City of Revere, MA

City Council

Meeting Agenda

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing translation@revere.org.
La interpretación en español puede solicitarse al menos 48 horas hábiles antes de la reunión pública enviando un correo electrónico translation@revere.org.

Monday, July 27, 2026 **6:00 PM** **City Council Chamber – 2nd Floor**

5:30PM Legislative Affairs Sub-Committee Meeting

5:45PM Health & Human Services Sub-Committee Meeting

Salute to the Flag

Roll Call of Members

1. Approval of the minutes of the July 13, 2026 meeting of the Revere City Council.

Attachments: 07132026CityCouncilMinutes.pdf

Public Hearings

2. **26-152** C-26-10, Hearing called as ordered on the application of Eastern Equity Partners, LLC, 1040 North Shore Road, Unit B2, Revere, MA 02151 requesting a special permit from the Revere City Council to allow a residential apartment use within the Central Business District at 29, 35, and 43 Foster Street, Revere, MA 02151.

Attachments: PH.C2610.43FosterStreet.pdf

3. **26-153** C-26-11, Hearing called as ordered on the application of Eastern Equity Partners, LLC, 1040 North Shore Road, Unit B2, Revere, MA 02151 requesting a special permit from the Revere City Council to allow a residential apartment use within the Central Business District, and to alter and extend a non-conforming structure to enable the appellant to construct an 85-unit residential apartment building at 40 Foster Street and 310 Broadway, Revere, MA 02151.

Attachments: PH.C2611.40Foster&310Broadway.pdf

4. **26-154** CZ-26-02, Hearing called as ordered on, An Ordinance Further Amending the

Zoning Ordinances of the City of Revere Relative to Body Art Establishments.

Attachments: PH.CZ2602.Body Art Establishment Zoning.pdf

5. **26-155** CZ-26-03, Hearing called as ordered on, An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Food Truck Regulations.

Attachments: PH.CZ2603.Food Truck Zoning.pdf

6. **26-139** Communication from the Mayor relative to the proposed ordinance, An Ordinance Establishing Regulations for Naming City Property in the City of Revere.

Attachments: CityPropertyNamingRegulationsOrdinance07132026.pdf

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Legislative Affairs Sub-Committee Report

7. **26-137** Motion presented by Councillor Cogliandro: That the Mayor request the City Solicitor to provide a legal opinion regarding the interaction between Section 2.03.050(E) of the Revere Revised Ordinances and Chapter 402 of the Acts of 1965.
Facts:
Section 2.03.050(E) of the Revere Revised Ordinances provides an exception to the City's open meeting requirements for sub-committees of the School Committee that meet before 5:00 p.m. Chapter 402 of the Acts of 1965 provides that employees of the City of Revere shall be afforded a reasonable opportunity to be heard at any meeting of a public body concerning a matter being considered by the public body in which they have an interest.
Question:
If a sub-committee of the School Committee convenes pursuant to the exception set forth in Section 2.03.050(E) at a time when interested City employees are unable to attend due to their work schedules, would such a meeting violate Chapter 402 of the Acts of 1965 on the grounds that the affected employees were not afforded a reasonable opportunity to be heard?

Health & Human Services Sub-Committee Report

8. **26-051** Motion presented by Councillor Haas: That the Mayor be requested to establish a Medical Equipment Loan Program through Elder Affairs and Public Health Departments. The program would allow seniors who are in need of medical equipment or any resident who undergoes a procedure and is in need of equipment to ‘borrow’ items, such as a wheelchair, walker, transport chair, commode, shower bench/chair, cane, knee scooter etc. There would be no charge to the city - simply storage and tracking of said equipment- as well as zero cost to the residents who take out the equipment. The inventory and supply of equipment

would rely solely on donated items, allowing the program to start from the ground up and essentially run itself over time. The program would also feature a waiver that the resident would sign before taking the equipment home. This program would allow our residents easy access to items while avoiding large purchases on medical items especially if the resident is in need of the equipment for only a short period or recovery window.

Communications

9. **26-160** Communication from the Election Commissioner requesting approval the warrants for the 2026 State Election Primary and the 2026 State Election.

Attachments: StateElectionWarrants.07272026.pdf

Motions

10. **26-156** Motion presented by Councillor Guarino Sawaya: That the Mayor request the Revere Police Department, the Massachusetts State Police, the Department of Conservation and Recreation (DCR), and all other appropriate public safety agencies to immediately increase enforcement of the laws governing the operation of electric bicycles, electric scooters, mopeds, and bicycles on the sidewalks and pedestrian walkways along Revere Beach. Further, that the Mayor send a formal letter to the appropriate agencies requesting a coordinated enforcement initiative, including the issuance of citations and any other enforcement measures permitted by law, to address the growing number of unsafe and reckless operators who are placing pedestrians and motorists at risk.

11. **26-157** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Chief of Police to direct the Animal Control Officer, and in the absence of the Animal Control Officer, Revere Police officers, to proactively enforce all applicable state laws and city ordinances regarding excessive and habitual dog barking that disturbs the peace and quiet enjoyment of neighboring properties. Further, that officers be authorized to issue warnings, citations, and fines, where appropriate, to property owners who repeatedly allow dogs to bark continuously after complaints have been made, in an effort to address this ongoing neighborhood nuisance and improve residents' quality of life.

12. **26-158** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the appropriate department to work with local retailers to establish a program for the prompt retrieval of abandoned shopping carts throughout the city, particularly in residential neighborhoods, parks, wetlands, and along roadways, and begin enforcement with removal and retailer responsibilities.

13. **26-159** Motion presented by Councillor McKenna: That the City Council write a letter to the Department of Conservation and Recreation (DCR) advocating that the DCR request funding through appropriation and/or grants relative to the repair, reconstruction, and climate-resiliency improvements of the Short Beach seawall and adjoining sidewalks along Winthrop Parkway in response to its own May

2025 report, DCR State Parkways Climate Change Vulnerability Assessment which identifies Winthrop Parkway as a hot sopt.

Adjournment

Salute to the Flag

Roll Call of Members

Present: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

1. Approval of the minutes of the June 22, 2026 meeting of the Revere City Council.

Attachments: 06222026CityCouncilMeetingMinutes.pdf

RESULT: APPROVED
MOVER: Zambuto

3. **26-126** Motion presented by Councillor Guarino-Sawaya: That the City Council award a Certificate of Appreciation to John ("Jack") Polcari in recognition of his tireless dedication, volunteer service, and commitment to the Gibson Park Community Garden.

Councillor Guarino-Sawaya presented Jack Polcari with a Certificate of Appreciation.

City of Revere, Massachusetts
Certificate of Appreciation

In grateful recognition of your tireless dedication, outstanding volunteer service, and unwavering commitment to the Gibson Park Community Garden. special recognition is hereby accorded to:

John "Jack" Polcari

Through your hard work, generosity, and countless hours of volunteerism, you have helped cultivate not only a beautiful community space, but also a place where neighbors come together, friendships flourish, and pride in our community continues to grow. Your selfless efforts have made a lasting and meaningful impact on the residents of Revere and serve as an inspiration to others.

This Certificate of Appreciation is presented by the City Council of the City of Revere, Massachusetts, on behalf of its citizens, this thirteenth day of July in the year of Our Lord, two thousand and twenty-six and of the Independence of the United States of America the two hundred and fiftieth.

RESULT: PLACED ON FILE

2. **26-135** Motion presented by Councillor Mercurio: That the City Council award a Certificate of Commendation to Danni Hope Randall, Revere High School Class of 2026, in recognition of her outstanding academic achievements, exemplary leadership, dedication to community service, and remarkable accomplishments as a student-athlete.

Councillor Mercurio presented a Certificate of Commendation to Danni Hope Randall.

Certificate of Commendation

In acknowledgement of her outstanding academic achievements, exemplary leadership, dedication to community service, and remarkable accomplishments as a student-athlete. special recognition is hereby accorded to:

Danni Hope Randall

Whereas, Danni Hope Randall has distinguished herself academically as a member of the National Honor Society, maintaining an impressive 4.2 GPA and ranking in the top 6% of her graduating class; and

Whereas, she has demonstrated exceptional leadership and civic engagement through her participation in the College Board AP Scholar Program, Harvard Model Congress, and the Revere High School Student Council; and

Whereas, Danni has excelled athletically as a five-year member of the Revere High School Softball Team, serving as Team Captain, earning Greater Boston League All-Star honors three times, and establishing a new school record with 606 career strikeouts; and

Whereas, she has also been a four-year member of the Revere High School Track and Field Team, serving as Team Captain, earning Greater Boston League All-Star honors twice, and helping set the school record in the Sprint Medley Relay; and

Whereas, she further represented Revere High School as a four-year member of the Field Hockey Team, earning Greater Boston League All-Star honors, and participated in the MIAA Women in Sports Day, exemplifying sportsmanship, leadership, and commitment to athletic excellence; and

Whereas, her accomplishments have earned her numerous scholarships and the opportunity to attend Assumption University on a full scholarship, where she will continue her academic and athletic pursuits; and

Whereas, Danni Hope Randall's dedication, perseverance, leadership, and commitment to excellence have brought great pride to her family, Revere High School, and the City of Revere;

Now, therefore, be it ordered that this Certificate of Commendation is presented by the City Council of the City of Revere, Massachusetts, on behalf of its citizens, this thirteenth day of July in the year of Our Lord, two thousand and twenty-six and of the Independence of the United States of America the two hundred and fiftieth.

RESULT: PLACED ON FILE

4. **26-127** Motion presented by Councillor Silvestri: That the Mayor request the Chief of Police and the Director of Parking to appear before the City Council to speak about flock systems such as how they are used, who has access to the data, and how that data is being shared.

Chief LaVita was unable to attend tonight's meeting and requested that the presentation be scheduled for the next meeting of the City Council on July 27, 2026.

RESULT: ORDERED TO A PRESENTATION

Public Comment Pursuant to Chapter 402 of the Acts of 1965

There were no participants for public comment.

Unfinished Business

5. **26-136** Motion presented by Councillors Cogliandro and Zambuto: That the City Council amend Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965 to include employees of the City of Revere.

Attachments: Rule 34 Amendment RE Public Comment.pdf

Motion presented by Councillors Cogliandro and Zambuto: That the City Council amend Rule 34 of the City Council Rules of Order - Public Comment Pursuant to Chapter 402 of the Acts of 1965 to include employees of the City of Revere as follows:

1. Second paragraph of Rule 34 is hereby amended by deleting it in its entirety and inserting in place thereof, "Public Comment does not apply to public hearings (see Rule 24) nor when the Mayor, General Court, department heads, or other officials are requested to appear before the Council (see Rule 41)."
2. Third paragraph of Rule is hereby amended by deleting, "Revere residents or Revere business-owners" and inserting in place thereof, "Revere residents, Revere business-owners, and employees of the City of Revere"
3. Section 1 of Rule 34 is hereby amended by deleting, "Revere residents or Revere business-owners" and inserting in place thereof, "Revere residents, Revere business-owners, and employees of the City of Revere".
4. Section 2 of Rule 34 is hereby amended by inserting the following sentence after the third sentence: "Employees of the City of Revere shall provide their full name and department in which they are employed."

Unanimously approved with a voice vote.

RESULT: ORDERED AS AMENDED
MOVER: Cogliandro

Zoning Sub-Committee Report

This was ordered engrossed and ordained.

6. **26-081** An Ordinance Further Amending Title 17 of the Revere Revised Ordinances Relative to Outdoor Lighting.

Attachments:

An Ordinance Further Amending Title 17 of the Revere Revised Ordinances Establishing Regulations for Outdoor Lighting

Be it ordained by the City of Revere, MA as follows:

Section 1. Title 17 of the Revere Revised Ordinances is hereby amended by inserting the following new Chapter:

Chapter 17.33 Outdoor Lighting

- Section 17.33.010 Intent and Purpose
- Section 17.33.020 Definitions
- Section 17.33.030 Applicability
- Section 17.33.040 Requirements
- Section 17.33.050 Prohibitions
- Section 17.33.060 Enforcement

Section 17.33.010 Intent and Purpose

A. To increase night sky visibility, improve nighttime vision and the color rendition of outdoor light, and reduce the impacts of outdoor lighting for people and wildlife.
B. To conserve energy and reduce the consumption of electricity for lighting purposes.
C. To reduce light pollution and glare from outdoor lighting fixtures and reduce excessive light levels as existing fixtures are replaced over time.
D. To permit the use of outdoor lighting that does not exceed the minimum levels specified by recommended practices of the Illuminating Engineering Society (IES) for night-time safety, utility, security, productivity, enjoyment, and commerce.
E. To minimize adverse impacts of lighting such as light trespass, obtrusive light spillover, and harmful glare.
F. To curtail light pollution, reduce sky-glow, and improve the nighttime environment.

Section 17.33.020 Definitions

BUG rating system: A simple lighting classification system (IES TM-15-20 standard or its successor) by the Illuminating Engineering Society (IES) and the DarkSky International to describe the light pollution contributions from outdoor Luminaires, including for street and parking lot lighting. Each letter is attached to a number ranging from 0 (ideal) to 5 (unacceptable). **B** describes backlight that often contributes to Light trespass. **U** describes uplight, which contributes to skyglow, which limits a person's ability to see the stars. **G** describes glare, which makes it difficult for people to see and thus makes roadways more dangerous and security lighting less effective.

Correlated Color Temperature (CCT): A specification of the color appearance of the light emitted by a light source, measured in Kelvin (K). CCT values are typically provided in lighting manufacturer data sheets. For example, high pressure sodium streetlights are approximately 2000 K and warm-white lamps are 2700 K.

Environmentally Sensitive Area: Sensitive uses include: all residential uses, any land subject to a conservation restriction, agricultural land or any land that contains threatened or endangered species habitats.

Foot-candle: A measurement of light intensity. One (1) foot-candle (fc) is defined as enough light to uniformly illuminate one square foot (1 ft2) with one (1) lumen. Lux (lx) is the SI unit of illuminance; 1 foot-candle corresponds to 10.764 lx.

Fully shielded: An outdoor luminaire constructed so that, in its installed position, all of the light emitted by the luminaire is projected below the horizontal plane that passes through the lowest light emitting part of the luminaire.

Glare: Intense and blinding light emitted by a luminaire that reduces visibility and creates visual discomfort and/or momentary visual impairment.

Illuminance: Density of luminous flux (the rate of transfer of energy) incident on a surface, often measured on horizontal or vertical surfaces in foot-candles (fc or Lumens/ft2). Example, the full Moon casts 0.01 fc.

IES: Illuminating Engineering Society is a recognized authoritative body on the science and application of lighting that publishes and promotes recommended practices for a variety of specific lighting applications.

Lamp: The bulb or other light-emitting portion of a luminaire, not inclusive of any reflective or refractive optics used to direct light.

Light Pollution: an adverse and/or obtrusive effect of the use of outdoor light at night,

Light trespass: Any light emitted by a luminaire that shines beyond the property on which the luminaire is installed and increases the Illuminance as measured at the lot line in foot-candles.

Lumen: A unit of luminous flux; the flux emitted within a unit solid angle by a point source with a uniform luminous intensity of one candela (the SI unit of luminous intensity).

Luminaire: A complete lighting assembly, consisting of a lamp/bulb, housing, optic(s), and other structural elements, but not including any mounting pole or surface.

Luminance: The amount of light that passes through, is emitted, or reflected, from a particular area, and falls within a given solid angle. The SI (International System of Units) unit of luminance is candela per square meter (cd/m2), also known as a nit.

Nuisance: The unreasonable, unwarranted and/or unlawful use of property, which causes inconvenience, disruption of enjoyment, or damage to others, either to individuals and/or to the general public.

Skyglow: A measurable glow in the night sky deriving from an artificial source.

Section 17.33.030 Applicability

A. New Lighting. All exterior lighting installed after the effective date of this ordinance shall be in conformance with the requirements established by this ordinance and any other applicable ordinances.

B. Existing Lighting. All outdoor *luminaires* that were lawfully installed prior to the effective date of this ordinance, but that do not comply with the requirements of this ordinance, are declared to be non-conforming. All non-conforming *luminaires* may continue to be used and maintained after the adoption of this ordinance.

C. This Chapter is applicable to all outdoor lighting fixtures, except for the following:
   1. Lighting within rights-of-way or easements for the principal purpose of illuminating streets, alleys, mid-block passages, civic spaces, athletic fields, or any lighting owned or operated by the City of Revere;
   2. Sign lighting (Refer to Sections 17.08.745, 17.36.030, and 17.36.035 relative to digital and illuminated signage).
   3. Lighting for public monuments and statuary;
   4. Holiday lighting;
   5. Outdoor lighting used for emergency equipment and work conducted in the interest of law enforcement or for public health, safety, or welfare;
   6. Underwater lighting;
   7. Temporary lighting for theatrical, television, performance areas and construction sites; and
   8. Low voltage landscape lighting controlled by an automatic device that is set to turn the lights off at one hour after the site is closed to the public.

Section 17.33.040 Requirements

A. Shielding. Unless exempted elsewhere in this Ordinance, all exterior luminaires with initial lumens exceeding 600 lumens shall be fully shielded.

B. Light Output**.**
   1. The output of any luminaire installed on a residential property shall not exceed fifteen hundred (1,500) *lumens*. The output of any *luminaire* on a nonresidential property shall not exceed five thousand (5,000) *lumens*, except as otherwise permitted by this Ordinance.
   2. *Illuminance* on nonresidential properties shall not exceed the values recommended by the Illuminating Engineering Society (IES) for the specific application by more than 50% unless in the judgment of the Building Commissioner there are extenuating circumstances related to safety and security that justify an exception.

C. Nuisance. No exterior *luminaire* shall create a lighting *nuisance* in the form of *light trespass* or *glare,* regardless of when it was installed.
   1. *Light trespass*. The maximum vertical *illuminance* at a property line that is adjacent to a residential property or to an *environmentally sensitive area* shall not exceed 0.05 *foot-candle*. For all other adjoining property, outdoor lighting must be designed or installed so that the illuminance at the property boundary line does not exceed 0.1 *foot-candle*. The measurement for compliance may be made by the Building Commissioner and vertical *illuminance* shall be measured at the property line measured five (5) feet above grade with the meter aimed toward the subject property and perpendicular to the property line.
   2. *Glare*. *Glare* is declared to be a lighting *nuisance* when it constitutes a hazard to public

safety along a public way or causes intense discomfort to occupants of adjacent properties. This determination will be made by the Building Commissioner through a site visit and a visual inspection.

D. Correlated color temperature. The *correlated color temperature (CCT)*, of the light emitted by the luminaires shall not exceed 2700 K unless introduced as part of a façade or landscape lighting scheme used exclusively for the decorative illumination through color of certain building façade, or landscape features. If a *luminaire* with a CCT of 2700 K or lower is unavailable, then a *luminaire* with a CCT of 3000 K may be used.

E. Outdoor accent lighting. Lighting of landscaping, monuments, plaques, flagpoles and similar installations are exempted from the shielding requirements in Section 17.33.040(a), but shall be focused directly at the target so that the *luminaire* does not create a *nuisance*. Such lighting shall be designed and installed so that the *luminaire* points downward toward the target where possible, emits no more light than is necessary for the task, and is turned off or dimmed after astrological twilight or within one (1) hour of the business or building's closing time, whichever occurs first, unless a safety or security need is demonstrated to the Building Commissioner**.**

1. String lights. Also referred to as festoon lighting. Unless fully shielded, string lights shall have an output not exceeding fifty (50) lumens per linear foot. Such lighting shall not exceed, in total, two thousand (2,000) lumens for residential properties and four thousand (4,000) lumens for nonresidential properties.
2. Landscape lighting. Illumination of landscape features and building façades shall be limited to luminaires with output not exceeding two hundred and fifty (250) lumens and shall be installed and oriented so that their light output points directly toward the feature(s) to be illuminated. Such lighting shall not exceed, in total, two thousand (2,000) lumens for residential properties and four thousand (4,000) lumens for nonresidential properties.
3. Flags. Any pole-mounted flag illuminated at night shall utilize no more than three (3) spotlight luminaires per flagpole. Each of these luminaires shall be installed and oriented so that their light points directly toward the flag(s), incorporate optics to create the narrowest possible beam, and not exceed six (600) lumens in output.

F. Lighting Plans. All applications for a building permit for construction that includes exterior lighting shall include lighting plans showing the location, mounting height, *correlated color temperature (CCT)*, *lumen* output, *BUG* rating (if applicable), shielding description, and the quantity of all proposed *luminaire*s. For non-residential property, said lighting plan must also include the proposed schedule of use, including use of timers, dimmers and/or motion-sensors. The applicant shall provide sufficient information to verify that lighting conforms to the provisions of this Ordinance. The Building Commissioner shall have the authority to request additional information in order to confirm compliance with the provisions of this ordinance.

Section 17.33.040 Prohibitions

The use of the following types of outdoor lighting is prohibited, except as specifically exempted in this ordinance:

A. Searchlights, sky beams, and similar lighting, except as required by public-safety personnel during emergency conditions.

B. Any *luminaire* that intermittently fades, flashes, blinks, or rotates. This includes strobe lighting.

Section 17.33.050 Enforcement

A. Administrative guidance. The Building Commissioner is authorized to promulgate one or more interpretive documents to aid in the administration and enforcement of this ordinance. The owner of any lot or property on which a luminaire or sign subject to this Ordinance is located or proposed to be located shall have the burden of demonstrating that the existing or proposed luminaire or sign complies with the standards established by this Ordinance. The manufacturer's specification sheet may be used to establish the *lumen* level of a *luminaire*, *CCT* and, if required, to verify the use of *fully shielded* fixture design. Illumination levels may be verified through the use of manufacturer's photometric data sheet(s) and/or photometric site drawing or through on-site calibrated light meter light level readings. The owner of any lot or property on which a *luminaire* or sign subject to this Ordinance is located or proposed to be located shall have the burden of demonstrating that the proposed *luminaire* or sign complies with the standards established by this ordinance. A site visit at night by the Building Commissioner for purposes of a visual observation and/or photograph may be required to determine compliance.

B. Violations. It shall be unlawful to install or operate any outdoor lighting *Luminaire* in violation of any provision of this ordinance. This ordinance may be enforced by the Building Commissioner. If the offending luminaire is powered off or rendered inactive within 24 hours, it is no longer considered a violation.

C. Relief and Penalties. The Building Commissioner is authorized and empowered to institute and maintain, in the name of the City of Revere, any and all enforcement proceedings seeking injunctive relief and any other appropriate remedy, including fines and penalties. If it is determined that a violation has occurred, the Building Commissioner shall issue a warning notice to the property owner for the initial violation. If the violation has not been corrected within 21 days of receipt of the warning notice, the Building Commissioner may issue a penalty of up to $50.00. Each day that a violation exists shall be deemed a separate offense. This ordinance may be enforced through the non-criminal disposition method as provided in M.G.L. c. 40D, § 21D and/or an order to cease and desist until the violation is remedied.

Ordered to a first reading on May 18, 2026.
Ordered on a second reading as amended on July 13, 2026.
Ordered on a third and final reading as amended on July 13, 2026.
Ordered Engrossed & Ordained on a Roll Call.

RESULT: ORDERED ENGROSSED AND ORDAINED
MOVER: Cogliandro

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor McKenna, Councillor Mercurio, Councillor Silvestri, and Council President Zambuto

No: Councillor Kelley, and Councillor Novoselsky

7. **26-110** Communication from the Chief of Planning relative to a proposal for a Tourism Destination Marketing District.

Attachments: TourismDestinationMarketingDistrict06012026.pdf

Tom Skwierawski, Chief of Planning & Community Development requested, via email, that the communication be withdrawn at this time as more research still needs to be done on the district before being presented to the City Council.

RESULT: PLACED ON FILE
MOVER: Silvestri

8. **26-113** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Department of Planning and Development, in coordination with relevant City departments, to establish a Housing Impact Monitoring Program that provides an annual public report on housing development, MBTA Communities Act compliance, and impacts on schools, infrastructure, utilities, public safety, and emergency services. The report shall include recommendations for zoning, infrastructure, or planning adjustments and be presented annually to the City Council and posted on the City's website. Further, that this motion be referred to the Planning Board for review and recommendation.

Motion was unanimously approved as amended.

RESULT: ORDERED AS AMENDED
MOVER: Guarino-Sawaya

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

9. **26-116** Motion presented by Councillor Mercurio: That the Mayor request the City Engineer, Chief of Planning & Community Development, and DPW Superintendent to appear before the Revere City Council to present a comprehensive map and overview identifying all state agency responsibilities within the City of Revere, including but not limited to Massachusetts Department of Transportation, Department of Conservation and Recreation, and Massachusetts Bay Transportation Authority. Said presentation should clearly identify which agencies are responsible for road maintenance, winter snow plowing, sidewalk snow removal, grass and landscape maintenance, sidewalk grass strip maintenance, pothole repairs, roadway reconstruction, traffic signal maintenance, parking lot maintenance and surrounding areas around parking lots, and other seasonal maintenance responsibilities. The presentation should also include a detailed map of all applicable roads, sidewalks, parking lots and traffic signals, along with a list of agency contacts for residents and citv officials.

