	06/05/2025			Deposit	25,000.00
General Jour...	06/05/2025	Wire i		Bank fee - Wire in fee	-15.00
Deposit	06/27/2025			Deposit	16,250.00
General Jour	06/27/2025	Wire i		Bank fee - Wire in fee	-15.00
Check	06/30/2025	1030	Alliance Detective	(I# 4132 \$4290.00), (I#4230 \$3965.00), (I#4278 \$40	-16,250.00
Deposit	07/09/2025			Deposit - Mass Audubon Society	25,000.00
General Jour...	07/09/2025	Wire i		Bank fee - Wire in fee	-15.00
Deposit	07/10/2025			Deposit - City of Chelsea	16,692.10
General Jour...	07/10/2025	Wire i		Bank fee - Wire in fee	-15.00
Check	07/11/2025	1031	Alliance Detective	I# 4438 (\$4030.00) & 4518 (\$3965.00)	-7,995.00
Check	07/11/2025	1032	Action Emergency	I#s FB-10261 (\$3000.00) & FB-10266 (\$5,697.10)	-8,697.10
Deposit	07/11/2025			Deposit to cover 3 Wire fees	45.00
General Jour	07/14/2025	Wire i		Bank fee - Wire in fee	-15.00
Check	07/14/2025	1033	DWPM	DWPM 104567-1 I#231887	-17,596.22
Deposit	07/14/2025			Deposit to cover Wire fee	15.00
Deposit	07/15/2025			Deposit	17,596.22
Total DWPM - Receivership Acct					50,010.00
<b>TOTAL</b>					<b>50,010.00</b>

## **ALM App. Proc. Rule 11**

Current with rule changes received through August 26, 2025

**MA - Massachusetts Court Rules** > **Appellate Procedure** > **A.**  
**Massachusetts Rules of Appellate Procedure**

### **Rule 11. Direct Appellate Review**

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(a) Application; When Filed; Grounds. An appeal within the concurrent appellate jurisdiction of the Appeals Court and Supreme Judicial Court shall be docketed in the Appeals Court before a party may apply to the Supreme Judicial Court for direct appellate review. Within 21 days after the docketing of an appeal in the Appeals Court, any party to the case (or 2 or more parties jointly) may apply in writing to the Supreme Judicial Court for direct appellate review, provided the questions presented by the appeal are (1) questions of first impression or novel questions of law which should be submitted for final determination to the Supreme Judicial Court; (2) questions of law concerning the Constitution of the Commonwealth or questions concerning the Constitution of the United States which have been raised in a court of the Commonwealth; or (3) questions of such public interest that justice requires a final determination by the full Supreme Judicial Court.

(b) Contents of Application; Form. The application for direct appellate review shall contain, in the following order: (1) a request for direct appellate review; (2) a statement of prior proceedings in the case; (3) a short statement of facts relevant to the appeal; (4) a statement of the issues of law raised by the appeal, together with a statement indicating whether the issues were raised and properly preserved in the lower court; (5) a brief argument thereon (consisting of not more than either 10 pages of text in monospaced font or 2,000 words in proportional font, as defined in Rule 20(a)(4)(B)) including appropriate authorities, in support of the applicant's position on such issues; and (6) a statement of reasons why direct appellate review is appropriate. A copy of the docket entries shall be appended to the application. The applicant shall also append a copy of any written decision, memorandum, findings, rulings, or report of the lower court relevant to the appeal. The application shall comply with the requirements of Rule 20(a), and shall contain a certification of such compliance, including a statement of how compliance with the foregoing length limit was ascertained, as specified in Rule 16(k).

(c) Response; form. Within 14 days after the filing of the application, any other party to the case may, but need not, file and serve a response thereto (consisting of not more than either 10 pages of text in monospace font or 2,000 words in proportional font, as defined in Rule 20(a)(4)(B)) setting forth reasons why the application should or should not be granted. The response shall not restate matters described in Rule 11(b)(2) and (3) unless the party is dissatisfied with the statement thereof contained in the application. The response shall comply with the requirements of Rule 20(a), and shall contain a certification of such compliance, including a statement of how compliance with the foregoing length limit was ascertained, as specified in Rule 16(k). A response may be filed in a different form as permitted by the court.

