

**EXHIBIT “K”**  
**Ibanez Sales/Ownership History**

Springfield, Massachusetts



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## Property Information

### RESIDENTIAL PROPERTY RECORD CARD

### CITY OF SPRINGFIELD

Situs: 20 CROSBY ST	Map ID: 034500005	Class: Single Family Residence	Card: 11 of 1
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Assessed Owner	General Information
IBANEZ ANTONIO P O BOX 905 BROOKLINE MA 02446	Living Units: 1 Neighborhood: 124 Alternate: Vol / Pg: District: COS Zoning: R2 Class: RESIDENTIAL

Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT	4,327		17,330
Total Acres: 0.0993				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	17,300	17,300	17,300	0	17,300
Building	55,000	55,000	61,500	0	55,000
<b>Total</b>	<b>72,300</b>	<b>72,300</b>	<b>78,800</b>	<b>0</b>	<b>72,300</b>
Value Flag: MARKET APPROACH					

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
1984-03-22	7,000	LAND + BLDG	05583 / 0246	MAHER CHARLES F + JOSEPHINET	LEE FOSTER J + LENA V
1988-12-09	49,000	LAND + BLDG	07043 / 0116	WILSON DAVID AND ERNEST L KENN	MAHER CHARLES F AND JOSEPHINE
1989-04-28	52,000	LAND + BLDG	07153 / 0298	VAZ DONALD P & IRIS	KENNEY ERNEST & LAURA & DAVID
1996-05-24	21,000	LAND + BLDG	09496 / 0112	FEDERAL NATIONAL MORTGAGE ASSO	FEDERAL NATIONAL MORTGAGE ASSO
1996-11-12	16,000	LAND + BLDG	09681 / 0224	BARCH CHRISTINE S	FEDERAL NATIONAL MORTGAGE ASSO
1997-02-21	48,000	LAND + BLDG	09775 / 0096	HINES KELVIN D	BARCH CHRISTINE S
1999-03-29	60,000	LAND + BLDG	10704 / 0035	MORIARTY LISA A	HINES KELVIN D
2004-07-01	39,711	LAND + BLDG	14306 / 0546	U S BANK NATIONAL ASSOCIATION	U S BANK NATIONAL ASSOCIATION
2004-10-15	35,000	LAND + BLDG	14558 / 0033	KNAGGS WILKENSON	BANK NATIOAL ASSOCIATION TRUST
2005-12-02	115,000	LAND + BLDG	15545 / 0026	IBANEZ ANTONIO	KNAGGS WILKENSON
2008-05-23	94,350	LAND + BLDG	17310 / 0424	U S BANK NATIONAL ASSOCIATION TRUSTEE	U S BANK NATIONAL ASSOCIATION TRUSTEE
2008-12-15	0	LAND + BLDG	17578 / 0236	BLUE SPRUCE ENTITIES LLC	U S BANK NATIONAL ASSOCIATION TRUSTEE
2008-12-15	5,500	LAND + BLDG	17578 / 0238	HOMESOLUTIONS PROPERTIES LLC	BLUE SPRUCE ENTITIES LLC

Dwelling Information	Basement
<b>Style:</b> OLD STYLE <b>Year Built:</b> 1897 <b>Story Height:</b> 2 <b>Eff Year Built:</b> <b>Attic:</b> UNFIN <b>Ground Floor Area:</b> 611 <b>Exterior Walls:</b> ALUM/VINYL <b>Amenities:</b> <b>Masonry Trim:</b> <b>Total Living Area:</b> 1,352 <b>Color:</b> NATURAL	<b>Basement:</b> FULL <b>FBLA Size:</b> <b>Rec Rm Size:</b> <b># Car Bsmt Gar:</b> <b>FBLA Type:</b> <b>Rec Rm Type:</b>

Heating	Fireplaces	Room Detail
<b>Heat Type:</b> BASIC <b>Fuel Type:</b> GAS <b>System Type:</b> WARM AIR	<b>Stacks:</b> 1 <b>Openings:</b> 1 <b>Pre-Fab:</b>	<b>Bedrooms:</b> 3 <b>Full Baths:</b> 2 <b>Family Rooms:</b> <b>Half Baths:</b> <b>Kitchens:</b> <b>Extra Fixtures:</b> <b>Total Rooms:</b> 6 <b>Bath Type:</b> <b>Kitchen Type:</b> <b>Bath Remod:</b> NO <b>Kitchen Remod:</b> NO

Adjustments	Grade & Depreciation
<b>Int vs Ext:</b> SAME <b>Cathedral Ceiling:</b> <b>Unfinished Area:</b> <b>Unheated Area:</b>	<b>Grade:</b> C <b>Condition:</b> POOR <b>CDU:</b> POOR <b>Cost &amp; Design:</b> <b>% Complete:</b> <b>Market Adj:</b> <b>Functional:</b> <b>Economic:</b> <b>% Good Ovr:</b>

Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1930	11	20	1	220	D

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
<a href="#">011800009</a>	2007-06-01	94,000	1,524	8	1906	C
<a href="#">002000273</a>	2007-09-25	115,900	1,285	8	1896	C
<a href="#">011800004</a>	2007-09-12	116,000	1,190	8	1903	C
<a href="#">097170009</a>	2007-09-07	113,000	1,011	8	1896	C
<a href="#">012350071</a>	2007-05-31	84,900	1,591	8	1916	C-

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