RESULT: ORDERED AS AMENDED
MOVER: Mercurio

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

10. **26-130** 128 Towing & Recovery, LLC, 885 North Shore Road, Revere, MA 02151 requesting a special permit to enable the appellant to conduct a towing and roadside assistance operations business at 885 North Shore Road, Revere, MA 02151 (TED District).

Attachments: PH.C2609.885NorthShoreRoad.pdf

Special permit will remain in the Zoning Sub-Committee until the next available meeting as the applicant was unable to attend tonight's meeting.

RESULT: NO ACTION TAKEN
MOVER: Silvestri

Communications

11. **26-139** Communication from the Mayor relative to the proposed ordinance, An Ordinance Establishing Regulations for Naming City Property in the City of Revere.

Attachments: CityPropertyNamingRegulationsOrdinance07132026.pdf

The City Council ordered the proposed ordinance to a public hearing on July 27, 2026.

RESULT: ORDERED TO PUBLIC HEARING
MOVER: Zambuto

12. **26-140** Communication from the City Auditor requesting various Fiscal Year 2026 year end free cash and retained earnings appropriations.

Attachments: FY2026YearEndFreeCashTransfers&RetainedEarningsAppropriations 07132026.pdf

The City Council decided to take up each free cash appropriation request separately.

"SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM FREE CASH IN THE AMOUNT OF $435,000 FOR FIRE OVERTIME?"

RESULT: APPROVED
MOVER: Zambuto

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

"SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM FREE CASH IN THE AMOUNT OF $539,998 FOR WORKERS' COMPENSATION?"

RESULT: APPROVED
MOVER: Zambuto

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

Absent: Council Vice President Guarino-Sawaya

"SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM FREE CASH IN THE AMOUNT OF $140,000 FOR THE REVERE BEACH PARTNERSHIP AS IT RELATES TO PUBLIC SAFETY EXPENSES FOR THE INTERNATIONAL SAND SCULPTING FESTIVAL?"

RESULT: APPROVED
MOVER: Zambuto

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

"SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM WATER & SEWER RETAINED EARNINGS IN THE AMOUNT OF $62,604 FOR WATER & SEWER DEPARTMENT OVERTIME?"

RESULT: APPROVED
MOVER: Zambuto

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

"SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM WATER & SEWER RETAINED EARNINGS IN THE AMOUNT OF $70,000 FOR CITY-WIDE WATER METER REPLACEMENTS?"

RESULT: APPROVED
MOVER: Zambuto

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

13. **26-141** Communication from the City Auditor requesting various transfers from the general fund and enterprise fund to close out Fiscal Year 2026.

Attachments: FiscalYear2026YearEndTransferRequests07132026.pdf

"SHALL THE CITY COUNCIL APPROVE THE FISCAL YEAR 2026 GENERAL FUND YEAR END TRANSFERS AS REPORTED BY THE CITY AUDITOR?"

RESULT: APPROVED
MOVER: Zambuto

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

"SHALL THE CITY COUNCIL APPROVE THE FISCAL YEAR 2026 WATER & SEWER ENTERPRISE FUND YEAR END TRANSFERS AS REPORTED BY THE CITY AUDITOR?"

RESULT: APPROVED
MOVER: Zambuto

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

14. **26-142** Communication from the City Auditor requesting appropriations from the Community Improvement Trust Fund for landscaping at the American Legion lawn and Freeman Street Fire Station repairs.

Attachments: CommunityImprovementTrustFundAppropriationRequest07132026.pdf

"SHALL THE CITY APPROVE THE FOLLOWING APPROPRIATIONS FROM THE COMMUNITY IMPROVEMENT TRUST FUND: $25,000 FOR LANDSCAPING AT THE AMERICAN LEGION, BROADWAY AND $570,000 FOR REPAIRS TO THE FREEMAN STREET FIRE STATION?"

RESULT: APPROVED
MOVER: Zambuto

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

Motions

20. **26-148** Motion presented by the Revere City Council: That the Mayor direct the Veterans Service Officer to approve and install a veteran memorial pole for Sgt. Richie Serino at the corner of Malden Street and Washington Avenue.

Councillor Giannino requested suspension of the City Council Rules of Order for the purpose of taking up Council Order 26-148 as the Serino family was present in the Council Chamber in support of the motion.

Councillor Giannino further requested that the motion be submitted on behalf of the entire City Council.

The motion as presented was approved unanimously on a voice vote.

Council President Zambuto referred back to the regular order of business.

RESULT: ORDERED
MOVER: Giannino

26-151 Motion presented Councillor Novoselsky: That the Mayor be requested to direct the Veterans Service Officer to follow the veterans memorial pole installation protocol as provided by Chapter 12.22 of the Revised Ordinances of the City of Revere. It is the understanding of the City Council that several new memorial poles were recently installed on public ways without the permission of the City Council.

Councillor Novoselsky offered a verbal motion on the floor following discussion of the installation of a memorial pole for Sgt. Richie Serino.

Motion was approved unanimously on a voice vote.

RESULT: ORDERED
MOVER: Novoselsky

15. **26-143** Motion presented by Councillors Cogliandro, McKenna, and Mercurio: That the Mayor, City Planner, and any other appropriate department heads appear before the City Council to provide information and discuss concerns regarding construction vehicles being diverted through residential side streets. Further, that advance notice of any road closures or detours be provided to the affected Ward Councillors and residents to ensure they are informed of anticipated traffic impacts and changes to local road access.

Councillor Cogliandro requested that Councillor McKenna be added to the motion.

Motion was unanimously ordered on a voice vote.

RESULT: ORDERED
MOVER: Cogliandro

16. **26-144** Motion presented by Councillors Cogliandro, McKenna, and Mercurio: That the Mayor, City Planner, and any other appropriate department heads appear before the City Council to provide information and discuss concerns regarding parking from McMakin Field, the impacts of the neighbors being inundated with parking from games and/or practices at this field, and any plans in place for the

neighborhood to prevent any parking related issues.

Councillor Cogliandro requested that Councillor McKenna be added to the motion.

Motion was unanimously ordered on a voice vote.

RESULT: ORDERED
MOVER: Cogliandro

17. **26-145** Motion presented by Councillors Argenzio and Giannino: That the Mayor, Superintendent of Public Works, and City Engineer be requested to allocate a portion of funds from next year's Chapter 90 monies to pave Washington Avenue and install new sidewalks from 134 Washington Avenue to the Chelsea line.

Motion was unanimously ordered on a voice vote.

RESULT: ORDERED
MOVER: Argenzio

18. **26-146** Motion presented by Councillors Cogliandro and Guarino-Sawaya: That the Mayor direct the Chief of Police to increase patrols on Tuttle St. due to alleged suspicious activity in the area.

Councillor Cogliandro requested that Councillor Guarino-Sawaya be added to the motion.

Motion was unanimously ordered on a voice vote.

RESULT: ORDERED
MOVER: Cogliandro

19. **26-147** Motion presented by Councillor Cogliandro: That the Mayor request the Chief of Police to provide the City Council with a report detailing fireworks enforcement activities conducted between July 1, 2026 and July 8, 2026, including, but not limited to, the number of citations issued, warnings given, arrests made, and any other enforcement actions taken during that period.

Motion was unanimously ordered on a voice vote.

RESULT: ORDERED
MOVER: Cogliandro

21. **26-149** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Fire Department, Police Department, Engineering Department, and Emergency Management to report on the feasibility of expanding municipal drone operations for emergency response, shoreline monitoring, infrastructure inspections, and disaster assessment.

Motion was unanimously ordered on a voice vote.

RESULT: ORDERED
MOVER: Guarino-Sawaya

22. **26-150** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Office of Emergency Management and the Public Health Department to develop an Extreme Heat Preparedness Plan identifying cooling centers, vulnerable populations, communication strategies, and long-term mitigation efforts to address increasing summer temperatures.

Motion was unanimously ordered on a voice vote.

RESULT: ORDERED
MOVER: Guarino-Sawaya

Adjournment

The City Council now stands adjourned to meet on July 27, 2026.

C-26-10

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.040 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, July 27, 2026 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Eastern Equity Partners, LLC, 1040 North Shore Road, Unit B2, Revere, MA 02151 requesting a special permit from the Revere City Council to allow a residential apartment use within the Central Business District at 29, 35, and 43 Foster Street, Revere, MA 02151.

A copy of the aforementioned application (**C-26-10**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before July 22, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check # 23690
07/01/2026
07/08/2026

FORM B

C-26-10

APPLICATION NO. _____

DATE: June 25, 2026

City of Revere, Massachusetts
Revere City Council
Application For
Special Permit or PUD

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

A. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 17.16.040 to allow a residential apartment use with 85 units within the Central Business (CB) District.

B. Application for Special Permit for Alteration and Extension of Nonconforming Uses or Structures (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020, or Section 17.40.030.

C. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),

1. Applicant submitting this application is:

Name: Eastern Equity Partners LLC

Address: 1040 North Shore Road, Unit B2, Revere, MA 02151

Tel. #: 781-718-2222

Email: brian@mcgraillaw.net

2. Applicant is: _____ Tenant _____ Licensee __X__ **Prospective Purchaser**

_____ Owner ____ Other (Describe)

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: Attorney Brian D. McGrail

Title: Legal Counsel

Address: 607 North Avenue, Wakefield, MA 01880

Tel. #: 781-589-4590

Email: brian@mcgraillaw.net

4. The land for which this application is submitted is owned by:

Name: 43 Foster Street LLC

Address: 43 Foster Street, Revere, MA 02151

Tel. #: NA

5. The land described in this application is recorded in Suffolk County Registry of Deeds,

Book 68950, Page 73.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

A Plan entitled: "Site Plan #29, #35, and #43 Foster Street, Revere, MA" prepared by Williams & Sparages dated June 19, 2026, attached hereto as **Exhibit A.**

Architectural drawings entitled: "Proposed Multifamily Residential Building 43 Foster St, Revere, MA 02151" prepared by Commercial Residential Hospitality dated May 26, 2026, attached hereto as **Exhibit B**.

Lot # 31 through 34 and a portion of 35 Sq. Ft 19,336.

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application. See Exhibit A.

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application and is attached hereto as **Exhibit C.**

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes no do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; __X__no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The property for which the application is being submitted includes 29 Foster Street, 35 Foster Street, 43 Foster Street and another unnumbered parcel on Foster Street being parcels identified as Revere Assessor's Parcels ID's 21- 357-5, 21-357-6, 21-357-7, and 21-357-8. See copy of deed attached hereto as **Exhibit D**. The site's location within a fully serviced area of the City allows the project to connect to established public utility systems.

11. What is the nature of the exception or special permit requested in this application?

Applicant is seeking a Special Permit pursuant to Section 17.16.040 of the Revere Zoning Ordinance to allow a residential apartment use with 85 units within the Central Business (CB) District.

Date of denial by Building Inspector and/or Planning Board was May 27, 2026. See copy of said denial attached hereto as **Exhibit E**.

dotloop signature verification: dtlp.us/M8U5-MxoE-G7R3

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete. Certification as to applicant only.

Jamie Russo — dotloop verified 06/23/26 12:56 PM EDT RYSG-UAGC-Y80S-BVDI — 6/24/26

Signature of Applicant Eastern Equity Partners LLC Date
Jamie Russo, Manager

Richard Mattuchio — dotloop verified 06/23/26 2:19 PM EDT U2QM-7BNR-BJEP-GWAX — 6/24/26

Signature of Owner 43 Foster Street LLC Date
Richard Mattuchio, Manager

6/24/26

Signature of Designated Representative Date
Brian D. McGrail, Esq.
607 North Avenue
Door 18
Wakefield, MA 01880

Received from above applicant, the sum of $ _____ to apply against administrative and mailing costs.

Request for Finding of Fact – Special Permit

Now comes the applicant Eastern Equity Partners LLC who has applied to this Honorable City Council for a special permit for property located at 29 Foster Street, 35 Foster Street, 43 Foster Street and another unnumbered parcel on Foster Street being parcels identified as Revere Assessor's Parcels ID's 21- 357-5, 21-357-6, 21-357-7, and 21-357-8 and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:

a. The project advances numerous core purposes set forth in the Zoning Ordinance and represents a significant improvement over the existing use of the site.

b. By redeveloping an underutilized lumber yard with a modern residential community containing new dwelling units, the project contributes to lessening congestion in the streets by replacing a commercial use characterized by truck deliveries, equipment operations, noise, and customer traffic with a residential use that generates more predictable traffic patterns.

c. The Project is located in an area served by existing transportation infrastructure and public services, allowing new residents to access employment, shopping, and community amenities without creating undue burdens on the surrounding roadway network.

d. The project conserves health and secures safety from fire, flood, panic, and other dangers by replacing aging industrial structures with a modern, code-compliant building designed in accordance with current building, fire protection, life-safety and accessibility standards compared to the existing use.

e. The project advances the Zoning Ordinance's goal of encouraging housing for persons of all income levels by adding new residential units to the City's housing stock.

f. The project conserves the value of land and buildings by replacing a existing heavy commercial use with a high-quality residential development that enhances the visual character of the area and promotes continued private investment.

g. The project protects natural resources and prevents blight and environmental pollution through the remediation and redevelopment of a previously developed site.

h. The redevelopment eliminates an aging commercial use that no longer represents the highest and best use of the property, thereby reducing the potential for physical deterioration and contributing to neighborhood revitalization.

i. The project actively fulfills its stated objectives of the Zoning Ordinance by enhancing public safety, environmental quality, housing availability, neighborhood character, and economic vitality while promoting the orderly, efficient, and beneficial use of land for the benefit of the city and its residents.

2. That the specific site is an appropriate location for such use for the following reasons:

   a. The Project replaces an existing lumber yard and associated structures with a modern residential development, representing a more productive and beneficial use of the property.

b. Future residents will have convenient access to employment centers, retail establishments, public transportation and other community services, making the location well suited for residential use.

c. The site is well positioned to accommodate housing units in a manner that supports local and regional housing needs and advances the City's housing objectives.

3. That the specific site has adequate public sewer and water facilities and water systems for the following reasons:

   The site's location within a fully serviced area of the City allows the project to connect to established public utility systems.

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:

   a. The project redevelops an existing lumber yard with a modern residential building, reducing the visual and operational impacts associated with the current use and improving the overall character of the area.

   b. The project incorporates modern architectural design, lighting, and site improvements that will enhance the appearance of the property and contribute positively to the neighborhood.

   c. The building will be constructed in accordance with current building, fire protection, accessibility, and life-safety codes, resulting in a safer and more resilient development than the existing structures on the site.

   d. The project incorporates energy-efficient systems and sustainable design features that improve environmental performance and reduce potential impacts on the surrounding area.

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Foster Street and surrounding streets for the following reasons:

   a. The redevelopment eliminates heavy commercial vehicle activity, deliveries, and operational characteristics associated with the lumber yard use, resulting in a safer and more orderly environment for both vehicles and pedestrians.

   b. The site's proximity to public transportation, employment centers, retail services, and community amenities reduces dependence on private vehicles and supports walking, bicycling, and transit use.

6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:

   a. The project will provide residents with modern residential facilities and amenities designed to support a safe, comfortable, and functional living environment.

   b. The Applicant has an established record of successfully developing, owning, and managing high-quality residential properties within the city. This experience demonstrates the Applicant's ability to design, construct, operate, and maintain residential communities in a responsible and professional manner.

Date: 6/24/26

Respectfully submitted by: _____

Brian D. McGrail, Esq.
Attorney for Eastern Equity Partners LLC

General Disclosure of Constituent Information
Relative to Applications Submitted to the Revere City Council
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals, Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council

1. Name and residential address of party submitting application:

Name: Eastern Equity Partners LLC

Address: 1040 North Shore Road, Unit B2, Revere, MA 02151

2. Name and residential address of each landowner on whose property subject matter will be exercised: (Attach additional pages, if necessary.)

Name: 43 Foster Street LLC

Address: 43 Foster Street, Revere, MA 02151

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: _____

Address: _____

4. Name and residential address of each party to whom subject authorization will be issued:

Name: _____

Address: _____

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: _____

Address: _____

The trust documents are on file at _____ and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: _____

Address: _____

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

dotloop signature verification: dtlp.us/BDX-XJ68-GZH9

General Disclosure Form

7. If the party is a corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

Officer's Name: Richard Mattuchio, Manager

Address: 43 Foster Street, Revere, MA 02151

Director's Name: NA-Entity is an LLC

Address:

Shareholder's Name: NA Entity is an LLC
(50% or more)
Address:

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name:

Address:

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name
of Limited Partnership:

Address:

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

The foregoing information is provided under the Pains and Penalty of Perjury.
Signature of each party and landowner:

X Richard Mattuchio
Richard Mattuchio, Manager
43 Foster Street LLC

Jamie Russo, Manager
Eastern Equity Partners LLC

CERTIFICATION

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

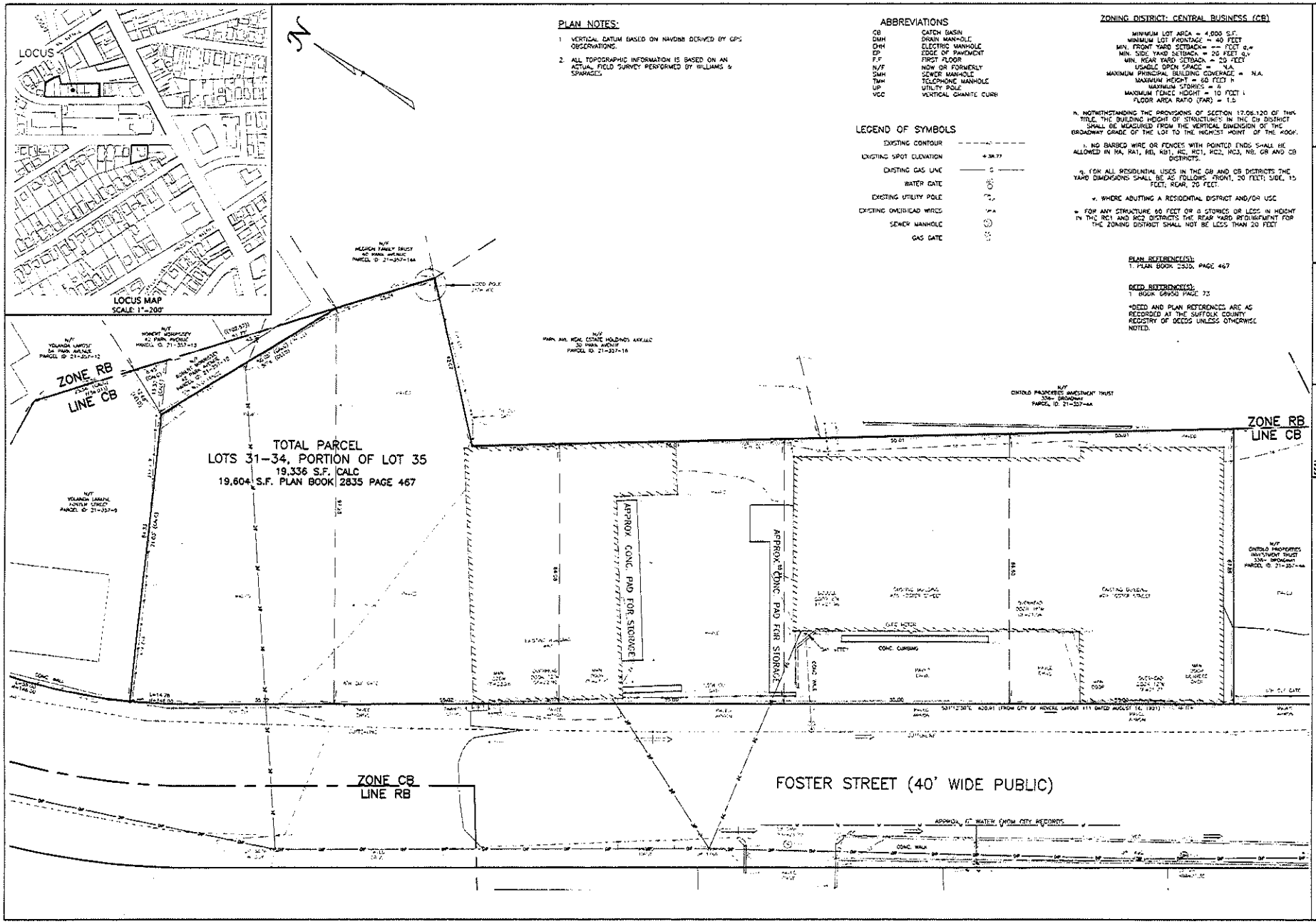
Signature of Individual or
Corporate Name
Eastern Equity Partners LLC
by: _____
Corporate Officer (if applicable)
Jamie Russo, Manager

CERTIFICATION

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

Signature of Individual or
Corporate Name
Eastern Equity Partners LLC
by: _____
Corporate Officer (if applicable)
Jamie Russo, Manager

EXHIBIT A



PLAN NOTES:

1. VERTICAL DATUM BASED ON NAVD88 DERIVED BY GPS OBSERVATIONS.
2. ALL TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES.

ABBREVIATIONS

CB	CATCH BASIN
DMH	DRAIN MANHOLE
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
F.F	FIRST FLOOR
N/F	NOW OR FORMERLY
SMH	SEWER MANHOLE
TMH	TELEPHONE MANHOLE
UP	UTILITY POLE
VCC	VERTICAL GRANITE CURB

LEGEND OF SYMBOLS

EXISTING CONTOUR	
EXISTING SPOT ELEVATION	+38.77
EXISTING GAS LINE	G
WATER GATE	
EXISTING UTILITY POLE	
EXISTING OVERHEAD WIRES	
SEWER MANHOLE	
GAS GATE	

ZONING DISTRICT: CENTRAL BUSINESS (CB)

MINIMUM LOT AREA = 4,000 S.F.
MINIMUM LOT FRONTAGE = 40 FEET
MIN. FRONT YARD SETBACK= -- FEET g,w
MIN. SIDE YARD SETBACK = 20 FEET g,v
MIN. REAR YARD SETBACK = 20 FEET
USABLE OPEN SPACE = N.A.
MAXIMUM PRINCIPAL BUILDING COVERAGE = N.A.
MAXIMUM HEIGHT = 60 FEET h
MAXIMUM STORIES = 6
MAXIMUM FENCE HEIGHT = 10 FEET i
FLOOR AREA RATIO (FAR) = 1.5

h. NOTWITHSTANDING THE PROVISIONS OF SECTION 17.06.120 OF THIS TITLE, THE BUILDING HEIGHT OF STRUCTURES IN THE CB DISTRICT SHALL BE MEASURED FROM THE VERTICAL DIMENSION OF THE BROADWAY GRADE OF THE LOT TO THE HIGHEST POINT OF THE ROOF.

i. NO BARBED WIRE OR FENCES WITH POINTED ENDS SHALL BE ALLOWED IN RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GR AND CB DISTRICTS.

g. FOR ALL RESIDENTIAL USES IN THE GR AND CB DISTRICTS THE YARD DIMENSIONS SHALL BE AS FOLLOWS: FRONT, 20 FEET; SIDE, 15 FEET; REAR, 20 FEET.

v. WHERE ABUTTING A RESIDENTIAL DISTRICT AND/OR USE

w. FOR ANY STRUCTURE 60 FEET OR 6 STORIES OR LESS IN HEIGHT IN THE RC1 AND RC2 DISTRICTS THE REAR YARD REQUIREMENT FOR THE ZONING DISTRICT SHALL NOT BE LESS THAN 20 FEET

PLAN REFERENCE(S):
1. PLAN BOOK 2835, PAGE 467

DEED REFERENCE(S):
1. BOOK 69600 PAGE 73

*DEED AND PLAN REFERENCES ARE AS RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

WILLIAMS & SPARAGES
ENGINEERS, LAND SURVEYORS, PLANNERS
SURVEYING, MAPPING
SUBDIVISIONS, SITE PLANS
ZONING, LAND DEVELOPMENT
EXPERT WITNESS TESTIMONY
TEL (781) 878-0756
FAX (781) 878-8205
WWW.WSLLC.COM

Owner
43 Foster Street LLC
PO BOX 365
Revere, MA 02151
C/o Jamie Russo
Phone: 781-289-2222
Email: jhuss@replaston.com

Designed By: PMB
Drawn By: PMB
Reviewed By: PMB
Project Manager: PMB
Project Number: RSVE-0089
Drawing File Folder: REVE03

☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

SITE PLAN – EXISTING CONDITION
#29, #35 & #43 FOSTER STREET, REVERE, MA

SCALE: 1"=10'

JUNE 19, 2026

DRAWING: EXIST

SHEET 1 OF 2

PROJECT NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES IN APRIL, 2007 AND JUNE, 2026.
2. TOPOGRAPHIC INFORMATION SHOWN IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25025C0017E, EFFECTIVE DATE: JULY 3, 2024.
4. EXISTING UTILITIES SHOWN ARE THE RESULT OF COMPILING RECORDS PROVIDED BY THE CITY OF REVERE ENGINEERING DEPARTMENT AND FIELD SURVEY. NO REPRESENTATION OR WARRANTIES IS MADE REGARDING THE ACCURACY OF THE LOCATION OR PRESENCE OF SUBSURFACE UTILITIES AND THOSE UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE.
5. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THIS PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
6. IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT
7. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION (811), TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION. DIGSAFE TICKET IS VALID 30 DAYS FROM THE DATE OF MARK BEYOND THE POINT, TICKETS ARE VALID INDEFINITELY, PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
8. THE PROPOSED WATER CONNECTION SIZE, TYPE & LOCATION ARE TO BE DESIGNED IN ACCORDANCE WITH 248 CMR 10.00 UNIFORM STATE PLUMBING CODE.
9. ALL PROPOSED DRAIN PIPES ARE TO BE HDPE OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
10. THE INSTALLATION OF DRAINAGE STRUCTURES, ESPECIALLY THE HDPE PIPE AND UNDERGROUND DETENTION SYSTEM, SHALL ADHERE STRICTLY TO THE MANUFACTURER'S INSTALLATION REQUIREMENTS TO MEET AASHTO LOADING REQUIREMENTS.
11. WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER MAIN IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
12. THE APPLICANT SHALL COORDINATE WITH THE SEWER DEPARTMENT OF PUBLIC WORKS TO ENSURE PROPER DOMESTIC AND FIRE FLOWS PRIOR TO BUILDING PERMIT
13. EXISTING STRUCTURES TO BE RAZED
14. EXISTING IMPERVIOUS AREA ON SITE = 16,800± S.F.
15. PROPOSED IMPERVIOUS AREA ON SITE = 10,300± S.F. (7,500± S.F. REDUCTION)
16. IMPRINTED INTERMITTENT REPAIR OR TOTAL RELAY REQUIRED AFTER UTILITY INSTALLATION.
17. SEE ARCHITECTURAL PLANS ENTITLED PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING, 43 FOSTER STREET, REVERE MA 02151, USA DATED MAY 2026 REVISED THROUGH MAY 26, 2026 FOR MORE INFORMATION.