(d) Filing; service. One copy of the application and of each response shall be filed in the office of the clerk of the full Supreme Judicial Court. Filing and service of the application and of any response shall comply with Rule 13.

(e) Effect of application upon appeal. The filing of an application for direct appellate review shall not extend the time for filing briefs or doing any other act required to be done under these rules.

(f) Vote of Direct Appellate Review; Certification. If any 2 justices of the Supreme Judicial Court vote for direct appellate review, or if a majority of the justices of the Appeals Court shall certify that direct appellate review is in the public interest, an order allowing the application (or transferring the appeal sua sponte) or the certificate, as the case may be, shall be transmitted to the clerk of the Appeals Court with notice to the

lower court. The clerk of the Appeals Court shall forthwith transmit to the clerk of the full Supreme Judicial Court all documents filed in the case.

(g) Cases transferred for direct review; time for serving and filing briefs. In any appeal transferred to the full Supreme Judicial Court from the Appeals Court:

(1) If at the time of transfer all parties have served and filed briefs in the Appeals Court, no further briefs may be filed by the parties except that a reply brief may be served and filed on or before the last date allowable had the case not been transferred, or within 14 days after the date on which the appeal is docketed in the full Supreme Judicial Court, whichever is later.

(2) If at the time of transfer only the appellant's brief has been served and filed in the Appeals Court, the appellant may, but need not, serve and file an amended brief within 21 days after the date on which the appeal is docketed in the full Supreme Judicial Court. The appellee shall serve and file a brief within 30 days after service of any amended brief of the appellant, or within 50 days after the date on which the appeal is docketed in the full Supreme Judicial Court, whichever is later.

(3) Service and filing of a reply brief shall comply with Rule 19.

(4) If at the time of transfer to the full Supreme Judicial Court no party to the appeal has served or filed a brief, the appellant shall serve and file a brief within 21 days after the date on which the appeal is docketed in the full Supreme Judicial Court or within 40 days after the date on which the appeal was docketed in the Appeals Court, whichever is later.

## History

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Amended effective July 1, 1979; effective July 1, 1991; March 29, 1995, effective April 14, 1995; effective Jan 10, 1996, effective Jan 29, 1996; effective Jan 1, 1998; effective Sept 3, 2002; October 31, 2018, effective March 1, 2019.

Massachusetts Court Rules Annotated  
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**ALM GL ch. 111, § 127I**

Current through Chapter 8 of the 2025 Legislative Session of the 194th General Court

*Annotated Laws of Massachusetts*                    >                    **PART I ADMINISTRATION OF THE**  
**GOVERNMENT (Chs. 1 - 182)**                    >                    **TITLE XVI PUBLIC HEALTH (Chs. 111 - 114)**                    >  
**TITLE XVI PUBLIC HEALTH (Chs. 111 — 114)**                    >                    **Chapter 111 Public Health (§§ 1 — 249)**

**§ 127I. Dwellings Unfit for Human Habitation — Petition to Enforce —  
Procedures; Receiver.**

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Upon the filing of a petition to enforce the provisions of the sanitary code, or any civil action concerning violations of the sanitary code by any affected occupants or a public agency, whether begun in the district, housing or superior court, and whether brought under section one hundred and twenty-seven C or otherwise, the court may: issue temporary restraining orders, preliminary or permanent injunctions; order payment by any affected occupants to the clerk of court, in accordance with the provisions of section one hundred and twenty-seven F; or appoint a receiver whose rights, duties and powers shall be specified by the court in accordance with the provisions of this section.

Upon receipt of service of any petition in which the appointment of a receiver is sought, the owner shall provide to the petitioner, within three days, a written list of all mortgagees and lienors of record. At least fourteen days prior to any hearing in any such proceeding, the petitioner shall send by certified or registered mail a copy of the petition to all mortgagees and lienors included in the owner's list as well as to all other mortgagees and lienors of which the petitioner may be aware, and shall notify them of the time and place of the hearing. Upon motion of the petitioner, the court may order such shorter periods of prior notice as may be justified by the facts of the case.

Whenever a petitioner shows that violations of the sanitary code will not be promptly remedied unless a receiver is appointed and the court determines that such appointment is in the best interest of occupants residing in the property, the court shall appoint a receiver of the property. Any receiver appointed under this paragraph may be removed by the court upon a showing that the receiver is not diligently carrying out the work necessary to bring the property into compliance with the code, or that it is in the best interest of any tenants residing in the property that removal occur.