PARKING CALCULATIONS TABLE

CATEGORY	REQUIRED	PROVIDED
1 BEDROOM UNIT ONE AND ONE-HALF PARKING SPACE FOR EACH UNIT. 2 BEDROOM UNIT ONE AND THREE QUARTER PARKING SPACE FOR EACH UNIT.	40x1.5=60 45x1.75=78	**142
TOTAL	139	**142

** – REQUIRES ZONING RELIEF

PLAN REFERENCE(S):
1 PLAN BOOK 2835, PAGE 467

DEED REFERENCE(S):
1 BOOK 36302, PAGE 70

*DEED AND PLAN REFERENCES ARE AS RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

ABBREVIATIONS

CB	CATCH BASIN
DMH	DRAIN MANHOLE
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
F.F.	FIRST FLOOR
N/F	NOW OR FORMERLY
SMH	SEWER MANHOLE
TMH	TELEPHONE MANHOLE
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB

LEGEND OF SYMBOLS

EXISTING CONTOUR	
EXISTING SPOT ELEVATION	+38.77
EXISTING GAS LINE	G
WATER GATE	WG
EXISTING UTILITY POLE	UP
EXISTING OVERHEAD WIRES	OHW
SEWER MANHOLE	SEWER
GAS GATE	GG

ZONING DISTRICT: CB – CENTRAL BUSINESS

CATEGORY	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	4,000 S.F.	19,336± S.F. (CALC)
MINIMUM LOT FRONTAGE	40 ft.	270.02
MINIMUM FRONT SETBACK	- d,e	*0.0 ft.
MINIMUM SIDE SETBACK	20 ft. d,v	*5.0 ft. (right) 10.0 (Left)
MINIMUM REAR SETBACK	20 ft. d,v	*5.0 ft.
MAXIMUM HEIGHT	60 ft. h	60 ft. (SEE ARCHITECTURALS)
MAXIMUM STORIES	6	6 (SEE ARCHITECTURALS)
FLOOR AREA RATIO	1.5	*3.88 (SEE ARCHITECTURALS)
USEABLE OPEN SPACE	–	–
MAXIMUM PRINCIPAL BUILDING COVERAGE	–	–
MAX. FENCE HEIGHT	10 ft. i	6 ft.

* – REQUIRES ZONING RELIEF

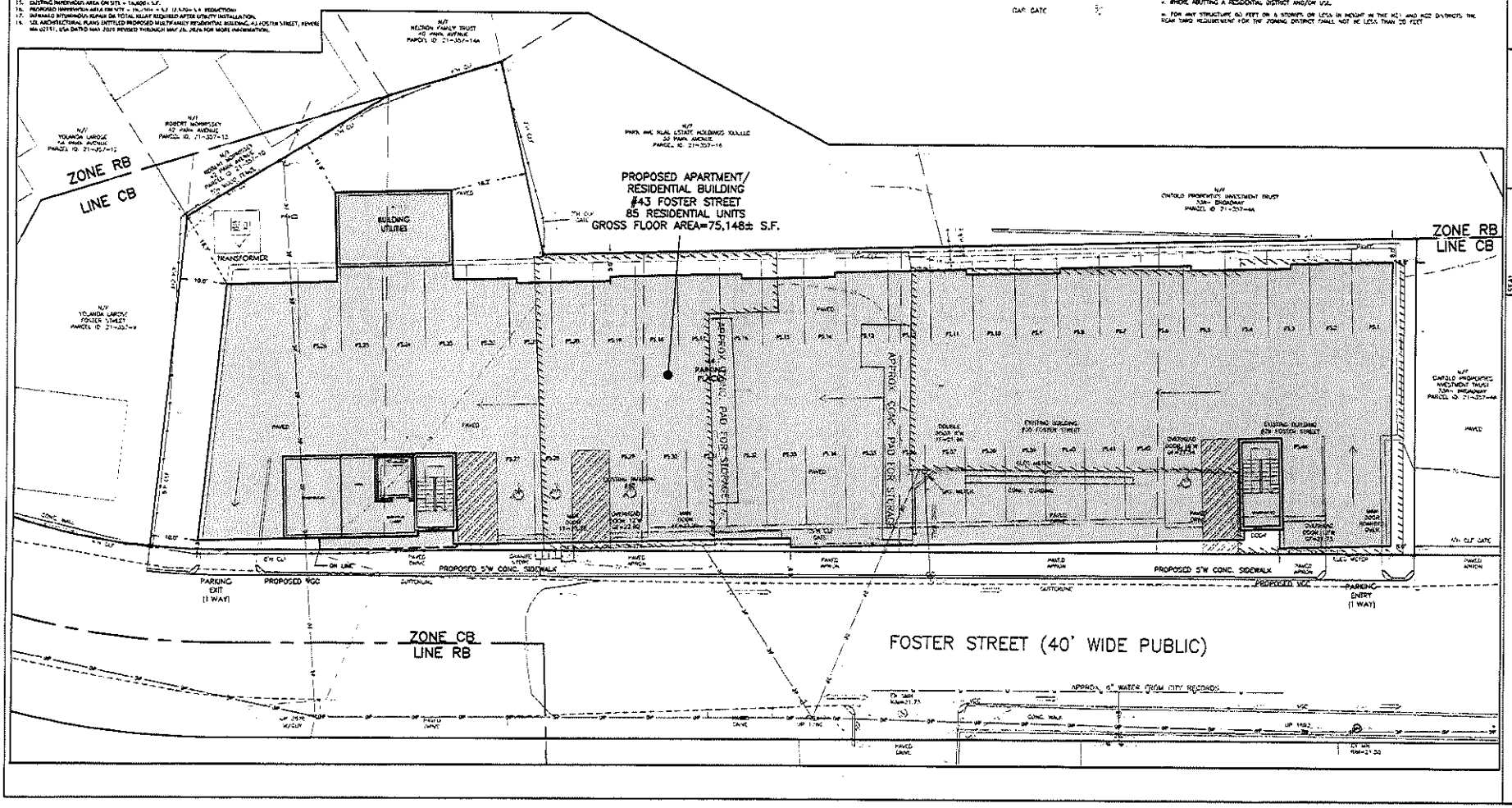
h NOTWITHSTANDING THE PROVISIONS OF SECTION 17.68.120 OF THIS TITLE, THE BUILDING HEIGHT OF STRUCTURES IN THE CB DISTRICT SHALL BE MEASURED FROM THE VERTICAL DIMENSION OF THE BROADWAY GRADE OF THE LOT TO THE HIGHEST POINT OF THE ROOF (NOT APPLICABLE)

i NO BARBED WIRE OR FENCES WITH POINTED ENDS SHALL BE ALLOWED IN RA, RM1, RM2, MT1, MT2, MT3, RCD, RCS, NR, GB AND CB DISTRICTS.

n FOR ALL RESIDENTIAL USES IN THE GB AND CB DISTRICTS THE YARD DIMENSIONS SHALL BE AS FOLLOWS: FRONT, 20 FEET, SIDE, 15 FEET, REAR, 20 FEET.

v WHERE ABUTTING A RESIDENTIAL DISTRICT AND/OR USE.

w FOR ANY STRUCTURE 60 FEET OR 6 STORIES OR LESS IN HEIGHT IN THE RC1 AND RC2 DISTRICTS THE REAR YARD REQUIREMENT FOR THE ZONING DISTRICT SHALL NOT BE LESS THAN 20 FEET



WILLIAMS & SPARAGES
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
DESIGN CONSULTANTS
ONE MARKET PLACE
SUITE 203
PO BOX 351
ROCKLAND, MA 02370
(781) 878-4540
FAX (781) 878-7553
WWW.WSLAND.COM

Owner:
43 Foster Street LLC
PO BOX 363
Revere, MA 02151
C/o Jamie Rasso
Phone: 781-718-2222
Email: jrasso@sagepropertyco.com

Designed By: PMB
Drawn By: PMB
Reviewed By: PMB
Approved By: PMB
Project Number: REVE-0089
Drawing File Folder: REVE03

- [ ] Drawing Issued for Review Only
- [x] Drawing Issued for Permit
- [ ] Drawing Issued for Construction

SEAL

SITE PLAN – PROPOSED CONDITION
#29, #35 & #43 FOSTER STREET, REVERE, MA

8	
7	
6	
5	
4	
3	
2	
1	

0' 5' 10' 20'
SCALE: 1"=10'

JUNE 19, 2026

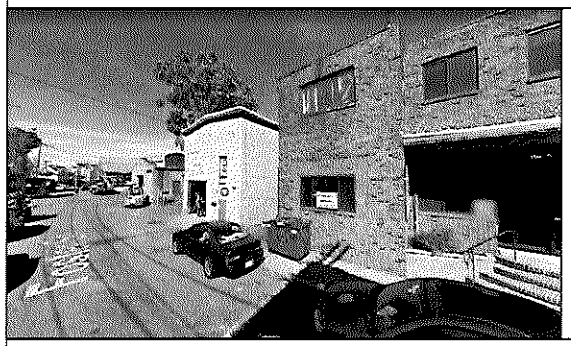
DRAWING: PROP

SHEET 2 OF 2

EXHIBIT B

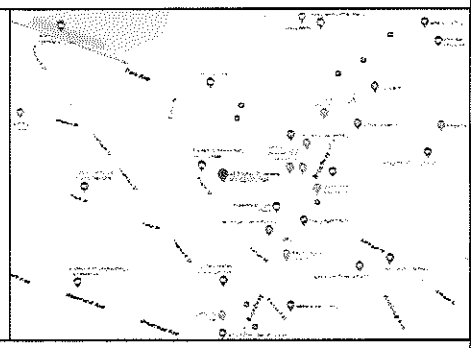
PROPOSED MULTIFAMILY RESIDENTIAL BUILDING :

43 Foster St, Revere, MA 02151



EXISTING SITUATION

AERIAL VIEW



LOCUS MAP

ARCHITECTURAL VISUALIZATION

PROJECT SUMMARY

TOTAL LOT AREA = 19,336 SF.
TOTAL GFA= 618+14,906*5= 75,148 SF.
TOTAL F.A.R. = 3.88

BUILDING PROGRAM

GRADE LEVEL

44 PARKING SPACES
ENTRY LOBBY
BUILDING UTILITIES
TRASH ROOM

UNIT BREAKDOWN

2nd. - 6th. LEVEL

UNIT 201	2 BED	=775 S.F.
UNIT 202	2 BED	=920 S.F.
UNIT 203	1 BED	=590 S.F.
UNIT 204	1 BED	=590 SF.
UNIT 205	1 BED	=590 SF.
UNIT 206	1 BED	=590 SF.
UNIT 207	1 BED	=590 SF.
UNIT 208	1 BED	=590 SF.
UNIT 209	1 BED	=590 SF.
UNIT 210	2 BED	=868 S.F.
UNIT 211	2 BED	=858 S.F.
UNIT 212	1 BED	=613 SF.
UNIT 213	2 BED	=927 SF.
UNIT 214	2 BED	=927 SF.
UNIT 215	2 BED	=856 SF.
UNIT 216	2 BED	=856 S.F.
UNIT 217	2 BED	=817 S.F.

TOTAL: 85 RESIDENTIAL UNITS
45 - 2 BED UNITS
40 - 1 BED UNITS

SHEET	SHEET TITLE	DATE
A-000	COVER SHEET	5.26.2026
	ARCHITECTURAL	
A-001	GENERAL NOTES	5.26.2026
L-1	EXISTING SITE PLAN	5.26.2026
A-101	1st. LEVEL FLOOR PLAN	5.26.2026
A-102	2nd.-6th. LEVEL FLOOR PLAN	5.26.2026
A-300	ELEVATIONS	5.26.2026
AV	ARCHITECTURAL VISUALIZATIONS	5.26.2026

No.	Date	Description	Rev.
06	05.26.2026	ISSUED FOR SITE PLAN REVIEW	
05	07.02.2024	ISSUED FOR INFORMATION	
04	06.19.2024	ISSUED FOR INFORMATION	
03	06.11.2024	ISSUED FOR INFORMATION	
02	12.12.2022	ISSUED FOR INFORMATION	
01	8.31.2022	ISSUED FOR INFORMATION	0

ARCHITECT'S SEAL:

REGISTERED ARCHITECT
DAVID B. SARGENT
No. 10079
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

COMMERCIAL RESIDENTIAL HOSPITALITY
300 NEVADA STREET, SUITE 301
NEWTON, MA 02460
T: 617.449.5872

CLIENT INFORMATION
Eastern Equity Partners, LLC
P.O. Box 365
Revere, MA 02151

PROJECT LOCATION
43 Foster St,
Revere, MA 02151

DRAWING TITLE
COVER PAGE

SCALE: /	DATE: May 2025
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.000

ARCHITECTURAL ABBREVIATIONS

Abbr.	Meaning
&	AND
A	
AB	ANCHOR BOLT
ACFL	ACCESS FLOOR
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
ADJ	ADJACENT
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANUN	ANNUNCIATOR
AP	ACCESS PANEL
APC	ARCHITECTURAL PRECAST CONCRETE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
AWT	ACOUSTICAL WALL TREATMENT
B	
BA	BUILDING ACCESSORY
BBD	BULLETIN BOARD
BC	BRICK COURSES
BD	BOARD
BFE	BOTTOM FOOTING ELEVATION
BG	BUMPER GUARD
BIT	BITUMINOUS
BKT	BRACKET
BLDG	BUILDING
BLKG	BLOCKING
BLT	BORROWED LIGHT
BLW	BELOW
BM	BEAM
BO	BY OWNER
BOF	BY OWNER FUTURE
BOT	BOTTOM
BR	BRICK
BRG	BEARING
BRL	BRICK LEDGE
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT-UP ROOFING
C	
C	CHANNEL
C DISP	CUP DISPENSER
CAB	CABINET
CG	CORNER GUARD
CH	COAT HOOK
CJT	CONTROL JOINT
CCTV	CLOSED CIRCUIT TELEVISION
CD	CEILING DOOR
CG	CEILING GRILLE
CL	CENTER LINE
CL	CLASS
CLG	CEILING
CLR	CLEAR
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CO	CASED OPENING
COL	COLUMN
COMB	COMBINATION/-ED
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT/CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CUH	CABINET UNIT HEATER
CW	CURTAIN WALL
CW	COLD WATER
CYL	CYLINDER
D	
D	DEPTH OR DEEP
DEMO	DEMOLITION
DEPR	DEPRESSION
DEPT	DEPARTMENT
DET	DETAILS
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIST	DISTRIBUTION
DIV	DIVISION
DJT	DUMMY JOINT
DN	DOWN
DP	DEMOUNTABLE PARTITION
DP	DATA PROCESSING
DR	DOOR
DS	DOWNSPOUT
DW	DUMBWAITER
DWG	DRAWING
DWLS	DOWELS
E	
E	EXISTING
EXIST	EXISTING
EC	ELECTRIC CABINET
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EO	ELECTRICAL OUTLET
EP	EXPLOSION PROOF
EQ	EQUAL
EQUIP	EQUIPMENT
ES	END SECTION
EWC	ELECTRIC WATER COOLER
EXA	EXHAUST AIR
EXC	EXCAVATE/EXCAVATION
EXH	EXHAUST HOOD
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
E	EXISTING
EC	ELECTRIC CABINET
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EO	ELECTRICAL OUTLET
EP	EXPLOSION PROOF
EQ	EQUAL
EQUIP	EQUIPMENT
ES	END SECTION
EWC	ELECTRIC WATER COOLER
EXA	EXHAUST AIR
EXC	EXCAVATE/EXCAVATION
EXH	EXHAUST HOOD
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
FA	FIRE ALARM
FB	FIRE BLANKET
FD	FLOOR DRAIN
FDN	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FGS	FOAM GASKET SEAL
FH	FIRE HOSE
FHP	FULL HEIGHT PARTITION
FHV	FIRE HOSE VALVE
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FL	FLOW LINE
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLUOR	FLUORESCENT
FP	FIRE PROOFING
FRMG	FRAMING
FS	FULL SIZE
FS	FLOOR SINK
FSTOP	FIRESTOPPING
FT	FOOT/FEET
FTG	FOOTING
FTR	FIN TUBE RADIATION
FURR	FURRING
FUT	FUTURE
G	
GA	GAUGE
GAL	GALLONS
GALV	GALVANIZED
GB	GRAB BAR
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GEN	GENERAL
GL	GLASS
GMU	GLASS MASONRY UNIT
GR	GRADE
GWB	GYPSUM BOARD
GWB/PL	GYPSUM BLUE BOARD W/ PLASTER SKIM COAT
GYP SHGT	GYPSUM SHEATHING
H	
H	HIGH
HB	HOSE BIB
HD	HAND DRYER
HDCP	HANDICAP
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPT	HIGHPOINT
HR	HANDRAIL
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
HWD	HARDWOOD
I	
IC	INTERCOM
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
ISO	ISOLATION
J	
JAN	JANITOR
JB	JUNCTION BOX
JST	JOIST
JT	JOINT
K	
KO	KNOCK OUT
L	
L	ANGLE
L	LAVATORY
LAV	LAVATORY
LB	POUND
LCD	LINEAR CEILING DIFFUSER
LF	LINE FIGURED
LIN	LINEAR
LKR	LOCKER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LMC	LINEAR METAL CEILING
LOC	LOCATION OR LOCATE
LPT	LOW POINT
LS	LAWN SPRINKLING
LT	LIGHT
LTG	LIGHTING
LVR	LOUVER
LWC	LINEAR WOOD CEILING
M	
M	MIDDLE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
MBD	MARKER BOARD
MC	MEDICINE CABINET
MCU	MODULAR COOLING UNIT
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MHC	MATERIAL HANDLING CONVEYOR
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MONO	MONOLITHIC
MPC	METAL PAN CEILING
MPU	MULTI-PURPOSE UNIT
MTD	MOUNTED
MTR	MOTOR
MULL	MULLION
N	
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NT	NOTE
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OP	OPERABLE PARTITION
OPER	OPERATOR
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
P	
PART	PARTITION
PB	PUSH BUTTON
PC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PED	PEDESTAL
PL	PLATE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLS	PLASTER
PLYW	PLYWOOD
PNL	PANEL
PR	PAIR
PRELIM	PRELIMINARY
PRES	PLASTIC RESIN
PRESS	PRESSURE
PRIM	PRIMARY
PROJ	PROJECTION
PRV	POWER ROOF VENTILATOR
PT	PAINT
PTC	PAPER TOWEL CABINET
PTR	PRINTER
PVC	POLYVINYL CHLORIDE
Q	
QT	QUARRY TILE
R	
R	RADIUS
R	RISER
RA	RETURN AIR
RAD	RADIATION
RB	RESILIENT BASE
RD	ROOF DRAIN
RE	RELOCATE EXISTING
REC	RECESSED
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE/BENDING
REM	REMOVE
RQD	REQUIRED
RET	RETAINING
REV	REVERSE
REV	REVISE
RF	RESILIENT FLOOR
RH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SLAB
RWC	RAIN WATER CONDUCTOR
S	
S	SINK
SCHED	SCHEDULE
SD	SHOWER DRAIN
SD	SMOKE DAMPER
SDISP	SOAP DISPENSER
SECT	SECTION
SECY	SECRETARY
SF	STORE FRONT
SF	SQUARE FOOT
SH	SHOWER
SHD	SHOWER HEAD
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SEALER
SLNT	SEALANT
SLV	SLEEVE
SM	SURFACE MOUNTED
SNC	SANITARY NAPKIN CABINET
SND	SANITARY NAPKIN DISPOSER
SOG	SLAB ON GRADE
SP	STANDPIPE
SPEC	SPECIFICATIONS
SPR	SINGLE PLY ROOF
SQ	SQUARE
SQ YD	SQUARE YARD
SR	SERVICE RECEPTOR
SS	SERVICE SINK
SST	STAINLESS STEEL
ST	STREET
ST	STONE TILE
STC	SOUND TRANSMISSION
STD	STANDARD
STL	STEEL
STN	STONE
STNL	STONE LEDGE
STOR	STORAGE
STRUCT	STRUCTURAL
STR	STEEL STRUCTURE
SUPV	SUPERVISOR
SUSP	SUSPENDED
SW	STEEL WINDOWS
SW	SWITCH
SWD	SOFTWOOD
SYM	SYMMETRICAL
T	
T	TOP
TAN	TANGENT
TBD	TACKBOARD
TC	TIME CLOCK
TCAB	TOWEL CABINET
TDISP	TISSUE DISPENSER
TDR	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERATURE
TER	TERRAZZO
TG	TONGUE & GROOVE
THRES	THRESHOLD
TPG	TEMPERED PLATE GLASS
TPH	TOILET PAPER HOLDER
TR	TREAD
TRANSF	TRANSFORMER
TS	TUBE SECTION
TV	TELEVISION
TYP	TYPICAL
U	
U	URINAL
UC	UNDERCUT
UFD	UNDER FLOOR DUCT
UG	UNDERGROUND
UH	UNIT HEATER
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
US	UTILITY SHELF
UTIL	UTILITY
V	
VC	VALVE CABINET
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VR	VAPOR RETARDER
VTR	VENT THROUGH ROOF
W	
W	WIDTH/WIDE
W	WIDE FLANGE
W	WITH
WO	WITHOUT
WC	WATER CLOSET
WC	WALL COVERING
WD	WOOD
WDW	WINDOW
WG	WALL GUARD
WH	WALL HYDRANT
WHCH	WHEELCHAIR
WHTR	WATER HEATER
WP	WATERPROOF
WR	WASTE RECEPTACLE
WS	WEATHERSTRIP
WSCT	WAINSCOT
WT	WINDOW TREATMENT
WT	WEIGHT
WW	WOOD WINDOW
WWF	WELDED WIRE FABRIC

SYMBOLS

- LEVEL LINE, CONTROL OR DATUM ELEVATION
- REVISION NUMBER
- PARTITION TYPE
- CASEWORK TYPE
- INTERIOR WINDOW TYPE
- WINDOW TYPE
- COLUMN REFERENCE GRID
- BUILDING SECTION REFERENCE DRAWING NUMBER
- WALL SECTION REFERENCE DRAWING NUMBER
- SECTION DETAIL REFERENCE DRAWING NUMBER
- DIMENSION LINE (1'1/2")
- BREAK LINE TO BREAK OFF PARTS OF A DRAWING
- DOTTED LINE HIDDEN OR CONSTRUCTION ABOVE, BEYOND
- DETAIL REFERENCE DRAWING NUMBER
- EXTERIOR ELEVATION NUMBER
- INTERIOR ELEVATION KEY
- ROOM/SPACE NUMBER
- DOOR NUMBER (115)
- DASH AND DOT CENTER LINE
- DASH AND DOUBLE DOT LINES PROPERTY LINES, BOUNDARY LINES

INDICATION OF MATERIALS

Material				
EARTH	EARTH COMPACT FILL		POROUS FILL GRAVEL	
CONCRETE	CONCRETE		SAND MORTAR	
MASONRY	BRICK		CONCRETE MASONRY UNIT	
STONE	RUBBLE		MARBLE	
METAL	STEEL/IRON		ALUMINUM	
WOOD	WOOD SHIM		CONTINUOUS BLOCKING	
	PLYWOOD		FINISH	
GLASS	GLASS		GLASS BLOCK	
INSULATION	BATT/LOOSE FILL		RIGID	
	FIRE SAFING			
FINISHES	GYPSUM WALL BOARD		ACOUSTICAL TILE	

GENERAL NOTES

1. GENERAL CONDITIONS : THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT A201 (1987 EDITION) EXCEPT AS HEREIN AMENDED.
2. SCOPE : WORK TO INCLUDE DEMOLITION AND CONSTRUCTION AS INDICATED ON THE DRAWINGS NECESSARY FOR A COMPLETE INSTALLATION. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND ARE RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY THEIR WORK.
3. CODES : ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM ANY SUCH CODE OR REGULATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
5. QUALITY : WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
6. COORDINATION OF THE WORK : THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTOR'S INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
7. MECHANICAL TRADES : THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
8. EXAMINATION OF THE SITE AND DOCUMENTS : THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
9. SEPARATE CONTRACTS : THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
10. GUARANTEE : ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON CERTAIN ITEMS.
11. TRASH REMOVAL : PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS (DUMPSTER LOCATION TO BE COORDINATED WITH THE OWNER). AT THE END OF EACH DAY, THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND OR WITHIN THE BUILDING. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR THE REMOVAL AND BACK CHARGE THE CONTRACTOR.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
13. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
14. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
15. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES /DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
16. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
17. ALL WALLS AND CEILINGS TO BE 5/8in FIRE CODE OR 1/2in GYPSUM BOARD, 5/8in MOISTURE RESISTANT TYPE X OR 5/8in CEMENT BOARD. FINISH AND TEXTURE TO BE SELECTED BY OWNER, MATERIAL AS MANUFACTURED BY U.S. GYPSUM OR EQUAL FINISH (CEMENT ACCESSORIES AND TAPE OR SKIM COAT). ALL JOINTS AND NAIL HEADS READY FOR PAINT, TILE, WOOD TRIM, VWC, OR PANELING.
18. STORAGE : THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E., TRAILER. STORAGE OF CONSTRUCTION MATERIALS IN THE EXISTING BUILDING WILL NOT BE PERMITTED.
19. PROTECTION : THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
20. TEMPORARY SERVICES : THE CONTRACTOR WILL PAY FOR EXISTING SERVICES (WATER, TELEPHONE, ELECTRICITY) AND WILL TURN OVER THESE SERVICES TO THE OWNER UPON FINAL ACCEPTANCE OF THE PROJECT.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRIC LINES AND PIPES. HE IS ALSO ADVISED TO VERIFY ACTUAL INVERTS OF SANITARY AND STORM LINES BY HAND DUG TEST PITS WELL IN ADVANCE OF TRENCHING AND CONSTRUCTION. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITION SHALL BE REPORTED TO THE ARCHITECT. ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED FROM PROPER AUTHORITIES.
22. ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER : EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
23. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
24. DAMAGE : THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS. DAMAGED SURFACES DUE TO CONSTRUCTION TO BE PATCHED, REPAIRED AND/OR REPLACED AS REQUIRED AND BLEND TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO OWNER.
25. THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING : LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS. ALL WARRANTIES AND INSTRUCTION MANUALS FOR EQUIPMENT AND MATERIALS INSTALLED WILL BE ISSUED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF BUILDING, AND PRESENT BOOKLET TO OWNER PRIOR TO FINAL ACCEPTANCE OF OWNER.
26. CARPET AND/OR TILE : CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.

HANDICAPPED REQUIREMENTS : THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.

28. SPRINKLER HEAD LOCATION : REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED PER CODE. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
29. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
30. ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1, WITH A FLAME SPREAD RATING OF 0 TO 25.
31. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
32. BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPANY REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
33. ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

No.	Date	Description
06	05.28.2026	ISSUED FOR SITE PLAN REVIEW
05	07.02.2024	ISSUED FOR INFORMATION
04	06.18.2024	ISSUED FOR INFORMATION
03	06.11.2024	ISSUED FOR INFORMATION
02	12.12.2022	ISSUED FOR INFORMATION
01	8.31.2022	ISSUED FOR INFORMATION

ARCHITECT'S SEAL:

REGISTERED ARCHITECT – DAVID B. BARSKY – No. 10079 BOSTON MASS. – COMMONWEALTH OF MASSACHUSETTS

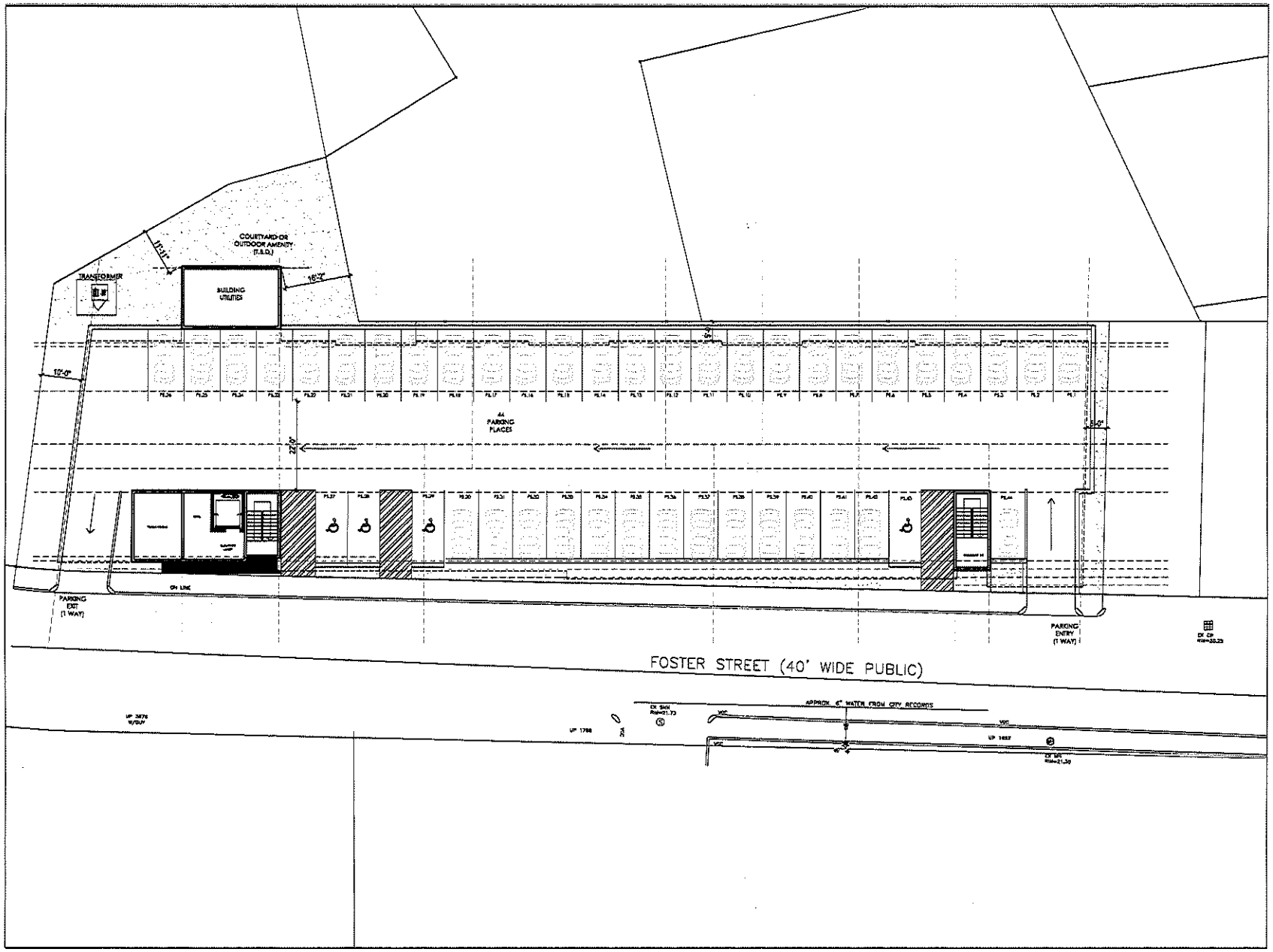
COMMERCIAL RESIDENTIAL HOSPITALITY
320 NEVADA STREET, SUITE 301
NEWTON, MA 02460
T: 617.448.5574

CLIENT INFORMATION
Eastern Equity Partners, LLC
P.O. Box 365
Revere, MA 02151

PROJECT LOCATION
43 Foster St,
Revere, MA 02151

DRAWING TITLE
GENERAL NOTES

SCALE N/A	DATE May 2026
PROJECT NO.	REVISION NO. 6
DRAWN BY	DRAWING NO.
VERIFIED BY	A.001



06	05.26.2026	ISSUED FOR SITE PLAN REVIEW	
05	07.02.2024	ISSUED FOR INFORMATION	
04	06.19.2024	ISSUED FOR INFORMATION	
03	06.11.2024	ISSUED FOR INFORMATION	
02	12.12.2022	ISSUED FOR INFORMATION	
01	8.31.2022	ISSUED FOR INFORMATION	0
ISS. NO.	SUBMITTA DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:

COMMERCIAL RESIDENTIAL HOSPITALITY
330 NEVADA STREET, SUITE 301
NEWTON, MA 02460
T: 617.449.5272
EMAIL:

CLIENT INFORMATION
Eastern Equity Partners, LLC
P.O. Box 365
Revere, MA 02151

PROJECT LOCATION
43 Foster St,
Revere, MA 02151

DRAWING TITLE
GRADE LEVEL FLOOR PLAN

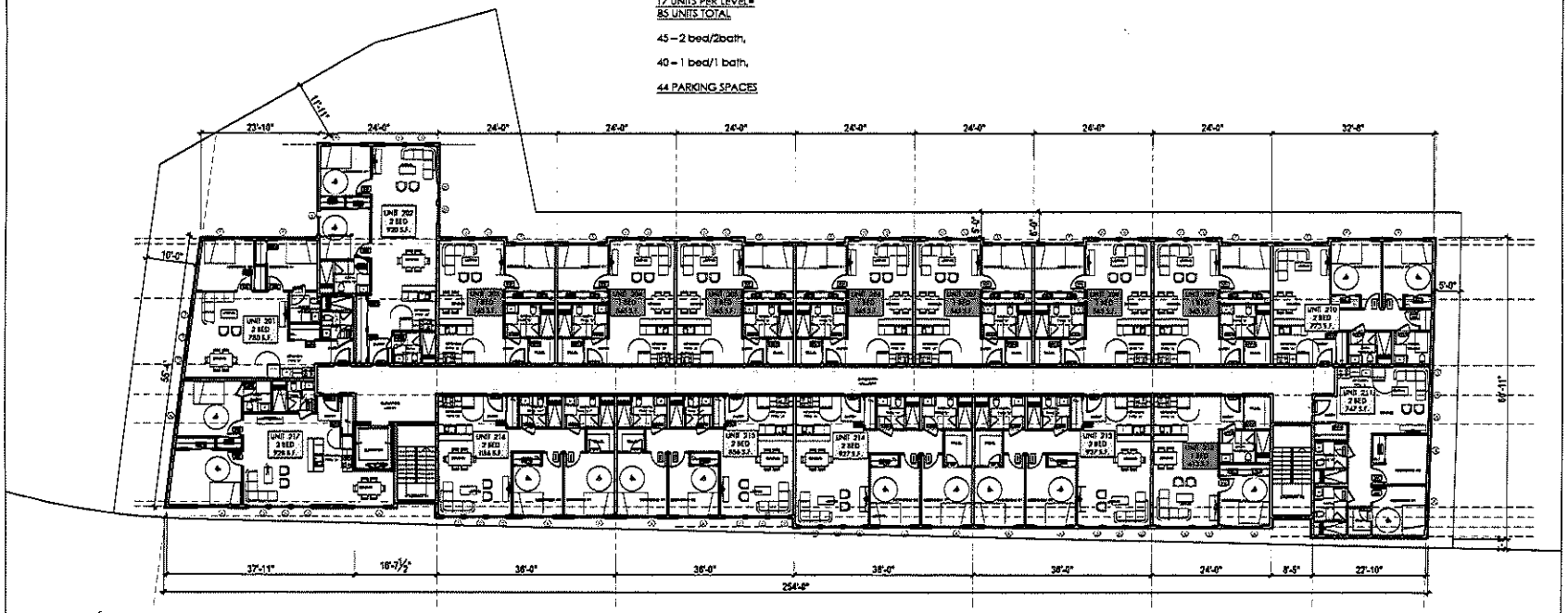
SCALE 3/32"=1'-0"	DATE May 2026
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.101

17 UNITS PER LEVEL=
85 UNITS TOTAL

45 – 2 bed/2bath,

40 – 1 bed/1 bath,

44 PARKING SPACES



06	05.26.2026	ISSUED FOR SITE PLAN REVIEW	
05	07.02.2024	ISSUED FOR INFORMATION	
04	06.19.2024	ISSUED FOR INFORMATION	
03	06.11.2024	ISSUED FOR INFORMATION	
02	12.12.2022	ISSUED FOR INFORMATION	
01	6.31.2022	ISSUED FOR INFORMATION	0
ISS. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:

REGISTERED ARCHITECT
DAVID B. BARNETT
NO. 10070
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

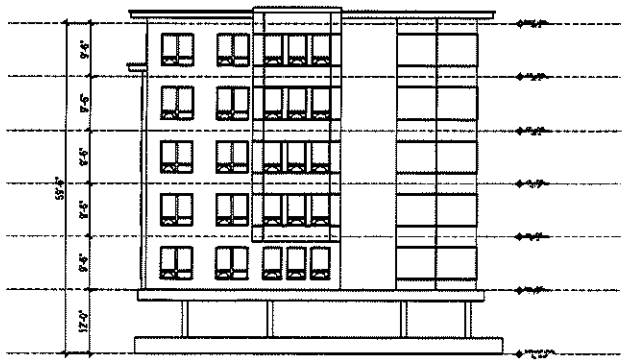
COMMERCIAL
RESIDENTIAL
HOSPITALITY
320 NEVADA STREET,
SUITE 301
NEWTON, MA 02460
T: 617.448.5872

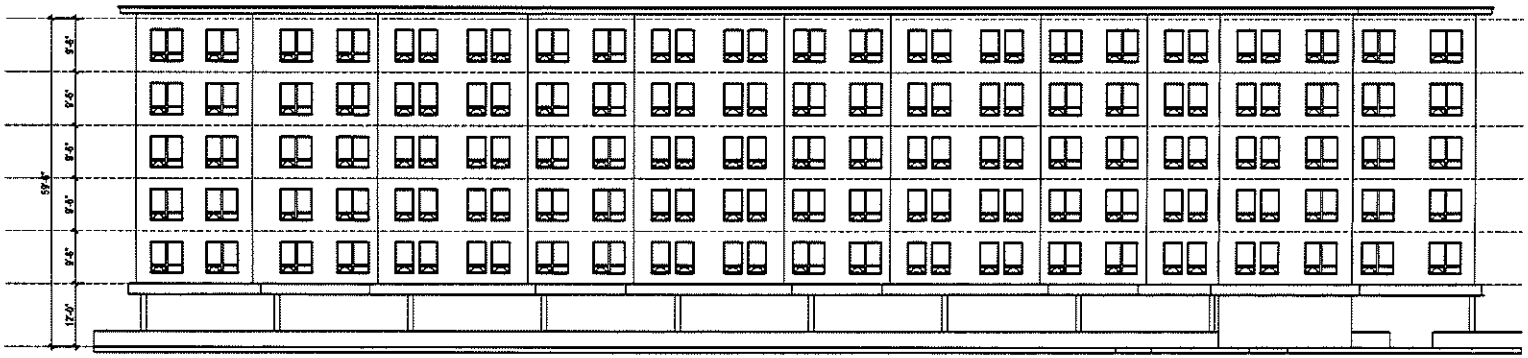
CLIENT INFORMATION
Eastern Equity Partners, LLC
P.O. Box 365
Revere, MA 02151

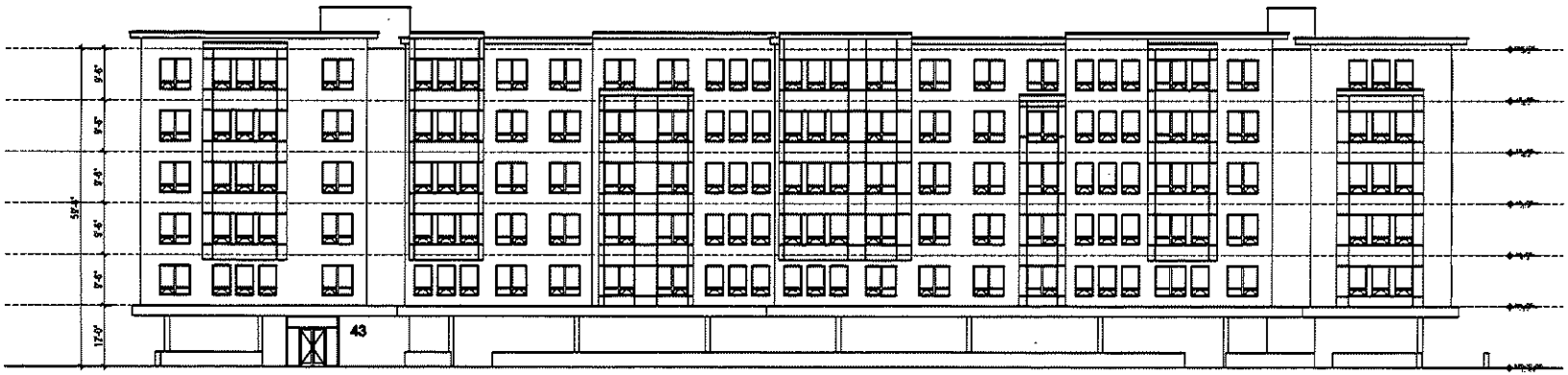
PROJECT LOCATION
43 Foster St,
Revere, MA 02151

DRAWING TITLE
2nd. TROUGH 5th.
LEVEL FLOOR PLAN

SCALE 3/32"=1'-0"	DATE May 2026
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.102







06	05.28.2026	ISSUED FOR SITE PLAN REVIEW	
05	07.02.2024	ISSUED FOR INFORMATION	
04	06.19.2024	ISSUED FOR INFORMATION	
03	06.11.2024	ISSUED FOR INFORMATION	
02	12.12.2022	ISSUED FOR INFORMATION	
01	8.31.2022	ISSUED FOR INFORMATION	0
SUB NO	SUBMITTAL DATE	DESCRIPTION	REV NO

ARCHITECT'S SEAL:

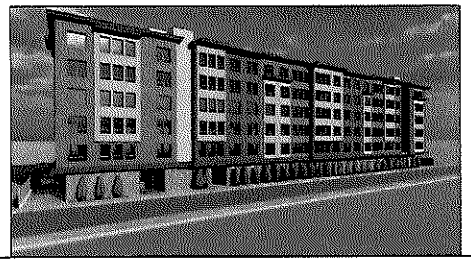
COMMERCIAL RESIDENTIAL HOSPITALITY
320 NEVADA STREET,
SUITE 301
NEWTON, MA 02460
T: 617.449.5573

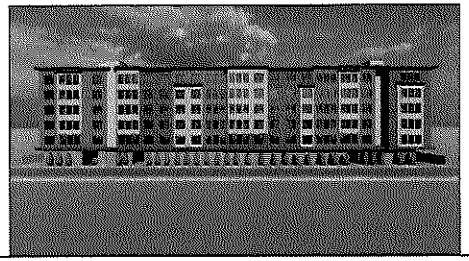
CLIENT INFORMATION
Eastern Equity Partners, LLC
P.O. Box 365
Revere, MA 02151

PROJECT LOCATION
43 Foster St,
Revere, MA 02151

DRAWING TITLE
ELEVATIONS

SCALE 3/32"=1'-0"	DATE May 2026
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.300





06	05.28.2025	ISSUED FOR SITE PLAN REVIEW	
05	07.02.2024	ISSUED FOR INFORMATION	
04	06.19.2024	ISSUED FOR INFORMATION	
03	06.11.2024	ISSUED FOR INFORMATION	
02	12.12.2022	ISSUED FOR INFORMATION	
01	8.31.2022	ISSUED FOR INFORMATION	0
SET NO.	MONTH, DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:

COMMERCIAL
RESIDENTIAL
HOSPITALITY
330 NEVADA STREET,
SUITE 301
NEWTON, MA 02460
T: 617.448.9872

CLIENT INFORMATION

Eastern Equity Partners, LLC
P.O. Box 365
Revere, MA 02151

PROJECT LOCATION

43 Foster St,
Revere, MA 02151

DRAWING TITLE

ARCHITECTURAL VISUALIZATIONS

SCALE	DATE: May 2025
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	AV

EXHIBIT C

urtenant Railro... Dell Town Administrati... ShareFile - Where... 360 CMR 10 Public Notice Mass... New folder 24 Irish Wedding B... Mail - Brian McGra... New folder

e, MA, Public GIS Website

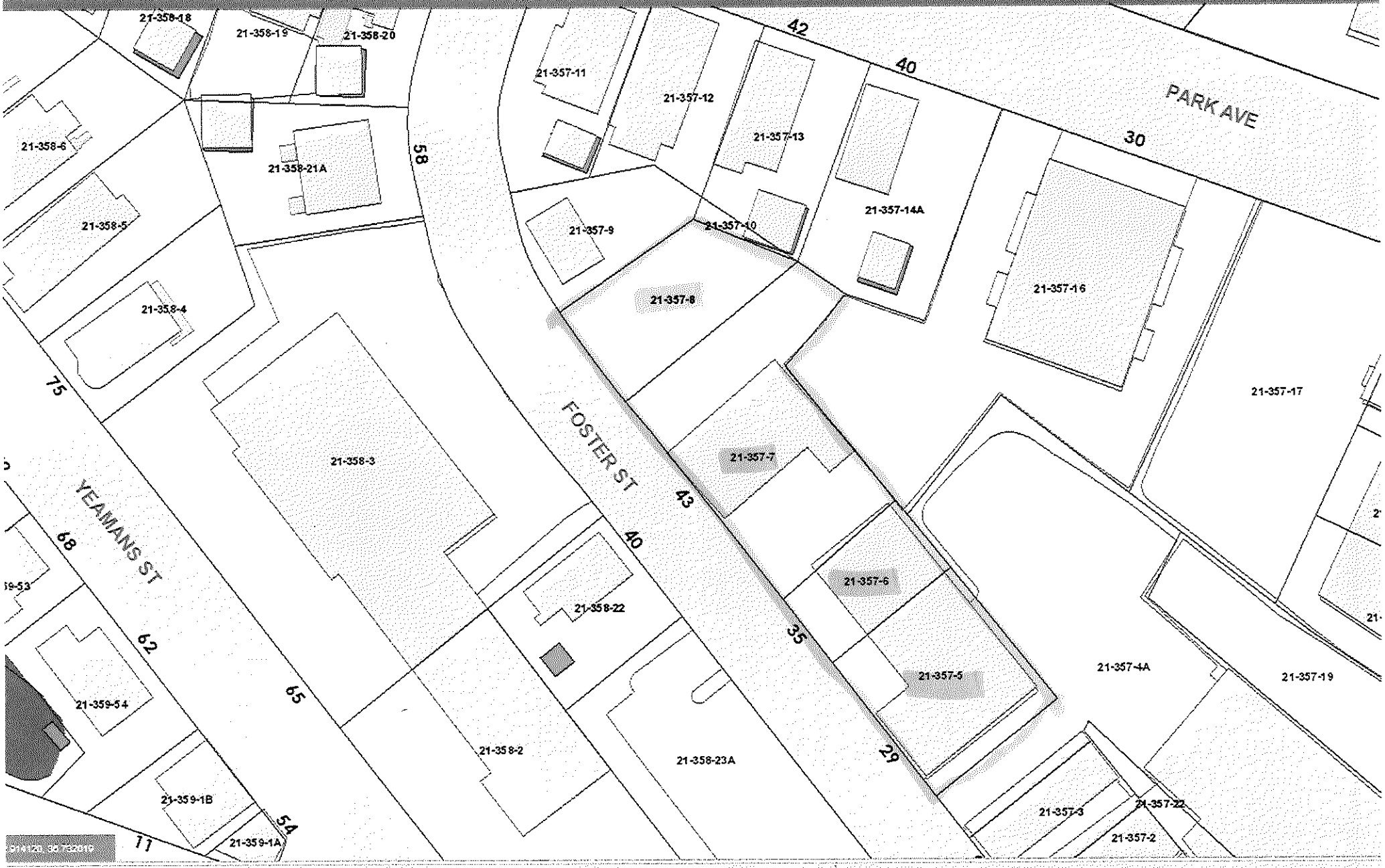


EXHIBIT D

Suffolk County Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 26394
Document Type	: DED
Recorded Date	: May 04, 2023
Recorded Time	: 02:35:13 PM
Recorded Book and Page	: 68950 / 73
Number of Pages(including cover sheet)	: 5
Receipt Number	: 1013933
Recording Fee (including excise)	: $155.00

****
MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 05/04/2023 02:35 PM
Ctrl# Doc# 00026394
Fee: $.00 Cons: $1.00
****

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

QUITCLAIM DEED

BURNETT & MOYNIHAN, INC. f/k/a SEACOAST LUMBER AND BUILDING MATERIALS CO., INC., a Massachusetts corporation with a principal address of 43 Foster Street, Revere, Massachusetts 02151

For Consideration of One Dollar ($1.00), receipt of which is hereby acknowledged

grants to 43 FOSTER STREET, LLC, a Massachusetts limited liability company with an address of 43 Foster Street, Revere, Massachusetts 02151

With Quitclaim Covenants

PARCEL I

Four certain lots of land situated on the easterly side of Foster Street in the City of Revere, Suffolk County, Commonwealth of Massachusetts, and being shown as Lots Nos. 31, 32, 33 and 34 on a plan entitled: "Plan of House Lots — Revere, Mass. — owned by Jennie M. Kimball", dated Oct. 1901, drawn by H. T. Whitman and Channing Howard, Civil Engineers, and recorded with the Suffolk County Registry of Deeds in Record Book 2835, Page 467, sat Lots, taken together, being further bounded and described, according to said plan, as follows:

WESTERLY:	By said Foster Street, Two Hundred Twenty and 00/100 (220.00) feet;
SOUTHERLY:	By Lot No. 30, sixty-seven and 86/100 (67.86) feet;
EASTERLY:	By land of owners unknown, one hundred eighty-six and 52/100 (186.52) feet;
SOUTHERLY:	Again, by land of owners unknown, forty-two and 07/100 (42.07) feet;
EASTERLY:	Again, by Lot No. 40, twenty-five and 24/100 (25.24) feet; and
NORTHERLY:	By Lot No. 35, ninety-seven and 43/100 (97.43) feet.