No receiver shall be appointed until the receiver furnishes a bond or such other surety and provides proof of such liability insurance as the court deems sufficient in the circumstances of the case. Upon appointment, the receiver shall promptly repair the property and maintain it in a safe and healthful condition. The receiver shall have full power to borrow funds and to grant security interests or liens on the affected property, to make such contracts as the receiver may deem necessary, and, notwithstanding any special or general law to the contrary, shall not be subject to any public bidding law nor considered a state, county or municipal employee for any purpose. In order to secure payment of any costs incurred and repayment of any loans for repair, operation, maintenance or management of the property, the receiver shall have a lien with priority over all other liens or mortgages except municipal liens, and such lien priority may be assigned to lenders for the purpose of securing loans for repair, operation, maintenance or management of the property. No such lien shall be effective unless recorded in the registry for the county in which the property is located.

The receiver shall be authorized to collect rents and shall apply the rents to payment of any repairs necessary to bring the property into compliance with the sanitary code and to necessary expenses of operation, maintenance, and management of the property, including insurance expenses and reasonable fees of the receiver, and then to payment of any unpaid taxes, assessments, penalties or interest. Any

excess of income in the hands of the receiver shall then be applied to payments due any mortgagee or lienor of record.

Nothing in this section shall be deemed to relieve the owner of property of any civil or criminal liability or any duty imposed by reason of acts or omissions of the owner, nor shall appointment of a receiver suspend any obligation the owner or any other person may have for payment of taxes, of any operating or maintenance expense, or of mortgages or liens, or for repair of the premises.

The receiver shall be liable for injuries to persons and property to the same extent as the owner would have been liable; however, such liability shall be limited to the assets and income of the receivership, including any proceeds of insurance purchased by the receiver in its capacity as receiver. The receiver shall in no instance be personally liable for actions or inactions within the scope of the receiver's capacity as receiver. No suit shall be brought against the receiver except as approved by the court which appointed the receiver. Nothing herein shall be construed to limit the right of tenants to raise any counterclaims or defenses in any summary process or other action regarding possession brought by a receiver.

The remedies set forth herein shall be available to condominium unit owners and tenants in condominium units. Whenever used in this section, the term "petitioner" shall include a condominium unit owner or tenant, the term "owner" shall include a condominium association, the terms "mortgagees" and "lienors" shall include mortgagees and lienors of individual condominium units, and the term "rents" shall include condominium fees. The receiver shall have the right to impose assessments upon individual condominium units for payment of expenses incurred in the exercise of his powers, which liens shall have priority over all other liens and mortgages, except municipal liens.

The receiver shall file with the court and with all parties of record, on a bimonthly basis, an accounting of all funds received by and owed to the receiver, and all funds disbursed, and shall comply with such other reporting requirements mandated by court, unless, for cause shown, the court determines that less frequent or less detailed reports are appropriate; provided that said notice shall not be less than five days.

Notwithstanding the fourth paragraph, following the appointment of a receiver for a vacant residential property, the court, upon motion by the receiver with notice to the owner, mortgagee and all interested parties, may allow the sale of the property to a nonprofit entity for fair market value in its then current condition. Any such sale shall be conditioned upon the court finding that the nonprofit agrees to correct all outstanding state sanitary code violations and rehabilitate the property for sale to a first-time homebuyer whose income is not more than 120 per cent of the area median income as determined by the United States Department of Housing and Urban Development; provided, that a nonprofit entity shall demonstrate to the court adequate expertise and resources necessary to rehabilitate the property and correct outstanding state sanitary code violations. Any such motion filed by a receiver pursuant to this paragraph shall be heard by the court not less than 30 days following the filing date, during which period the owner, mortgagee and any other interested parties may join a motion for leave to correct all outstanding state sanitary code violations at the property. Upon a finding by the court that the owner, mortgagee or other interested party has the intention and ability to correct all outstanding state sanitary code violations, the court shall stay the hearing on the receiver's motion for a reasonable period of time to allow the owner, mortgagee or other interested party to correct such outstanding sanitary code violations.

## History

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1965, 898, § 3; 1992, 407, § 10; 2024, 150, § 29, effective August 6, 2024.

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