Being the same premises conveyed by deed dated January 21, 1977 and recorded in Suffolk County Registry of deeds at Book 8929, Page 548.

Property Address: 43 Foster Street, Revere, Massachusetts 02151

PARCEL II:

A certain lot of land situated on the easterly side of Foster Street in the City of Revere, Suffolk County, Commonwealth of Massachusetts, and being shown as a part of Lot No. 35 on a plan entitled: "plan of Land in Revere, Mass.", dated April 5, 1927, drawn by Geo. S. Burnett, Surveyor, and recorded with the Suffolk County Registry of deeds in Record Book 4888, Page 537, said Lot being further bounded and described, according to said plan, as follows:

SOUTHWESTERLY:	By said Foster Street, fifty and 00/100 (50.00) feet;
SOUTHEASTERLY:	By Lot No. 34, ninety-seven and 43/100 (97.43) feet;
NORTHEASTERLY:	By the remaining portion of said Lot No. 35, fifty and 00/100 (50.00) feet; and
NORTHWESTERLY:	By a part of Lot No. 36, seventy-one and 29/100 (71.29) feet.

Said Parcel II Containing 3,872 square feet, more or less.

Being the same premises conveyed by deed dated January 21, 1977 and recorded in Suffolk County Registry of Deeds Book 8929, Page 555.

See certificate of change of Name of Seacoast Lumber and Building Materials Co., Inc. to Burnett & Moynihan, Inc., recorded at Book 9023, Page 630.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes

Executed as a sealed instrument this 28 day of April 2023.

BURNETT & MOYNIHAN, INC. f/k/a SEACOAST LUMBER AND BUILDING MATERIALS CO., INC.

By: _____
RICHARD MATTUCHIO, President

COMMONWEALTH OF MASSACHUSETTS

COUNTY: Suffolk

On this 28 day of April 2023, before me, the undersigned notary public, personally appeared Richard Mattuchio, as President, proved to me through satisfactory evidence of identification, which were license, to be the person(s) whose name(s) is/are signed to the preceding document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Marie Rossetti 4/28/23
Notary Public
My Commission Expires: 10/19/23

MARIE ROSSETTI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 19, 2023

Executed as a sealed instrument this 28 day of April, 2023.

BURNETT & MOYNIHAN, INC. f/k/a SEACOAST LUMBER AND BUILDING MATERIALS CO., INC.

By Carmen R. Mattuchio
CARMEN R. MATTUCHIO, Treasurer

COMMONWEALTH OF MASSACHUSETTS

COUNTY Suffolk

On this 28 day of April 2023, before me, the undersigned notary public, personally appeared Carmen R. Mattuchio, as Treasurer, proved to me through satisfactory evidence of identification, which were license, to be the person(s) whose name(s) is/are signed to the preceding document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Marie Rossetti 4/28/23
Notary Public
My commission expire: 10/19/23

MARIE ROSSETTI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 19, 2023

EXHIBIT E

Brian McGrail

From:	Karen Tran <karentran@eepboston.com>
Sent:	Thursday, May 28, 2026 6:20 AM
To:	Brian McGrail
Cc:	Peter Blaisdell; Jamie Russo; David Barsky
Subject:	43 Foster St - Denial Letter

Karen Tran
Director of Operations
Eastern Equity Partners, LLC
Office: 781-853-0001 **Fax:** 781-629-5467
Cell: 781-808-7106
Email: karentran@eepboston.com
Website: www.eepboston.com

---------- Forwarded message ---------
From: <fstringi@revere.org>
Date: Wed, May 27, 2026 at 2:18 PM
Subject: Application Review Comments
To: <karentran@eepboston.com>, <amelnik@revere.org>, <fstringi@revere.org>, <lcavagnaro@revere.org>

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From:	Frank Stringi
Date:	May 27, 2026
Application #:	SPR26-000119
Address:	43 FOSTER ST
Description:	85 Residential Units

Review Status: Denied

Thank you for your recent permit application for 85 Residential Units. I have completed my initial review and my comments are listed below, you can view marked up plans on our CLICK HERE TO VIEW YOUR APPLICATION. Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons: 1) In accordance with Section 17.16.040, residential apartment use within the Central Business (CB) District may only be allowed by special permit of the City Council; 2) Non compliance with Section 17.24.010 (footnote q) with respect to the requirement that all residential uses within the CB District shall have a minimum front yard setback of 20 feet, rear yard setback of 20 feet, and side yard setback of 15 feet; 3) Noncompliance with Section 17.24.010 with respect to maximum FAR requirement of 1.5 in the CB District; 4) Noncompliance with Section 17.28.020 with respect to minimum parking requirement of 2 spaces/unit for residential apartment use.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.
Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.

??

Board of Assessors

281 Broadway Revere, MA, 02151

Request for Abutters List

Date Time

06/22/26

Property Location

Street Address

29 Foster Street, 35 Foster Street, 43 Foster Street, and 0 Foster Street--Need Combined List for all 4 Props.

Address Line 2

City	State
Revere	MA
Zip Code	**Country**
02151	USA

Map	Block	Parcel
21	357	5, 6, 7, and 8

Property Owner

43 Foster Street LLC

Is request for special permit or variance?

Yes No

If yes than 300 FT is required distance. If no, please indicate requested distance below.

Requested Distance in feet

Fee

$80.00

Please make checks payable to City of Revere

Requester information

Name

Brian D. McGrail

Address

Street Address

607 North Avenue

Address Line 2

311 BROADWAY 15-257-15
LUC: 013
REVERE INVESTMENTS LLC
POST OFFICE BOX 365
REVERE, MA 02151

335 BROADWAY 15-257-21
LUC: 031
SHRESTHA INVESTMENT LLC
3 WATERWHEEL LANE
SAUGUS, MA 01905

343 BROADWAY 15-257-22
LUC: 325
EFTERPI MALLIOS REALTY TRUST
MALLIOS C/O EFTERPI
12 MCCALL RD
WINCHESTER, MA 01890

330 BROADWAY 21-357-1
LUC: 341
S-BNK REVERE, LLC
C/O CARDINAL CAPITAL PARTNERS
8411 PRESTON RD
SUITE 850
DALLAS, TX 75225

FOSTER ST 21-357-10
LUC: 132
MORRISSEY ROBERT
42 PARK AVE
REVERE, MA 02151

60 PARK AVE 21-357-11
LUC: 104
AYALA ALVARO
AYALA JULIA AMPARO PEREZ
60 PARK AVE
REVERE, MA 02151

54 PARK AVE 21-357-12
LUC: 104
LAROSE YOLANDA
LAROSE PAUL
54 PARK AVE
REVERE, MA 02151

42 PARK AVE 21-357-13
LUC: 101
MORRISSEY ROBERT
42 PARK AVE
REVERE, MA 02151

40 PARK AVE 21-357-14A
LUC: 104
NEGRON FAMILY TRUST
NEGRON WILLIAM E TRUSTEE
40 PARK AVE
APT 2
REVERE, MA 02151

30 PARK AVE 21-357-16
LUC: 112
PARK AVE REAL ESTATE HOLDINGS XXX, LLC
P O BOX 112
READING, MA 01867

PARK AVE 21-357-17
LUC: 337
BOCK RANDALL S
1660 SOLDIERS FIELD RD
#1021
BRIGHTON, MA 02135

BROADWAY 21-357-19
LUC: 337
348 BROADWAY REALTY TRUST
BOCK RANDALL S TRUSTEE
348 BROADWAY
REVERE, MA 02151

7 FOSTER ST 21-357-2
LUC: 340
7 FOSTER STREET REALTY TRUST
ARRIGO MICHAEL P TRUSTEE
27 LONG HILL
BOXFORD, MA 01921

334 BROADWAY 21-357-22
LUC: 325
LUMAJ ALBINA
LUMAJ ARDJAN
53 ATWOOD ST
Revere, MA 02151

9 FOSTER ST 21-357-3
LUC: 332
9 FOSTER STREET REALTY TRUST
MATTUCHIO CARMINE R TRUSTEE
43 FOSTER ST
REVERE, MA 02151

338- 340 BROADWAY 21-357-4A
LUC: 342
CINTOLO PROPERTIES INVESTMENT TRUST
CINTOLO DONNA TRUSTEE
333 PROSPECT AVE
REVERE, MA 02151

29 FOSTER ST 21-357-5
LUC: 313
43 FOSTER STREET LLC
43 FOSTER ST
REVERE, MA 02151

35 FOSTER ST 21-357-6
LUC: 313
43 FOSTER STREET LLC
43 FOSTER ST
REVERE, MA 02151

43 FOSTER ST 21-357-7
LUC: 313
43 FOSTER STREET LLC
43 FOSTER ST
REVERE, MA 02151

FOSTER ST 21-357-8
LUC: 337
43 FOSTER STREET LLC
43 FOSTER ST
REVERE, MA 02151

FOSTER ST 21-357-9
LUC: 106
LAROSE YOLANDA
LAROSE PAUL
54 PARK AVE
REVERE, MA 02151

300 BROADWAY 21-358-1
LUC: 343
CAPITOL MANAGEMENT LLC
DICESARE VINCENT A MANAGER
105 GREAT POND DR
BOXFORD, MA 01921

300 BROADWAY 21-358-1A
LUC: 343
UNIT #2 POST OFFICE PROFESSION
SIMEONE MARIANNE E TRUSTEE
105 GREAT POND DR
BOXFORD, MA 01921

300 BROADWAY 21-358-1B
LUC: 343
CAPITOL MANAGEMENT LLC
DICESARE VINCENT A MANAGER
1605 NORTH SHORE RD
REVERE, MA 02151

300 BROADWAY 21-358-1C
LUC: 343
SIMEONE MARIANNE E
105 GREAT POND DR
BOXFORD, MA 01921

300 BROADWAY 21-358-1D
LUC: 343
CAPITOL MANAGEMENT LLC
DICESARE VINCENT A MANAGER
1605 NORTH SHORE RD
Revere, MA 02151

YEAMANS ST 21-358-2
LUC: 930
CITY OF REVERE
C/O SUPT OF SCHOOLS
101 SCHOOL ST
REVERE, MA 02151

58 FOSTER ST 1 21-358-21A-1
LUC: 102
KFOSTER LLC
61 COLUMBUS RD
BOYLSTON, MA 01505

58 FOSTER ST 2 21-358-21A-2
LUC: 102
DIAS NAMIR VALERIO
60 FOSTER ST
REVERE, MA 02151

40 FOSTER ST 21-358-22
LUC: 101
40 FOSTER STREET, LLC
43 FOSTER ST
REVERE, MA 02151

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE ASSESSOR'S OFFICE OF THE CITY OF REVERE

DATE: 6·22·26

310 BROADWAY 21-358-23A
LUC: 340
M & R UNITED REALTY TRUST
RIZZO PAUL D TRUSTEE
19 FELLSMERE AVE
WAKEFIELD, MA 01880

65 YEAMANS ST 21-358-3
LUC: 931
CITY OF REVERE
C/O SUPT OF SCHOOLS
101 SCHOOL ST
REVERE, MA 02151

75 YEAMANS ST 21-358-4
LUC: 105
VASQUEZ ABEL E
GUSMAN ANA M
75 YEAMANS ST
Revere, MA 02151

11 VANE ST 21-359-1B
LUC: 105
GARZA ARTURO A
GUERRA DEGARZA NORA
11 VANE ST
REVERE, MA 02151

72 YEAMANS ST 21-359-52A
LUC: 101
UMANZOR ANDRES
72 YEAMANS ST
REVERE, MA 02151

68 YEAMANS ST 21-359-53
LUC: 101
MENDEZ WALTER NOE OVANDO
ESPINOZA JENNY C
68 YEAMANS ST
REVERE, MA 02151

62 YEAMANS ST 21-359-54
LUC: 101
MENDEZ WALTER NOE OVANDO
ESPINOZA JENNY C
68 YEAMANS ST
Revere, MA 02151

400 BROADWAY 24-389-19
LUC: 931
CITY OF REVERE
C/O MAYOR'S OFFICE
281 BROADWAY
REVERE, MA 02151

51 PARK AVE 24-389-1A
LUC: 931
CITY OF REVERE
C/O MAYOR'S OFFICE
281 BROADWAY
REVERE, MA 02151

7 PARK AVE 24-389-21-0000
LUC: 996
7 PARK AVE CONDO ASSOC
C/O TOP NOTCH MANAGEMENT
121 MYSTIC AVE
SUITE 7
MEDFORD, MA 02155

7 PARK AVE 11 24-389-21-11
LUC: 102
LOPEZ GILMA COTO
7 PARK AVE
UNIT 11
REVERE, MA 02151

7 PARK AVE 12 24-389-21-12
LUC: 102
RADACA NISAD
6 NELL RD
REVERE, MA 02151

7 PARK AVE 13 24-389-21-13
LUC: 102
PHAM AL-LINH
7 PARK AVE
UNIT 13
Revere, MA 02151

7 PARK AVE 14 24-389-21-14
LUC: 102
DERVISEVIE ALMIR
MERETLIC MIRALEM
7 PARK AVE
UNIT 14
REVERE, MA 02151

7 PARK AVE 15 24-389-21-15
LUC: 102
BSHARAT MOHAMMAD
BSHARAT HANAN NAJI
209 NORTH STREET
SHREWSBURY, MA 01545

7 PARK AVE 16 24-389-21-16
LUC: 102
SANCHEZ ALVARO
743 REVERE BEACH PKWY
REVERE, MA 02151

7 PARK AVE 21 24-389-21-21
LUC: 102
LUO SHAO ZHONG
HE JIAN FANG
7 PARK AVE
UNIT 21
REVERE, MA 02151

7 PARK AVE 22 24-389-21-22
LUC: 102
MARENGHI PROPERTIES LLC
44 EMERALD DR
READING, MA 01867

7 PARK AVE 23 24-389-21-23
LUC: 102
WALDMAN SARA
WALDMAN HARRY
PO BOX 6603
MONROE TOWNSHIP, NJ 08831

7 PARK AVE 24 24-389-21-24
LUC: 102
CESIC JASMINA
CESIC ENES
[illegible] WASHINGTON AVE
REVERE, MA 02151

7 PARK AVE 25 24-389-21-25
LUC: 102
RAMEAU FAMILY TRUST
RAMEAU CLAVEAU TRUSTEE
7 PARK AVE
UNIT 25
REVERE, MA 02151

7 PARK AVE 26 24-389-21-26
LUC: 102
AVDIC SULEJMAN
AVDIC DERVISA
500 OCEAN AVE
UNIT 408
REVERE, MA 02151

7 PARK AVE 31 24-389-21-31
LUC: 102
WONG AI HUA
7 PARK AVE
UNIT 31
REVERE, MA 02151

7 PARK AVE 32 24-389-21-32
LUC: 102
PATEL ANIL P
PATEL KINJAL D
7 PARK AVE
UNIT 32
REVERE, MA 02151

7 PARK AVE 33 24-389-21-33
LUC: 102
RYAN JR JOSEPH T
7 PARK AVE
UNIT 33
REVERE, MA 02151

7 PARK AVE 34 24-389-21-34
LUC: 102
ZAPATA OSCAR
7 PARK AVE
UNIT 34
REVERE, MA 02151

7 PARK AVE 35 24-389-21-35
LUC: 102
EL HASSNAOUI MOHAMED
7 PARK AVE
UNIT 35
REVERE, MA 02151

7 PARK AVE 36 24-389-21-36
LUC: 102
ELMASSDI NAJIB
189 EAST ST
HANOVER, MA 02339

7 PARK AVE 41 24-389-21-41
LUC: 102
CASTILLO LUHATANY
7 PARK AVE
UNIT 41
REVERE, MA 02151

7 PARK AVE 42 24-389-21-42
LUC: 102
HOLLIS A COLBY REALTY TRUST HOLLIS A
COLBY HOLLIS A TRUSTEE
306 OLD COUNTRY RD
WENHAM, MA 01984

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
DATE: 9-22-26

7 PARK AVE 43 24-389-21-43

LUC: 102

UNIT 43, 7 PARK AVENUE REALTY TRUST

NUNZIATO JOHN L TRUSTEE

23 CORTLAND LN

LYNNFIELD, MA 01940

7 PARK AVE 44 24-389-21-44

LUC: 102

RAWA MENDO

7 PARK AVE

UNIT 44

REVERE, MA 02151

7 PARK AVE 45 24-389-21-45

LUC: 102

LUMBI AHMADI M

LUMBI MWANJA

7 PARK AVE

UNIT 45

Revere, MA 02151

7 PARK AVE 46 24-389-21-46

LUC: 102

FERNANDEZ YOVANNYS N

7 PARK AVE

UNIT 46

REVERE, MA 02151

7 PARK AVE 51 24-389-21-51

LUC: 102

AMMOUR KHALID

BOUNAB SOUAD

7 PARK AVE

UNIT 51

REVERE, MA 02151

7 PARK AVE 52 24-389-21-52

LUC: 102

UNIT 52, 7 PARK AVENUE REALTY TRUST

23 CORTLAND LN

LYNNFIELD , MA 0194002151

7 PARK AVE 53 24-389-21-53

LUC: 102

RAI GAURAV MEWAHANG

7 PARK AVE

UNIT 53

REVERE, MA 02151

7 PARK AVE 54 24-389-21-54

LUC: 102

DERVISEVIC MERIMA

221 SARGENT ST

REVERE, MA 02151

7 PARK AVE 55 24-389-21-55

LUC: 102

KAZAZI ARDIT

KAZAZI JOANA

7 PARK AVE

UNIT 55

Revere, MA 02151

7 PARK AVE 56 24-389-21-56

LUC: 102

LAQTIB SAMIR

7 PARK AVE

UNIT 56

REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE

DATE: 6·22·26

21	357	5			1 of 1	INDUSTRIAL	Revere
Map	Block	Lot	Lot2	Lot3	CARD		

	Total Card /	Total Parcel
APPRAISED:	278,300/	278,300
USE VALUE:	278,300/	278,300
ASSESSED:	278,300/	278,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		FOSTER ST, REVERE

OWNERSHIP

Unit #:

Owner 1:	43 FOSTER STREET LLC
Owner 2:	
Owner 3:	
Street 1:	43 FOSTER ST
Street 2:	
Twn/City:	REVERE
St/Prov:	MA Cntry: Own Occ:
Postal:	02151 Type:

PREVIOUS OWNER

Owner 1:	43 FOSTER STREET LLC -
Owner 2:	-
Street 1:	43 FOSTER ST
Twn/City:	REVERE
St/Prov:	MA Cntry:
Postal:	02151

NARRATIVE DESCRIPTION

This parcel contains .115 Acres of land mainly classified as LUMBER with a WAREHOUSE Building built about 1932, having primarily CONC BLOCK Exterior and 2205 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	0.115	102,200		176,100	278,300
Total Land:	0.115	102,200		176,100	278,300
Total Bldg:	0.115	102,200		176,100	278,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 126.21 | /Parcel: 126.21

Legal Description: LOTS 31 & PT LOT 32

Entered Lot Size: Total Land: 5020; Land Unit Type: SF

User Acct: 21/357/5/

GIS Ref:

GIS Ref:

Insp Date: 10/20/17

Patriot Properties Inc.

Parcel ID 21-357-5

!8797!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	313	FV	102,200	0	.115	176,100	278,300	278,300	Year End Roll	1/6/2026
2026	313	NC	102,200	0	.115	176,100	278,300	278,300	Year End Roll	10/30/2025
2025	313	FV	97,200	0	.115	170,900	268,100	268,100	Year End Roll	12/18/2024
2025	313	NC	97,200	0	.115	170,900	268,100	268,100	Year End Roll	11/1/2024
2024	313	FV	92,100	0	.115	155,400	247,500	247,500	Year End Roll	12/26/2023
2024	313	NC	92,100	0	.115	155,400	247,500	247,500	Year End Roll	11/20/2023
2023	313	FV	85,400	0	.115	134,700	220,100		Year end	1/6/2023
2023	313	NC	85,400	0	.115	134,700	220,100		Year End Roll	10/21/2022

PRINT

Date	Time
06/22/26	10:30:36

LAST REV

Date	Time
01/29/24	13:32:18

apro

PAT ACCT. 8797

USER DEFINED

Prior Id # 1:	RB
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	21
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
43 FOSTER STREE	68950-73		4/23/2023	MULTIPLE PAR	1	No	No		
UNKNOWN	8929-548		1/1/1900			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2017	MEAS & INSP	372	Patrick W
6/1/2007	MEAS & INSP	336	MATT MCGRATH
7/31/2006	MEASURED	347	Tony D
12/7/2001	No change	JF	
12/7/2001	Appointmen	KL	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
313	LUMBER		5020	19,339	Sq Feet	SITE	1.0	0	25.5	1.38	CA									176,107		0				176,100	

Total AC/HA:	0.11524	Total SF/SM:	5020	Parcel LUC:	313	LUMBER	Prime NB Desc	COMM AVG	Total:	176,107	Spl Credit		Total:	176,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Revere apro 2027

EXTERIOR INFORMATION

Type:	43 - WAREHOUSE
Sty Ht:	1 - 1 STORY
(Liv) Units:	1 Total: 1
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	21 - CONC BLOCK
Sec Wall:	4 - VINYL 20 %
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	5 - MINIMUM
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	12 - CONCRETE
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	6 - WOOD
Heat Type:	8 - NONE
# Heat Sys:	0
% Heated:	0 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35 %

CALC SUMMARY

Basic $ / SQ:	62.00
Size Adj.:	1.29999995
Const Adj.:	0.90307003
Adj $ / SQ:	72.787
Other Features:	-3205
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	157291
Depreciation:	55052
Depreciated Total:	102239

COMMENTS

PART OF BURNETTS HOME CENTER, FACTOR W/LOTS 6, 7, & 8.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

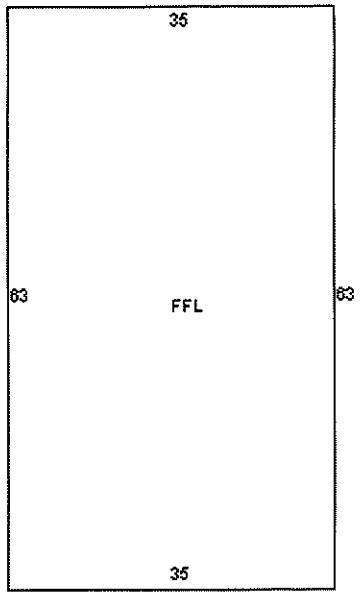
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	2,205	72.790	160,496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

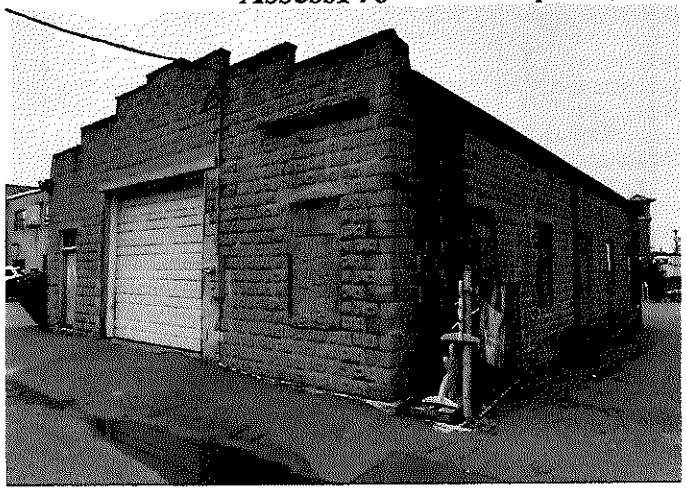
WtAv$/SQ:		AvRate:	.Ind.Val

Juris. Factor:		Before Depr:	72.79
Special Features:	0	Val/Su Net:	46.35
Final Total:	102200	Val/Su SzAd	46.35

Net Sketched Area:	2,205			Total:	160,496
Size Ad	2205	Gross Area	2205	FinArea	2205

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 21-357-5

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

21	357	6			1 of 1	COMMERCIAL		Total Card /	Total Parcel
Map	Block	Lot	Lot2	Lot3	CARD	Revere	APPRAISED:	515,100/	515,100
							USE VALUE:	515,100/	515,100
							ASSESSED:	515,100/	515,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		FOSTER ST, REVERE

OWNERSHIP

Unit #:

Owner 1:	43 FOSTER STREET LLC
Owner 2:	
Owner 3:	
Street 1:	43 FOSTER ST
Street 2:	
Twn/City:	REVERE
St/Prov:	MA Cntry: Own Occ:
Postal:	02151 Type:

PREVIOUS OWNER

Owner 1:	43 FOSTER STREET LLC -
Owner 2:	-
Street 1:	43 FOSTER ST
Twn/City:	REVERE
St/Prov:	MA Cntry:
Postal:	02151

NARRATIVE DESCRIPTION

This parcel contains .053 Acres of land mainly classified as LUMBER with a STORE Building built about 1980, having primarily CONC BLOCK Exterior and 4386 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	0.053	434,200		80,900	515,100
Total Card	0.053	434,200		80,900	515,100
Total Parcel	0.053	434,200		80,900	515,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 117.44 | /Parcel: 117.44

Legal Description	User Acct	GIS Ref	GIS Ref	Insp Date
PT 32	21/357/6/			10/20/17

Entered Lot Size	
Total Land:	2305
Land Unit Type:	SF

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 21-357-6

!8798!

Tax Yr.	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	313	FV	434,200	0	.053	80,900	515,100	515,100	Year End Roll	1/6/2026
2026	313	NC	434,200	0	.053	80,900	515,100	515,100	Year End Roll	10/30/2025
2025	313	FV	421,400	0	.053	78,500	499,900	499,900	Year End Roll	12/18/2024
2025	313	NC	421,400	0	.053	78,500	499,900	499,900	Year End Roll	11/1/2024
2024	313	FV	402,200	0	.053	71,300	473,500	473,500	Year End Roll	12/26/2023
2024	313	NC	402,200	0	.053	71,300	473,500	473,500	Year End Roll	11/20/2023
2023	313	FV	370,200	0	.053	61,800	432,000		Year end	1/6/2023
2023	313	NC	370,200	0	.053	61,800	432,000		Year End Roll	10/21/2022

PRINT

Date	Time
06/22/26	10:30:51

LAST REV

Date	Time
01/29/24	13:32:58

apro

8798

USER DEFINED

Prior Id # 1:	RB
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	21
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
43 FOSTER STREE	68950-73		4/23/2023	MULTIPLE PAR		1	No	No	
UNKNOWN	8929-548		1/1/1900			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2017	MEAS & INSP	372	Patrick W
6/1/2007	MEAS & INSP	336	MATT MCGRATH
7/31/2006	MEASURED	347	Tony D
12/7/2001	No change	JF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
313	LUMBER		2305	19,339	Sq Feet	SITE	1.0	0	25.5	1.38	CA									80,862		0				80,900	

Total AC/HA:	0.05292	Total SF/SM:	2305	Parcel LUC:	313	LUMBER	Prime NB Desc	COMM AVG	Total:	80,862	Spl Credit		Total:	80,900

Dis ner: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Revere apro 2027

EXTERIOR INFORMATION

Type:	78 - STORE		
Sty Ht:	2 - 2 STORIES		
(Liv) Units:	1	Total:	1
Foundation:	6 - SLAB		
Frame:	2 - STEEL		
Prime Wall:	21 - CONC BLOCK		
Sec Wall:			%
Roof Struct:	4 - FLAT		
Roof Cover:	4 - TAR+GRAVEL		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1980	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:	5 - MINIMUM	25	%
Partition:	T - TYPICAL		
Prim Floors:	14 - ASPHL TILE		
Sec Floors:	12 - CONCRET	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	33.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	33.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.03499770
Const Adj.:	1.00728822
Adj $ / SQ:	135.530
Other Features:	24535
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653944
Depreciation:	219725
Depreciated Total:	434219

COMMENTS

BURNETT'S HOME CENTER, FACTOR W/LOTS 5, 7, & 8.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	BRs:	Baths:	HB 2

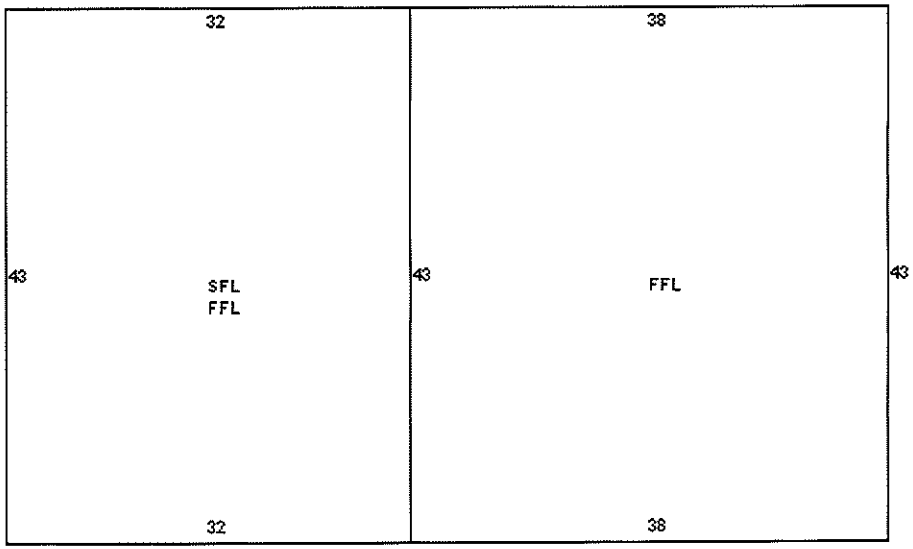
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	3,010	127.400	383,470
SFL	SECOND FLOOR	1,376	135.530	186,490

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	WHS	40 A		
SFL	100	OFC	100 A		

COMPARABLE SALES

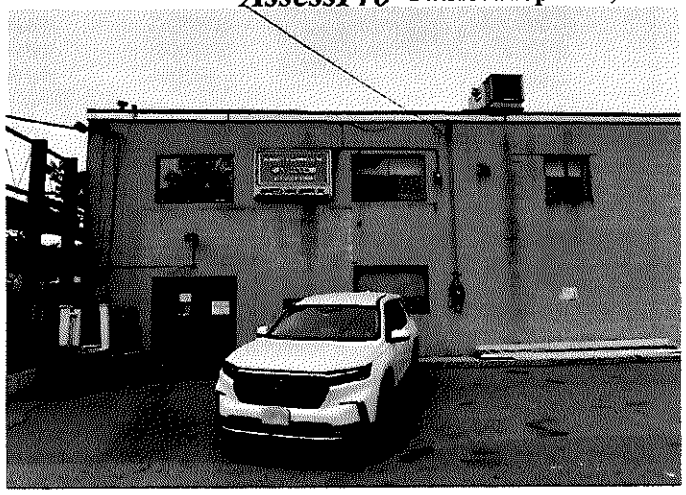
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Before Depr:	149.08		
Special Features:	0	Val/Su Net:	99.00		
Final Total:	434200	Val/Su SzAd	99.00		

Net Sketched Area:	4,386			Total:	569,960
Size Ad	4386	Gross Area	4386	FinArea	4386

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 21-357-6

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juns. Value

N...N	Total Yard Items:		Total Special Featues:		Total:

21	357	7			1 of 1	INDUSTRIAL	Revere
Map	Block	Lot	Lot2	Lot3	CARD		

	Total Card /	Total Parcel
APPRAISED:	516,300/	516,300
USE VALUE:	516,300/	516,300
ASSESSED:	516,300/	516,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		FOSTER ST, REVERE

OWNERSHIP

Unit #:

Owner 1:	43 FOSTER STREET LLC
Owner 2:	
Owner 3:	
Street 1:	43 FOSTER ST
Street 2:	
Twn/City:	REVERE
St/Prov:	MA Cntry: Own Occ:
Postal:	02151 Type:

PREVIOUS OWNER

Owner 1:	SEACOAST LUMB & BUILD MAT CO I -
Owner 2:	BURNETT & MOYNIHAN -
Street 1:	43 FOSTER ST
Twn/City:	REVERE
St/Prov:	MA Cntry
Postal:	02151

NARRATIVE DESCRIPTION

This parcel contains .187 Acres of land mainly classified as LUMBER with a WAREHOUSE Building built about 1932, having primarily TEX 111 Exterior and 4272 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	0.187	226,900	3,800	285,600	516,300
Total Card	0.187	226,900	3,800	285,600	516,300
Total Parcel	0.187	226,900	3,800	285,600	516,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 120.86 | /Parcel: 120.86

Legal Description: LOTS 33 & 34

Entered Lot Size | Total Land: 8141 | Land Unit Type: SF

User Acct: 21/357/7/

GIS Ref

GIS Ref

Insp Date: 10/20/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 21-357-7

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	313	FV	226,900	3800	.187	285,600	516,300	516,300	Year End Roll	1/6/2026
2026	313	NC	226,900	3800	.187	285,600	516,300	516,300	Year End Roll	10/30/2025
2025	313	FV	215,800	3800	.187	277,200	496,800	496,800	Year End Roll	12/18/2024
2025	313	NC	215,800	3800	.187	277,200	496,800	496,800	Year End Roll	11/1/2024
2024	313	FV	204,600	3400	.187	252,000	460,000	460,000	Year End Roll	12/26/2023
2024	313	NC	204,600	3400	.187	252,000	460,000	460,000	Year End Roll	11/20/2023
2023	313	FV	189,700	3400	.187	218,400	411,500		Year end	1/6/2023
2023	313	NC	189,700	3400	.187	218,400	411,500		Year End Roll	10/21/2022

!8799!

PRINT

Date	Time
06/22/26	10:31:06

LAST REV

Date	Time
01/29/24	13:34:59

apro

8799

USER DEFINED

Prior Id # 1:	RB
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	21
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEACOAST LUMB &	68950-73		4/23/2023	MULTIPLE PAR	1	No	No		
UNKNOWN	8929-548		1/1/1900			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2017	MEAS & INSP	372	Patrick W
6/1/2007	MEAS & INSP	336	MATT MCGRATH
7/31/2006	MEASURED	347	Tony D
12/7/2001	No change	JF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
313	LUMBER		8141	19,339	Sq Feet	SITE	1.0	0	25.5	1.38	CA									285,595		0				285,600	

Total AC/HA:	0.18689	Total SF/SM:	8141	Parcel LUC:	313	LUMBER	Prime NB Desc	COMM AVG	Total:	285,595	Spl Credit		Total:	285,600

EXTERIOR INFORMATION

Type:	43 - WAREHOUSE		
Sty Ht:	2A - 2 STORIES AT		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	19 - TEX 111		
Sec Wall:	2 - CLAPBOAR	50	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	5 - MINIMUM		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	6 - WOOD		
Heat Type:	8 - NONE		
# Heat Sys:	0		
% Heated:	0	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	62.00
Size Adj.:	1.29999995
Const Adj.:	0.90297973
Adj $ / SQ:	72.780
Other Features:	-5272
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349073
Depreciation:	122175
Depreciated Total:	226897

COMMENTS

PART OF BURNETTS HOME CENTER, FACTOR W/LOTS 5, 6, & 8.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	BRs:	Baths:	HB

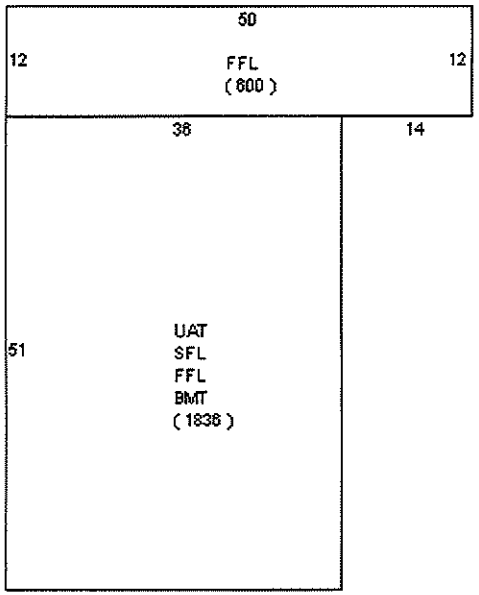
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	2,436	72.780	177,292
BMT	BASEMENT	1,836	18.200	33,406
SFL	SECOND FLOOR	1,836	72.780	133,624
UAT	UNF ATC	551	18.200	10,022

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

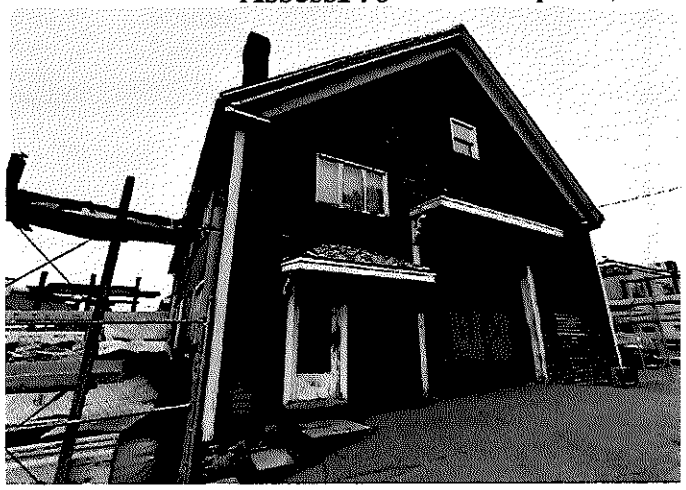
WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	72.78
Special Features:	0	Val/Su Net:	34.07
Final Total:	226900	Val/Su SzAd	53.11

Net Sketched Area:	6,659			Total:	354,344
Size Ad	4272	Gross Area	7944	FinArea	4272

IMAGE

AssessPro **Patriot Properties, Inc**



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 21-357-7

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	PAVING	D	Y	1	4000	A	AV	1990	3.09	T	70	313			3,700			3,700
89	FENCE-8	D	Y	1	60	A	AV	1990	6.22	T	70	313			100			100

N	Total Yard Items:	3,800	Total Special Featues:	Total:	3,800

21	357	8		1 of 1		Revere
Map	Block	Lot	Lot2	Lot3	CARD	

	Total Card /	Total Parcel
APPRAISED:	139,200/	139,200
USE VALUE:	139,200/	139,200
ASSESSED:	139,200/	139,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		FOSTER ST, REVERE

OWNERSHIP

Unit #:

Owner 1: 43 FOSTER STREET LLC
Owner 2:
Owner 3:
Street 1: 43 FOSTER ST
Street 2:
Twn/City: REVERE
St/Prov: MA Cntry: Own Occ:
Postal: 02151 Type:

PREVIOUS OWNER

Owner 1: 43 FOSTER STREET LLC -
Owner 2: -
Street 1: 43 FOSTER ST
Twn/City: REVERE
St/Prov: MA Cntry:
Postal: 02151

NARRATIVE DESCRIPTION

This Parcel contains .089 Acres of land mainly classified as PARKLOT

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com: Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
337	0.089		3,500	135,700	139,200
Total Card	0.089		3,500	135,700	139,200
Total Parcel	0.089		3,500	135,700	139,200

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description: LOT PT 35

User Acct: 21/357/8/
GIS Ref:
GIS Ref:
Insp Date: 10/20/17
Entered Lot Size
Total Land: 3873
Land Unit Type: SF

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 21-357-8

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	337	FV		3500	.089	135,700	139,200	139,200	Year End Roll	1/6/2026
2026	337	NC		3500	.089	135,700	139,200	139,200	Year End Roll	10/30/2025
2025	337	FV		3500	.089	131,700	135,200	135,200	Year End Roll	12/18/2024
2025	337	NC		3500	.089	131,700	135,200	135,200	Year End Roll	11/1/2024
2024	337	FV		3200	.089	119,700	122,900	122,900	Year End Roll	12/26/2023
2024	337	NC		3200	.089	119,700	122,900	122,900	Year End Roll	11/20/2023
2023	337	FV		3200	.089	103,700	106,900		Year end	1/6/2023
2023	337	NC		3200	.089	103,700	106,900		Year End Roll	10/21/2022

!8800!

PRINT

Date	Time
06/22/26	10:31:36

LAST REV

Date	Time
01/29/24	13:28:33

apro

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 8800

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
43 FOSTER STREE	68950-73		4/23/2023	MULTIPLE PAR		1 No	No		
UNKNOWN	8929-548		1/1/1900			No	No		

USER DEFINED

Prior Id # 1:	RB
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	21
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2017	MEAS & INSP	372	Patrick W
6/1/2007	MEAS & INSP	336	MATT MCGRATH
7/31/2006	MEASURED	347	Tony D
12/7/2001	No change	JF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	PARKLOT		3873	19,399	Sq Feet	SITE	1.0	0	25.5	1.37	CA									135,663	0					135,700	

Total AC/HA: 0.08891 | Total SF/SM: 3873 | Parcel LUC: 337 PARKLOT | Prime NB Desc COMM AVG | Total: 135,663 | Spl Credit | Total: 135,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Revere apro 2027

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

PART OF BURNETTS HOME CENTER SITE,
FACTOR W/LOTS 5, 6, & 7.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

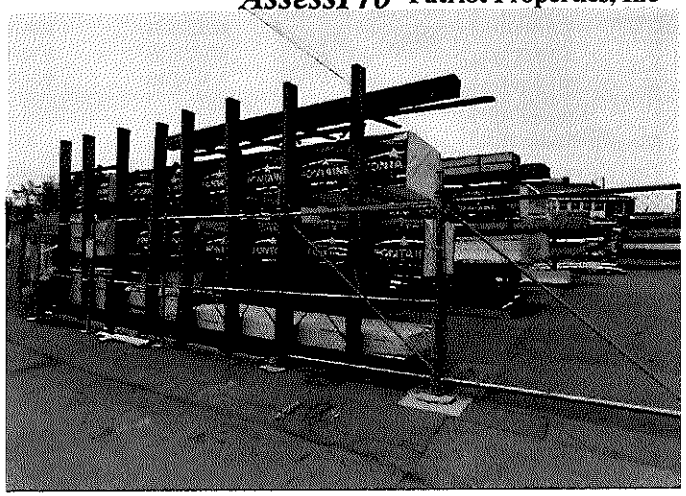
WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

Net Sketched Area:		Total:			
Size Ad		Gross Area		FinArea	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 21-357-8

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
89	FENCE-8	D	Y	1	180	A	AV	1990	6.20 T		70	337			300			300
85	PAVING	D	Y	1	3000	A	AV	1990	3.56 T		70	337			3,200			3,200

Mure.N	Total Yard Items:	3,500	Total Special Featues:		Total: 3,500

C-26-11

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.040 and Section 17.40.030B of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, July 27, 2026 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Eastern Equity Partners, LLC, 1040 North Shore Road, Unit B2, Revere, MA 02151 requesting a special permit from the Revere City Council to allow a residential apartment use within the Central Business District, and to alter and extend a non-conforming structure to enable the appellant to construct an 85-unit residential apartment building at 40 Foster Street and 310 Broadway, Revere, MA 02151.

A copy of the aforementioned application **(C-26-11)** is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before July 22, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check # 23688
07/01/2026
07/08/2026

FORM B

APPLICATION NO. C-26-11
DATE: June 25, 2026

City of Revere, Massachusetts
Revere City Council
Application For
Special Permit or PUD

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

A. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 17.16.040 to allow a residential apartment use with 85 units within the Central Business (CB) District.

B. Application for Special Permit for Alteration and Extension of Nonconforming Uses or Structures (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020, or Section 17.40.030.

C. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),

1. Applicant submitting this application is:

Name: Eastern Equity Partners LLC

Address: 1040 North Shore Road, Unit B2, Revere, MA 02151

Tel. #: 781-718-2222

Email: brian@mcgraillaw.net

2. Applicant is: _____ Tenant _____ Licensee __X__ **Prospective Purchaser**

_____ Owner ____ Other (Describe)

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: Attorney Brian D. McGrail

Title: Legal Counsel

Address: 607 North Avenue, Wakefield, MA 01880

Tel. #: 781-589-4590

Email: brian@mcgraillaw.net

4. The land for which this application is submitted is owned by:

40 Foster Street

Name: 40 Foster Street LLC

Address: 43 Foster Street, Revere, MA 02151

Tel. #: NA

310 Broadway

Name: M&R United Realty Trust

Address: 19 Fellsmere Avenue, Wakefield, MA 01880

Tel. # NA

5. The land described in this application is recorded in Suffolk County Registry of Deeds,

40 Foster Street- Book 61721, Page 237.

310 Broadway- Book 55684, Page 340.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

A Plan entitled: "Site Plan #40 Foster Street & 310 Broadway, Revere, MA" prepared by Williams & Sparages dated June 22, 2026, attached hereto as **Exhibit A.**

Architectural drawings entitled: "Proposed Multifamily Residential Building 310 Broadway & 40 Foster St, Revere, MA 02151" prepared by Commercial Residential Hospitality dated June 23, 2026, attached hereto as **Exhibit B**.

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application. See Exhibit A.

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application and is attached hereto as **Exhibit C**.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes (no) do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; _X_ no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The property for which the application is being submitted includes 40 Foster Street and 310 Broadway being parcels identified as Revere Assessor's Parcels ID's 21-358-22 and 21-358-23A. See copy of deeds attached hereto as **Exhibit D**. The site's location within a fully serviced area of the City allows the project to connect to established public utility systems.

11. What is the nature of the exception or special permits requested in this application?

A. Applicant is seeking a Special Permit pursuant to Section 17.16.040 of the Revere Zoning Ordinance to allow a residential apartment use with 85 units within the Central Business (CB) District.

B. Applicant is also seeking a Special Permit In accordance with Section 17.40.030 (B) of the Revere Zoning Ordinance, to allow the alteration and extension of a nonconforming structure for a substantially different purpose and substantially greater extent for the increase in the following nonconformities:

1) Noncompliance with Section 17.24.010 (q) with respect to minimum front yard setback requirement of 20 feet, side yard setback requirement of 15 feet, and rear yard setback requirement of 20 feet for residential use within the CB District. The proposed setbacks are 5.1 feet front yard, 2 feet right side yard, 5 feet left side yard and 14.7 feet rear yard.
2) Noncompliance with Section 17.24.010 with respect to maximum FAR of 1.5 within the CB District. The proposed FAR is 3.11.
3) Noncompliance with Section 17.28.020 (D) with respect to minimum parking requirements. Forty-Two (42) parking spaces are proposed.
4) The Applicant requests relief from any other requirements of the Zoning Ordinance required to construct the Project as depicted on the submitted plans.

Date of denial by Building Inspector and/or Planning Board was June 23, 2026. See copy of said denial attached hereto as **Exhibit E**.

dotloop signature verification: dtlp.us/wmdS-WeoF-36Qm

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete. Certification as to applicant only.

X Jamie Russo — dotloop verified 06/23/26 12:57 PM EDT UUAK-KTQF-0DU1-FCGM — 6/24/26

Signature of Applicant — Date

Jamie Russo, Manager
Eastern Equity Partners LLC

X Richard Mattuchio — dotloop verified 06/23/26 2:46 PM EDT 92VB-KUS2-FMWP-1C3V — 6/24/26

Signature of Owner 40 Foster Street — Date

Richard Mattuchio, Manager
40 Foster Street, LLC

6/24/26

Signature of Designated Representative — Date

Brian D. McGrail, Esq.
607 North Avenue
Door 18
Wakefield, MA 01880

Received from above applicant, the sum of $ _____ to apply against administrative and mailing costs.

_____

Signature of Owner 310 Broadway

M&R United Realty Trust

X Paul D. Rizzo — dotloop verified 06/23/26 5:20 PM EDT UPQT-DNHU-HMQS-URKE

Paul D. Rizzo, Trustee

X Joyce A. Rizzo — dotloop verified 06/23/26 2:33 PM EDT PAFR-DNJGH-BUFH-H6HD

Joyce A. Rizzo, Trustee

dotloop signature verification: dtlp.us/wndS-WeoF-36Qm

General Disclosure of Constituent Information
Relative to Applications Submitted to the Revere City Council
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals, Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council

1. Name and residential address of party submitting application:

Name: Eastern Equity Partners LLC

Address: 1040 North Shore Road, Revere, MA 02151

2. Name and residential address of each landowner on whose property subject matter will be exercised: (Attach additional pages, if necessary.)

Name: _____

Address: _____

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: _____

Address: _____

4. Name and residential address of each party to whom subject authorization will be issued:

Name: _____

Address: _____

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: Paul D. Rizzo and Joyce A. Rizzo

Address: 310 Broadway, Revere, MA 02151

The trust documents are on file at Suffolk Registry of Deeds and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: _____

Address: _____

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

dotloop signature verification: dtlp.us/wmdS-WeoF-36Qm

7. If the party is a corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

Officer's Name: Richard Mattuchio, Manager

Address: 43 Foster Street, Revere, MA 02151

Director's Name: N/A

Address: _____

Shareholder's Name: _____
(50% or more)
Address: _____

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: _____

Address: _____

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name
of Limited Partnership: _____

Address: _____

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

_____
_____
_____
_____

The foregoing information is provided under the Pains and Penalty of Perjury.
Signature of each party and landowner:

X Richard Mattuchio — dotloop verified 06/23/26 3:46 PM EDT UJJA 2GUR BDCV LNNK
Richard Mattuchio, Manager
40 Foster Street, LLC

X Jamie Russo — dotloop verified 06/23/26 12:57 PM EDT 9QRC-M7WD-LBJT-KA42
Jamie Russo, Manager
Eastern Equity Partners LLC

M&R United Realty Trust
X Paul D. Rizzo — dotloop verified 06/23/26 5:20 PM EDT B5E3 F2S5 QJG4 CDWS
Paul D. Rizzo, Trustee

X Joyce A. Rizzo — dotloop verified 06/23/26 2:33 PM EDT KG3P-5LDN-LCGF-3ORR
Joyce A. Rizzo, Trustee

Request for Finding of Fact – Special Permit

Now comes the applicant Eastern Equity Partners LLC who has applied to this Honorable City Council for a special permit for property located at 40 Foster Street and 310 Broadway being parcels identified as Revere Assessor's Parcels ID's 21-358-22 and 21-358-23A and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:

a. The project advances numerous core purposes set forth in the Zoning Ordinance and represents a significant improvement over the existing use of the site.

b. The Project advances the purposes of the Zoning Ordinance by introducing much-needed housing in a manner that makes efficient use of an existing developed property while reinforcing the City's goals for smart growth and sustainable development.

c. By adding residential units onto an existing commercial building, the project promotes a combination-use development pattern that allows residential and commercial uses to coexist in a complementary manner. This approach maximizes the utility of an already-developed site without requiring the conversion of undeveloped land.

d. The project is located in an area served by existing transportation infrastructure and public services, allowing new residents to access employment, shopping, and community amenities without creating undue burdens on the surrounding roadway network.

e. The adaptive reuse and enhancement of an existing structure promote responsible land use and environmental stewardship by utilizing preserving existing buildings and infrastructure, reducing the need for new site disturbance, and incorporating modern, energy-efficient building systems.

f. The project advances the Zoning Ordinance's goal of encouraging housing for persons of all income levels by adding new residential units to the City's housing stock.

g. The addition of residential units will introduce a continuous residential presence to the property, supporting neighborhood vitality and helping to create a more active and engaged environment throughout the day and evening.

h. The project protects natural resources and prevents blight and environmental pollution through the remediation and redevelopment of a previously developed site.

i. The project actively fulfills its stated objectives of the Zoning Ordinance by enhancing public safety, environmental quality, housing availability, neighborhood character, and economic vitality while promoting the orderly, efficient, and beneficial use of land for the benefit of the city and its residents.

2. That the specific site is an appropriate location for such use for the following reasons:

   a. The property contains an existing commercial building that is well suited to accommodate the proposed residential component. By adding residential units to an established commercial use, the project efficiently utilizes an already-developed site while preserving and enhancing the existing building.

b. The property is located in an area with convenient access to employment opportunities, retail services, public transportation, restaurants, and other community amenities, allowing residents to meet many of their daily needs without relying exclusively on private vehicles.

c. The site is well positioned to accommodate housing units in a manner that supports local and regional housing needs and advances the City's housing objectives.

3. That the specific site has adequate public sewer and water facilities and water systems for the following reasons:

   The site's location within a fully serviced area of the City allows the project to connect to established public utility systems.

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:

   a. The project builds upon an existing commercial property by introducing a residential component that is compatible with the surrounding area and consistent with the evolving character of the neighborhood.

   b. The addition of residential units will enhance the property's overall functionality without displacing existing commercial activity.

   c. The project makes productive use of an existing building and developed site while promoting reinvestment in the neighborhood and the long-term viability of the property.

   d. The project incorporates modern architectural design, lighting, and site improvements that will enhance the appearance of the property and contribute positively to the neighborhood.

   e. The project incorporates energy-efficient systems and sustainable design features that improve environmental performance and reduce potential impacts on the surrounding area.

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Foster Street and surrounding streets for the following reasons:

   a. The surrounding roadway network is already established and capable of accommodating the level of traffic generated by the Project without creating unsafe or congested conditions.

   b. The site's proximity to public transportation, employment centers, retail services, and community amenities reduces dependence on private vehicles and supports walking, bicycling, and transit use.

6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:

   a. The project will provide residents with modern residential facilities and amenities designed to support a safe, comfortable, and functional living environment.

   b. The Applicant has an established record of successfully developing, owning, and managing high-quality residential properties within the city. This experience demonstrates the Applicant's ability to design, construct, operate, and maintain residential communities in a responsible and professional manner.

Date: 6/24/26

Respectfully submitted by: _____

Brian D. McGrail, Esq.
Attorney for Eastern Equity Partners LLC

CERTIFICATION

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

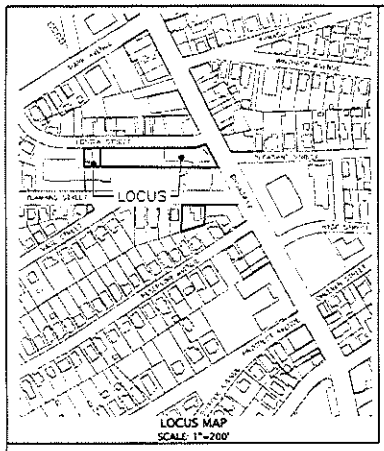
Signature of Individual or
Corporate Name
Eastern Equity Partners LLC
by: _____
Corporate Officer (if applicable)
Jamie Russo, Manager

CERTIFICATION

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

Signature of Individual or
Corporate Name
Eastern Equity Partners LLC
by: _____
Corporate Officer (if applicable)
Jamie Russo, Manager

EXHIBIT A



PLAN NOTES:

1. VERTICAL DATUM BASED ON NAVD88 DERIVED BY GPS OBSERVATIONS.
2. ALL TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGOS IN MAY & JUNE 2026.

ZONING DISTRICT: CENTRAL BUSINESS (CB)

MINIMUM LOT AREA = 4,000 S.F.
MINIMUM LOT FRONTAGE = 40 FEET
MIN. FRONT YARD SETBACK= — FEET d,w
MIN. SIDE YARD SETBACK = 20 FEET g,v
MIN. REAR YARD SETBACK = 20 FEET
USABLE OPEN SPACE = N.A.
MAXIMUM PRINCIPAL BUILDING COVERAGE = N.A.
MAXIMUM HEIGHT = 60 FEET h
MAXIMUM STORIES = 6
MAXIMUM FENCE HEIGHT = 10 FEET i
FLOOR AREA RATIO (FAR) = 1.5

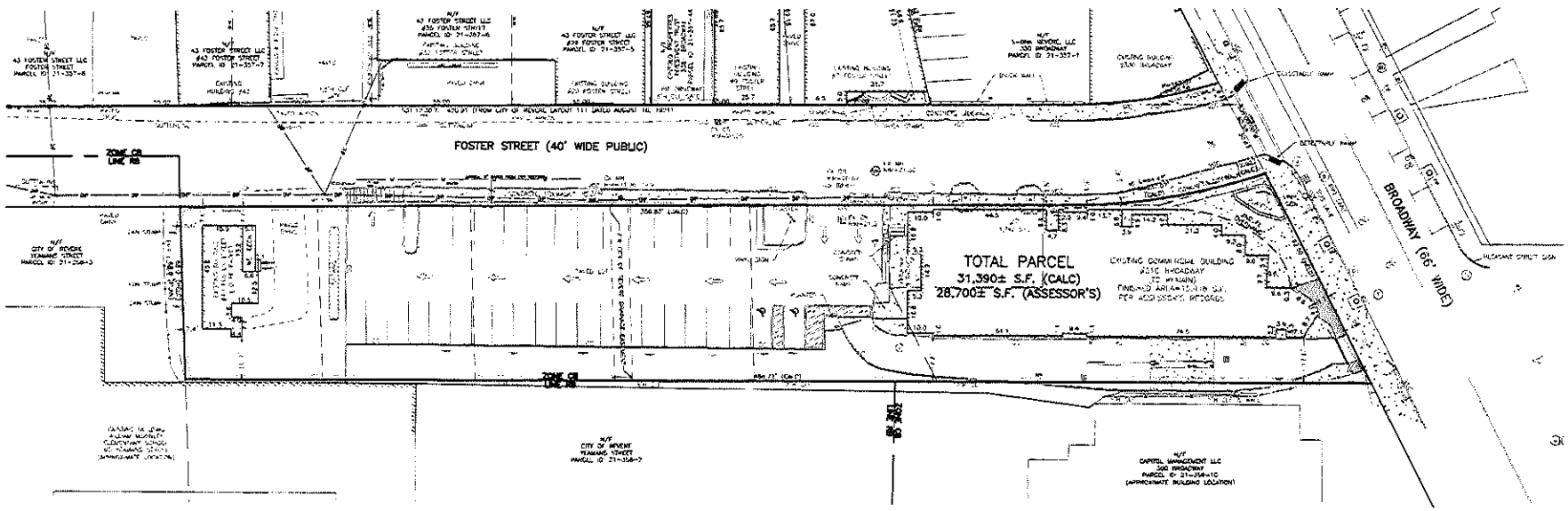
h. NOTWITHSTANDING THE PROVISIONS OF SECTION 17.08.120 OF THIS TITLE, THE BUILDING HEIGHT OF STRUCTURES IN THE CB DISTRICT SHALL BE MEASURED FROM THE VERTICAL DIMENSION OF THE BROADWAY GRADE OF THE LOT TO THE HIGHEST POINT OF THE ROOF.

i. NO BARBED WIRE OR FENCES WITH POINTED ENDS SHALL BE ALLOWED IN RA, RA1, RB, RB1, RC, RC1, RC2, RC3, ND, GD AND CB DISTRICTS.

d. FOR ALL RESIDENTIAL USES IN THE GB AND CB DISTRICTS THE YARD DIMENSIONS SHALL BE AS FOLLOWS: FRONT, 20 FEET; SIDE, 15 FEET; REAR, 20 FEET.

v. WHERE ABUTTING A RESIDENTIAL DISTRICT AND/OR USE.

w. FOR ANY STRUCTURE 60 FEET OR 6 STORIES OR LESS IN HEIGHT IN THE RC1 AND RC2 DISTRICTS THE REAR YARD REQUIREMENT FOR THE ZONING DISTRICT SHALL NOT BE LESS THAN 20 FEET.



LEGEND OF SYMBOLS

EXISTING CONTOUR	42
EXISTING SPOT ELEVATION	+38.77
EXISTING GAS LINE	G
EXISTING OVERHEAD WIRES	OHW
CHAIN LINK FENCE	
WOODEN GUARDRAIL	
WATER GATE	
EXISTING UTILITY POLE	
SEWER MANHOLE	
GAS GATE	

ABBREVIATIONS

CB	CATCH BASIN
DMH	DRAIN MANHOLE
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
F.F.	FIRST FLOOR
N/F	NOW OR FORMERLY
SMH	SEWER MANHOLE
TMH	TELEPHONE MANHOLE
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
RD	ROOF DRAIN
MW	MAINTENANCE WELL

Owners: M&R United Realty Trust
Deed Reference: Book 55684 Page 340
Plan References:
Plan Book 6152 Page 568
Plan Book 6554 Page 405
Plan Book 6547 Page 174
Plan Book 6179 Page 216
Plan Book 25213 Page 320
L.C. Plan No. 19893-A
Property ID: 21-358-23A

Owners: 40 Foster Street, LLC
Deed Reference: Book 61721 Page 237
Plan Reference: Plan Book 2035 Page 467
Property ID: 21-359-22

*DEED AND PLAN REFERENCES ARE AS RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

WILLIAMS & SPARAGOS
CIVIL ENGINEERS • LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS
BOSTON, MASS.
WOBURN, MASS.
(617) 523-1010
(781) 933-7474
WWW.WSLSE.COM

Owners:
310 BROADWAY
M&R UNITED REALTY TRUST

40 FOSTER STREET
40 FOSTER STREET, LLC

Applicant:
40 FOSTER STREET, LLC
43 Foster Street
Revere, MA 02151

Drawn By: DJC
Reviewed By: PMB
Project Manager: PMB
Project Number: REVE-0138
Drawing File Folder: REVE03

☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

SITE PLAN – EXISTING CONDITION
#40 FOSTER STREET & 310 BROADWAY, REVERE, MA

6	
5	
4	
3	
2	
1	

0' 10' 20' 40'
SCALE: 1"=20'

DRAWING: EXIST

SHEET 1 OF 2

JUNE 22, 2026

PROJECT NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES IN MAY, 2022 AND JUNE, 2024.
2. TOPOGRAPHIC INFORMATION SHOWN IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25025C0097G, EFFECTIVE DATE: JULY 5, 2024.
4. EXISTING UTILITIES SHOWN ARE THE RESULT OF COMPILING RECORDS PROVIDED BY THE CITY OF REVERE ENGINEERING DEPARTMENT AND FIELD SURVEY. NO REPRESENTATION OR WARRANTIES IS MADE REGARDING THE ACCURACY OF THE LOCATION OR PRESENCE OF SUBSURFACE UTILITIES AND THOSE UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE.
5. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
6. IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
7. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION (811). TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION, DIGSAFE TICKET IS VALID 30 DAYS FROM THE DATE OF DIGSAFE BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY, PROVIDED THAT: 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
8. THE PROPOSED WATER CONNECTION SIZE, TYPE & LOCATION ARE TO BE DESIGNED IN ACCORDANCE WITH 248 CMR 10.00: UNIFORM STATE PLUMBING CODE.
9. ALL PROPOSED DRAIN PIPES ARE TO BE HDPE OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
10. THE INSTALLATION OF DRAINAGE STRUCTURES, ESPECIALLY THE WORK PIPE AND UNDERGROUND DETENTION SYSTEM, SHALL ADHERE STRICTLY TO THE MANUFACTURER'S INSTALLATION REQUIREMENTS TO MEET ANTICIPATED LOADING REQUIREMENTS.
11. WHENEVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
12. THE APPLICANT SHALL COORDINATE WITH THE REVERE DEPARTMENT OF PUBLIC WORKS TO ENSURE PROPER DOMESTIC AND FIRE FLOWS PRIOR TO BUILDING PERMIT.
13. EXISTING STRUCTURE AT 40 FOSTER STREET TO BE RAZED.
14. EXISTING IMPERVIOUS AREA ON SITE = 27,[illegible] S.F.
15. PROPOSED IMPERVIOUS AREA ON SITE = 28,[illegible] S.F. (+1,100 S.F. - INCREASE)
16. INTEGRATED ALTERNATIVES REPORT OR TOTAL REHAB REQUIRED AFTER UTILITY INSTALLATION.
17. SEE ARCHITECTURAL PLANS ENTITLED PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING, 310 BROADWAY & 40 FOSTER STREET, REVERE MA 02151, SHEETS DATED MAY 2026 REVISED THROUGH JUNE 22, 2026 FOR MORE INFORMATION.

PARKING CALCULATIONS TABLE

	PROVIDED
PROPOSED PARKING SPACES	42
TOTAL	*42

* - PROVIDED SPACES ARE FOR COMMERCIAL USE ONLY. THE APPLICANT IS REQUESTING ZONING RELIEF TO PROVIDE NO PARKING SPACES FOR THE RESIDENTIAL USE.

ZONING DISTRICT: CB – CENTRAL BUSINESS

CATEGORY	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	4,000 S.F.	31,390+ S.F. (CALC)
MINIMUM LOT FRONTAGE	40 ft.	92.50 (BROADWAY)
MINIMUM FRONT SETBACK	– q,w	*5.1 ft. (BROADWAY)
MINIMUM SIDE SETBACK	20 ft. q,w	*5.0 (LEFT) 2.0 (RIGHT)
MINIMUM REAR SETBACK	20 ft. q,w	*14.7 ft.
MAXIMUM HEIGHT	60 ft. h	60 ft. (SEE ARCHITECTURALS)
MAXIMUM STORIES	6	6 (SEE ARCHITECTURALS)
FLOOR AREA RATIO	1.5	*3.11 (SEE ARCHITECTURALS)
USEABLE OPEN SPACE	–	–
MAXIMUM PRINCIPAL BUILDING COVERAGE	–	–
MAX. FENCE HEIGHT	10 ft. i	9 ft.

* – REQUIRES ZONING RELIEF

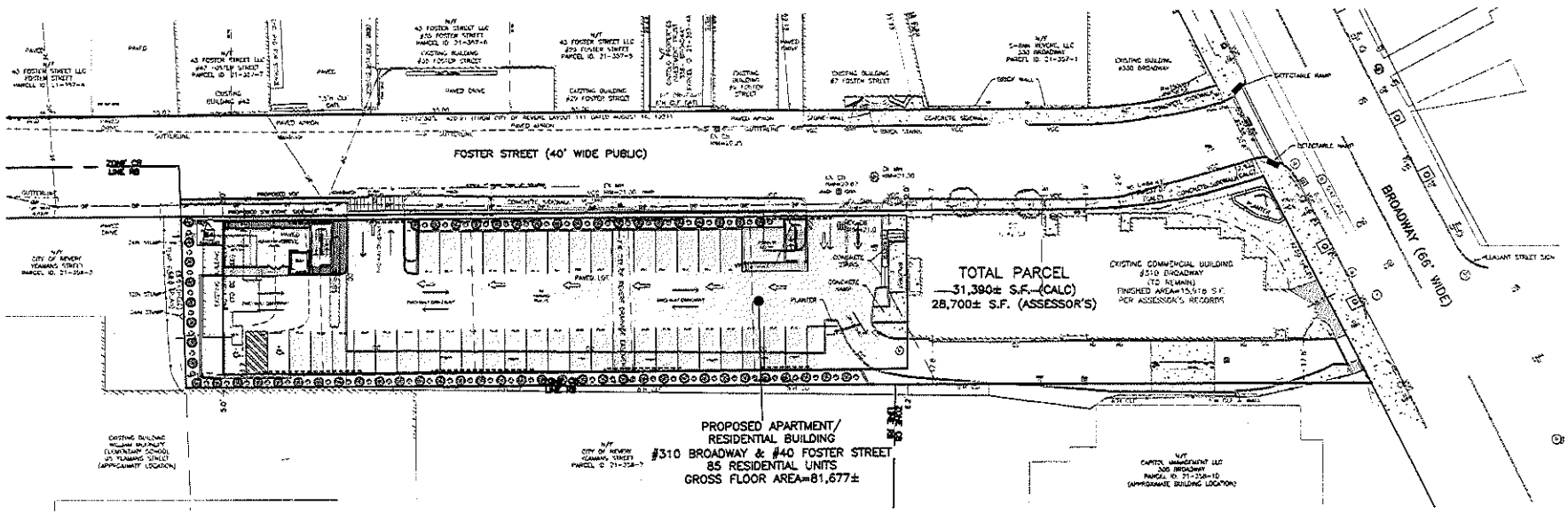
h. NOTWITHSTANDING THE PROVISIONS OF SECTION 17.08.120 OF THIS TITLE, THE BUILDING HEIGHT OF STRUCTURES IN THE CB DISTRICT SHALL BE MEASURED FROM THE VERTICAL DIMENSION OF THE BROADWAY GRADE OF THE LOT TO THE HIGHEST POINT OF THE ROOF.

i. NO BARBED WIRE OR FENCES WITH POINTED ENDS SHALL BE ALLOWED IN RA, RM1, RM2, RM3, RC, RC1, RC2, RC3, NB, GI AND CB DISTRICTS.

q. FOR ALL RESIDENTIAL USES IN THE CB AND CD DISTRICTS THE YARD DIMENSIONS SHALL BE AS FOLLOWS: FRONT, 20 FEET; SIDE, 15 FEET; REAR, 20 FEET.

v. WHERE ABUTTING A RESIDENTIAL DISTRICT AND/OR USE.

w. FOR ANY STRUCTURE 60 FEET OR 6 STORIES OR LESS IN HEIGHT IN THE RC1 AND RC2 DISTRICTS THE REAR YARD REQUIREMENT FOR THE ZONING DISTRICT SHALL NOT BE LESS THAN 20 FEET.



LEGEND OF SYMBOLS

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- CHAIN LINK FENCE
- WOODEN GUARDRAIL
- WATER GATE
- EXISTING UTILITY POLE
- SEWER MANHOLE
- GAS GATE

ABBREVIATIONS

CB	CATCH BASIN
DMH	DRAIN MANHOLE
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F.F.	FIRST FLOOR
N/F	NOW OR FORMERLY
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TMH	TELEPHONE MANHOLE
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VGC	VERTICAL GRANITE CURB
RD	ROOF DRAIN
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Owners: M&R United Realty Trust
Deed Reference: Book 55684 Page 340
Plan References:
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Plan Book 6554 Page 406
Plan Book 6647 Page 174
Plan Book 6179 Page 216
Plan Book 23213 Page 320
L.C. Plan No. 19890-A
Property ID: 21-358-23A

Owners: 40 Foster Street, LLC
Deed Reference: Book 61721 Page 237
Plan Reference: Plan Book 2035 Page 4o7
Property ID: 21-358-22
*DEED AND PLAN REFERENCES ARE AS RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

WILLIAMS & SPARAGES
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283 Broadway, Revere, MA 02151
Tel: (781) 284-8300
Fax: (781) 284-8301
www.wsassociates.com

Owners:
310 BROADWAY
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40 FOSTER STREET
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Applicant:
40 FOSTER STREET, LLC
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Drawn By: DJC
Reviewed By: PKB
Project Manager: PMB
Project Number: REVE-0138
Drawing File Folder: REV063

- [ ] Drawing Issued for Review Only
- [x] Drawing Issued for Permit
- [ ] Drawing Issued for Construction

SEAL

SITE PLAN – PROPOSED CONDITION
#40 FOSTER STREET & 310 BROADWAY, REVERE, MA

4	
3	
2	
1	

0' 10' 20' 40'
SCALE: 1"=20'

JUNE 22, 2026

DRAWING: PROP

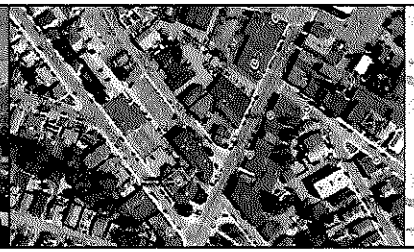
SHEET 2 OF 2

EXHIBIT B

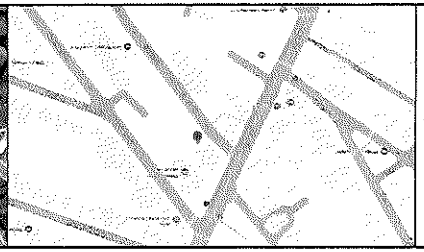
PROPOSED MULTIFAMILY RESIDENTIAL BUILDING :

310 Broadway & 40 Foster St, Revere, MA 02151

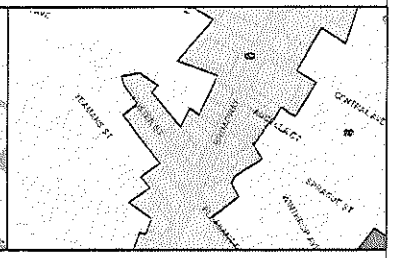
EXISTING



AERIAL



LOCUS MAP



ZONING

PROJECT SUMMARY

LOT AREA	31,390
TOTAL GFA	97,595 SF.
FAR	3.11

BASEMENT LEVEL
UTILITY ROOM

GRADE LEVEL
44 PARKING SPACES

ENTRY LOBBY
ELECTRICAL ROOM
TRASH ROOM
SPRINKLER ROOM

2nd. THROUGH 6th. LEVEL

UNIT 201-601	2 BED	887 SF.
UNIT 202-602	2 BED	865 SF.
UNIT 203-603	1 BED	650 SF.
UNIT 204-604	2 BED	865 SF.
UNIT 205-605	2 BED	865 SF.
UNIT 206-606	1 BED	650 SF.
UNIT 207-607	1 BED	650 SF.
UNIT 208-608	2 BED	1,047 SF.
UNIT 209-609	1 BED	651 SF.
UNIT 210-610	1 BED	605 SF.
UNIT 211-611	1 BED	650 SF.
UNIT 212-612	1 BED	650 SF.
UNIT 213-613	2 BED	865 SF.
UNIT 214-614	2 BED	865 SF.
UNIT 215-615	2 BED	865 SF.
UNIT 216-616	2 BED	865 SF.
UNIT 217-617	2 BED	865 SF.

17 UNITS PER LEVEL
85 UNITS TOTAL

UNIT BREAKDOWN
17 UNITS PER LEVEL

50 - 2 BED UNITS
35 - 1 BED UNITS
85 UNITS TOTAL

SHEET	SHEET TITLE	DATE
A.000	COVER SHEET	06.23.2026
	ARCHITECTURAL	
A.001	GENERAL NOTES	06.23.2026
L-1	EXISTING SITE PLAN	06.23.2026
A.100	BASEMENT LEVEL	06.23.2026
A.101	1st. LEVEL FLOOR PLAN	06.23.2026
A.102	2nd. THROUGH 6th. LEVEL FLOOR PLAN	06.23.2026
A.103	ROOF LEVEL PLAN	06.23.2026
A.300	ELEVATIONS	06.23.2026
AR	ARCHITECTURAL RENDERINGS	06.23.2026

03	06.23.2026	ISSUED FOR ZBA SUBMITTAL
02	05.26.2026	ISSUED FOR SITE PLAN REVIEW
01	04.17.2026	ISSUED FOR INFORMATION

ARCHITECT'S SEAL:

REGISTERED ARCHITECT
DAVID S. BRESKY
No. 7000
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

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NEWTON, MA 02460
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CLIENT INFORMATION
M & R UNITED REALTY TRUST,
RIZZO PAUL D TRUSTEE,
RIZZO JOYCE A TRUSTEE
& 40 FOSTER STREET, LLC

PROJECT LOCATION
310 Broadway & 40 Foster St.,
Revere, MA 02151

DRAWING TITLE
GRADE LEVEL

SCALE 3/32"=1'-0"	DATE May 2026
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO. A.000
VERIFIED BY	

ARCHITECTURAL ABBREVIATIONS

[illegible]

SYMBOLS

- LEVEL LINE, CONTROL OR DATUM ELEVATION
- REVISION NUMBER
- PARTITION TYPE
- CASEWORK TYPE
- INTERIOR WINDOW TYPE
- WINDOW TYPE
- COLUMN REFERENCE GRID
- BUILDING SECTION REFERENCE DRAWING NUMBER
- WALL SECTION REFERENCE DRAWING NUMBER
- SECTION DETAIL REFERENCE DRAWING NUMBER
- DIMENSION LINE
- BREAK LINE TO BREAK OFF PARTS OF A DRAWING
- DOTTED LINE HIDDEN OR CONSTRUCTION ABOVE, BEYOND
- DETAIL REFERENCE DRAWING NUMBER
- EXTERIOR ELEVATION NUMBER
- INTERIOR ELEVATION KEY
- ROOM/SPACE NUMBER
- DOOR NUMBER
- DASH AND DOT CENTER LINE
- DASH AND DOUBLE DOT LINES PROPERTY LINES, BOUNDARY LINES

INDICATION OF MATERIALS

EARTH	EARTH COMPACT FILL	POROUS FILL/ GRAVEL
CONCRETE	CONCRETE	SAND MORTAR
MASONRY	BRICK	CONCRETE MASONRY UNIT
STONE	RUBBLE	MARBLE
METAL	STEEL/IRON	ALUMINUM
WOOD	WOOD SHIM	CONTINUOUS BLOCKING
	PLYWOOD	FINISH
GLASS	GLASS	GLASS BLOCK
INSULATION	BATT/ LOOSE FILL	RIGID
	FIRE SAFING	
FINISHES	GYPSUM WALL BOARD	ACOUSTICAL TILE

GENERAL NOTES

1. GENERAL CONDITIONS : THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT A201 (1987 EDITION) EXCEPT AS HEREIN AMENDED.
2. SCOPE : WORK TO INCLUDE DEMOLITION AND CONSTRUCTION AS INDICATED ON THE DRAWINGS NECESSARY FOR A COMPLETE INSTALLATION. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND ARE RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY THEIR WORK.
3. CODES : ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM ANY SUCH CODE OR REGULATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
5. QUALITY . WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS.
6. COORDINATION OF THE WORK : THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTORS INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
7. MECHANICAL TRADES : THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
8. EXAMINATION OF THE SITE AND DOCUMENTS : THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
9. SEPARATE CONTRACTS . THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
10. GUARANTEE : ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON CERTAIN ITEMS.
11. TRASH REMOVAL : PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS (DUMPSTER LOCATION TO BE COORDINATED WITH THE OWNER), AT THE END OF EACH DAY. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND OR WITHIN THE BUILDING. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR THE REMOVAL AND BACK CHARGE THE CONTRACTOR.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
13. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
14. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
15. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES/DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
16. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
17. ALL WALLS AND CEILINGS TO BE 5/8in FIRE CODE OR 1/2in GYPSUM BOARD, 5/8in MOISTURE RESISTANT TYPE X OR 5/8in CEMENT BOARD. FINISH AND TEXTURE TO BE SELECTED BY OWNER, MATERIAL AS MANUFACTURED BY U.S. GYPSUM OR EQUAL FINISH (CEMENT ACCESSORIES AND TAPE OR SKIM COAT). ALL JOINTS AND NAIL HEADS READY FOR PAINT, TILE, WOOD TRIM, VWC, OR PANELING.
18. STORAGE : THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E. TRAILER. STORAGE OF CONSTRUCTION MATERIALS IN THE EXISTING BUILDING WILL NOT BE PERMITTED.
19. PROTECTION . THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
20. TEMPORARY SERVICES : THE CONTRACTOR WILL PAY FOR EXISTING SERVICES (WATER, TELEPHONE, ELECTRICITY) AND WILL TURN OVER THESE SERVICES TO THE OWNER UPON FINAL ACCEPTANCE OF THE PROJECT.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRIC LINES AND PIPES. HE IS ALSO ADVISED TO VERIFY ACTUAL INVERTS OF SANITARY AND STORM LINES BY HAND DUG TEST PITS WELL IN ADVANCE OF TRENCHING AND CONSTRUCTION. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITION SHALL BE REPORTED TO THE ARCHITECT. ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED FROM PROPER AUTHORITIES.
22. ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER : EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
23. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
24. DAMAGE : THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS. DAMAGED SURFACES DUE TO CONSTRUCTION TO BE PATCHED, REPAIRED AND/OR REPLACED AS REQUIRED AND BLEND TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO OWNER.
25. THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING : LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS. ALL WARRANTIES AND INSTRUCTION MANUALS FOR EQUIPMENT AND MATERIALS INSTALLED WILL BE ISSUED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF BUILDING, AND PRESENT BOOKLET TO OWNER PRIOR TO FINAL ACCEPTANCE OF OWNER.
26. CARPET AND/OR TILE : CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
27. HANDICAPPED REQUIREMENTS : THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.
28. SPRINKLER HEAD LOCATION : REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED PER CODE. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
29. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS PIPES, INSERTS, BOXES, HANGERS, ETC.
30. ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1 [illegible] WITH A FLAME SPREAD RATING OF 0 TO 25.
31. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
32. BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPA[illegible] REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
33. ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

NO.	DATE	DESCRIPTION
03	06.23.2026	ISSUED FOR ZBA SUBMITTAL
02	05.26.2026	ISSUED FOR SITE PLAN REVIEW
01	04.17.2026	ISSUED FOR INFORMATION

ARCHITECT'S SEAL:

REGISTERED ARCHITECT – DAVID R. BARSKY – NO. [illegible] – BOSTON, MASS. – COMMONWEALTH OF MASSACHUSETTS

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CLIENT INFORMATION
M & R UNITED REALTY TRUST,
RIZZO PAUL D TRUSTEE,
RIZZO JOYCE A TRUSTEE
& 40 FOSTER STREET, LLC

PROJECT LOCATION
310 Broadway & 40 Foster St.,
Revere, MA 02151

DRAWING TITLE
GENERAL NOTES

SCALE N/A	DATE May 2026
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO. A.001
VERIFIED BY	

REV. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
03	06.23.2026	ISSUED FOR ZBA SUBMITTAL	
02	05.26.2026	ISSUED FOR SITE PLAN REVIEW	
01	04.17.2026	ISSUED FOR INFORMATION	0

ARCHITECT'S SEAL:

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CLIENT INFORMATION

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RIZZO JOYCE A TRUSTEE
& 40 FOSTER STREET, LLC

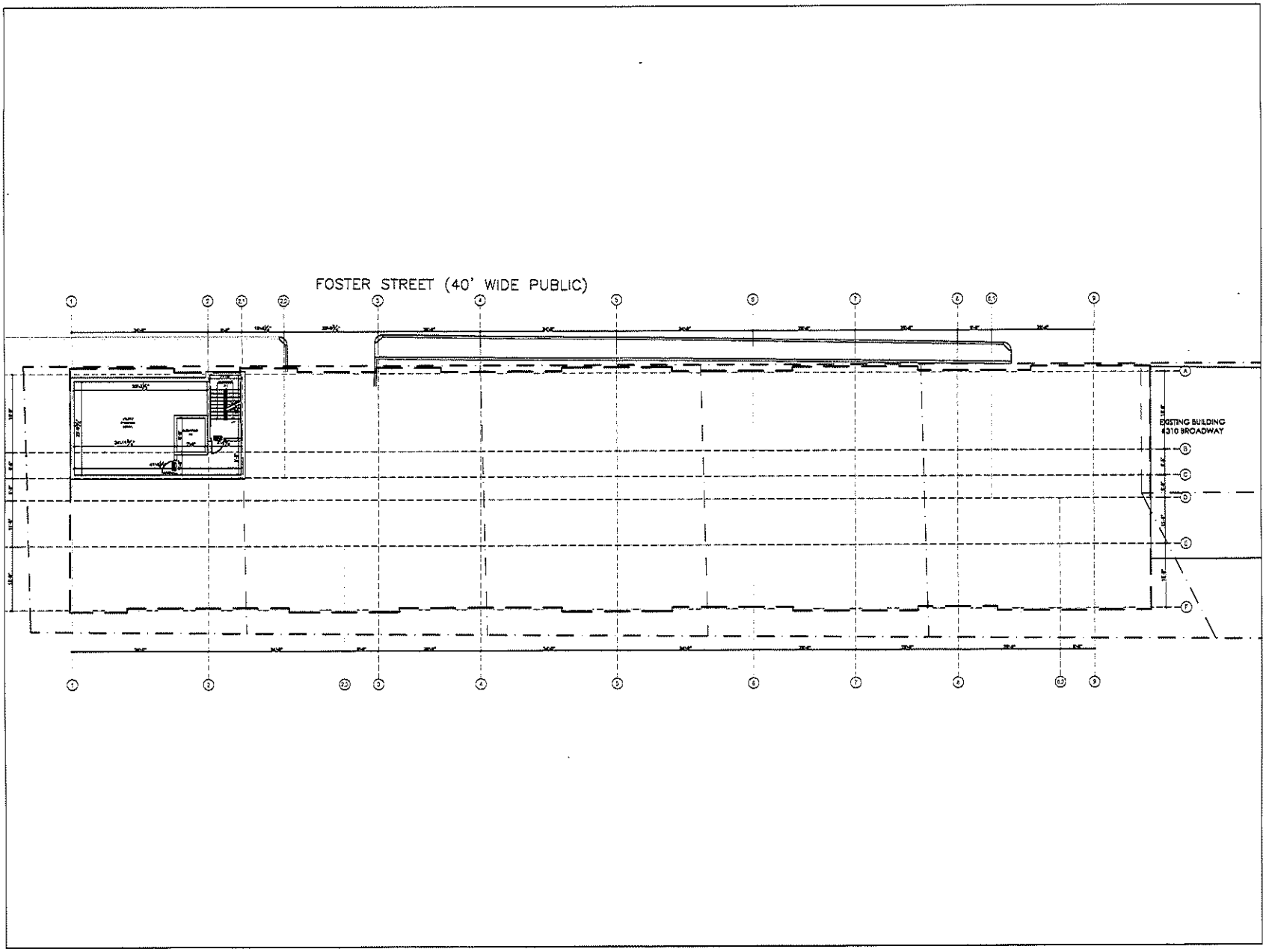
PROJECT LOCATION

310 Broadway & 40 Foster St.,
Revere, MA 02151

DRAWING TITLE

EXISTING
SITE PLAN

SCALE 1/32"=1'-0"	DATE May 2026
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	L.1



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01	04.17.2026	ISSUED FOR INFORMATION

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CLIENT INFORMATION

M & R UNITED REALTY TRUST,
RIZZO PAUL D TRUSTEE,
RIZZO JOYCE A TRUSTEE
& 40 FOSTER STREET, LLC

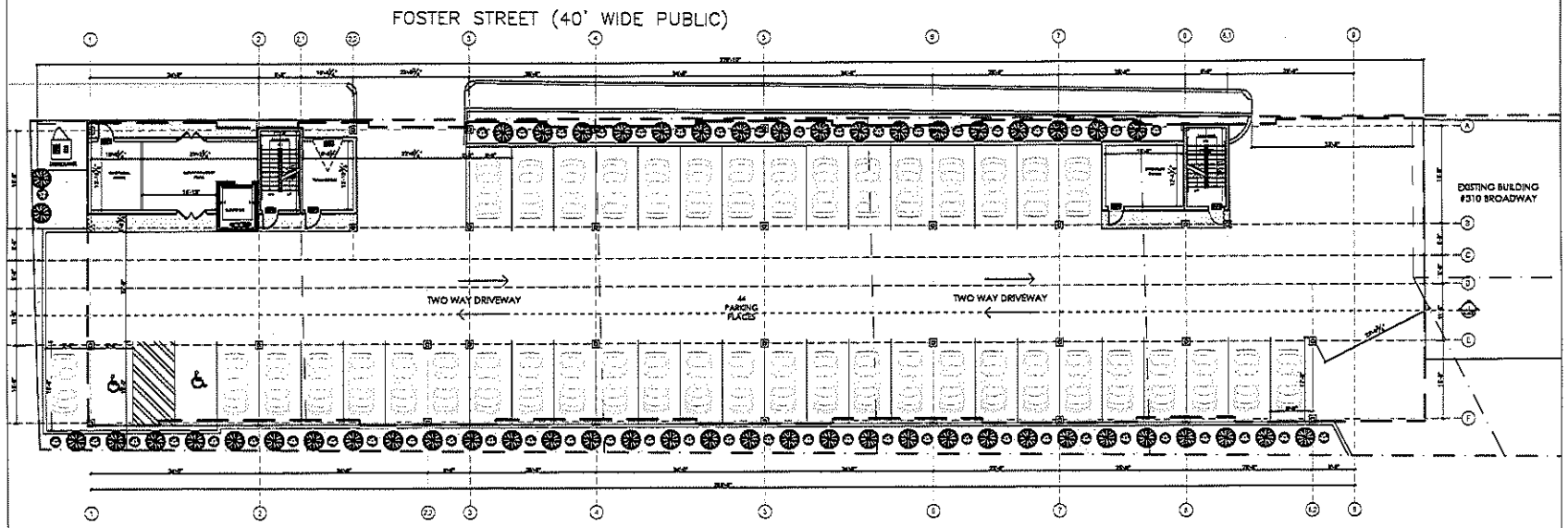
PROJECT LOCATION

310 Broadway & 40 Foster St.,
Revere, MA 02151

DRAWING TITLE

BASEMENT LEVEL
FLOOR PLAN

SCALE 3/32"=1'-0"	DATE May 2026
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.100



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01	04.17.2026	ISSUED FOR INFORMATION
SHEET NO.	SUBMITTAL DATE	DESCRIPTION / REV. NO.

ARCHITECT'S SEAL:

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CLIENT INFORMATION

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RIZZO PAUL D TRUSTEE,
RIZZO JOYCE A TRUSTEE
& 40 FOSTER STREET, LLC

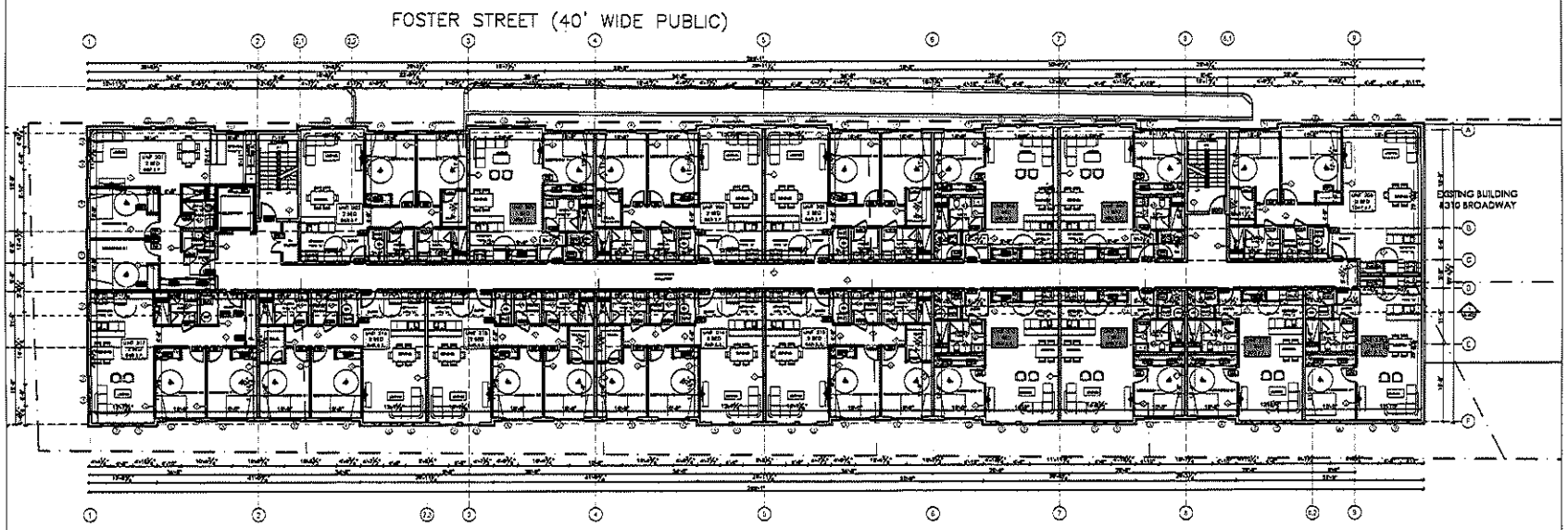
PROJECT LOCATION

310 Broadway & 40 Foster St.,
Revere, MA 02151

DRAWING TITLE

GRADE LEVEL
FLOOR PLAN

SCALE 3/32"=1'-0"	DATE May 2026
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.101



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ARCHITECT'S SEAL:

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CLIENT INFORMATION

M & R UNITED REALTY TRUST,
RIZZO PAUL D TRUSTEE,
RIZZO JOYCE A TRUSTEE
& 40 FOSTER STREET, LLC

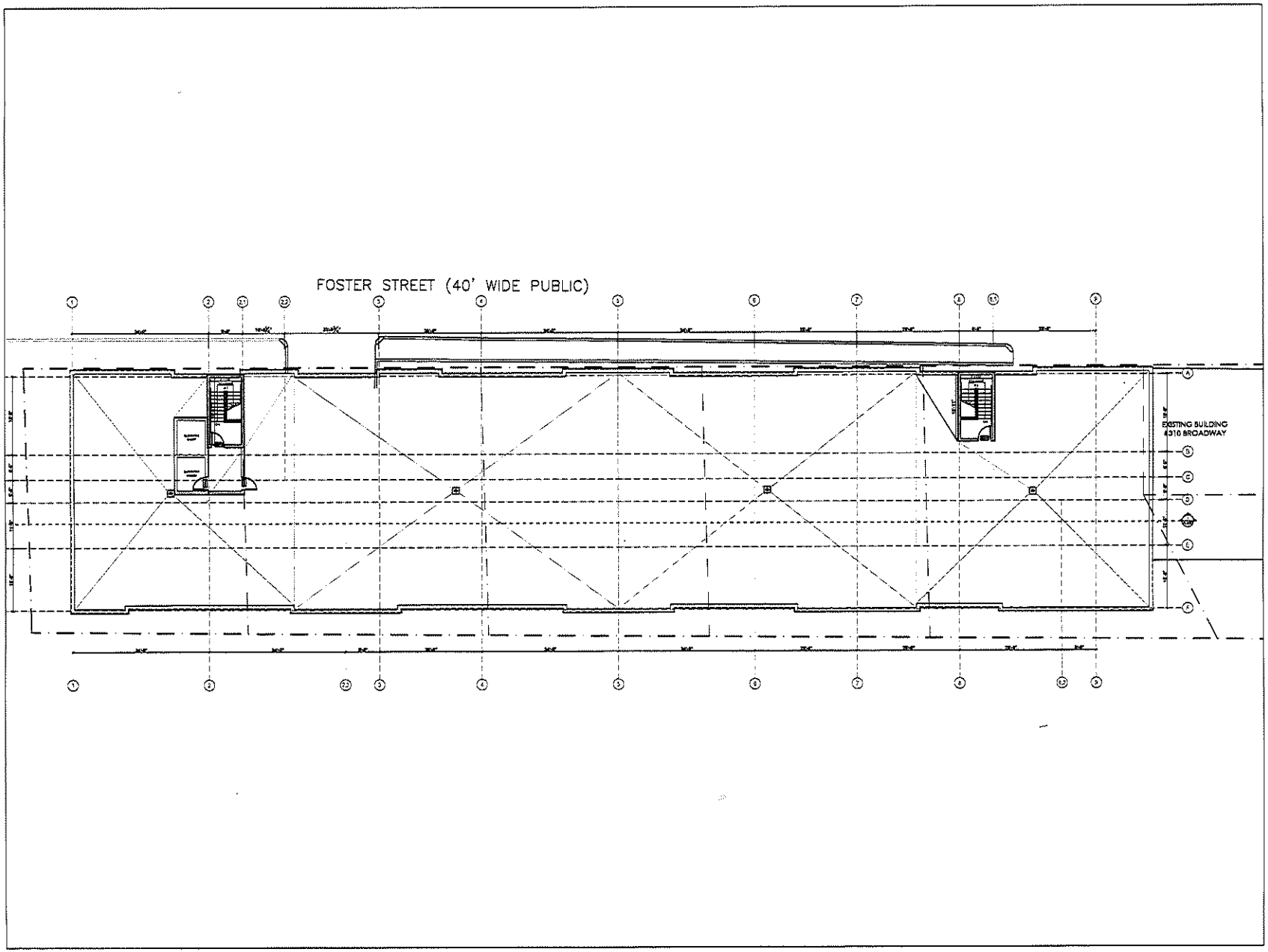
PROJECT LOCATION

310 Broadway & 40 Foster St.,
Revere, MA 02151

DRAWING TITLE

2nd. THROUGH 6th.
LEVEL FLOOR PLAN

SCALE 3/32"=1'-0"	DATE May 2026
PROJECT NO.	REVISION NO. 03
DRAWN BY	DRAWING NO.
VERIFIED BY	A.102



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RIZZO JOYCE A TRUSTEE
& 40 FOSTER STREET, LLC

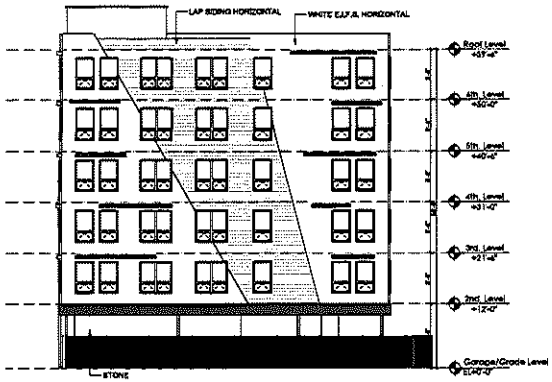
PROJECT LOCATION

310 Broadway & 40 Foster St.,
Revere, MA 02151

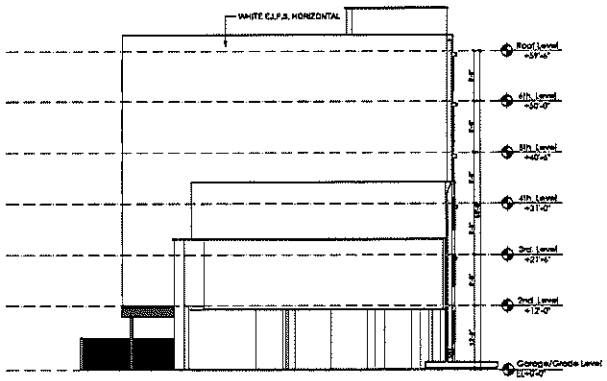
DRAWING TITLE

ROOF LEVEL
PLAN

SCALE 3/32"=1'-0"	DATE May 2026
PROJECT NO.	REVISION NO.
DRAWN BY	DRAWING NO.
VERIFIED BY	A.103



1 WEST ELEVATION
SCALE 1/16" = 1'-0"



2 EAST ELEVATION
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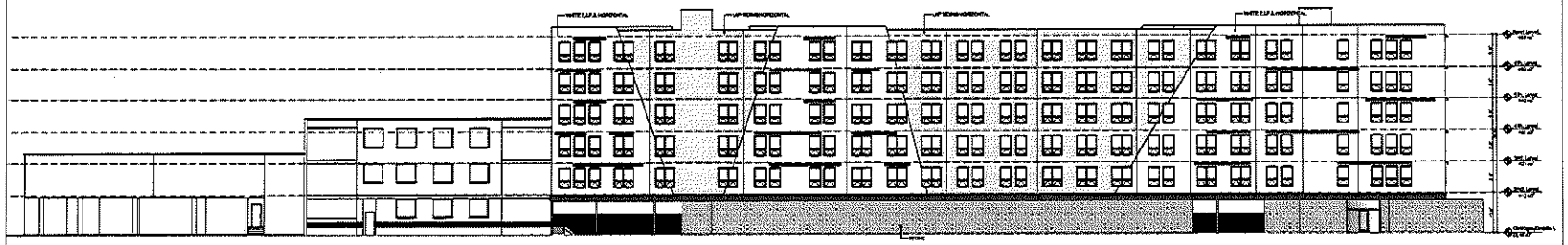

3 NORTH ELEVATION
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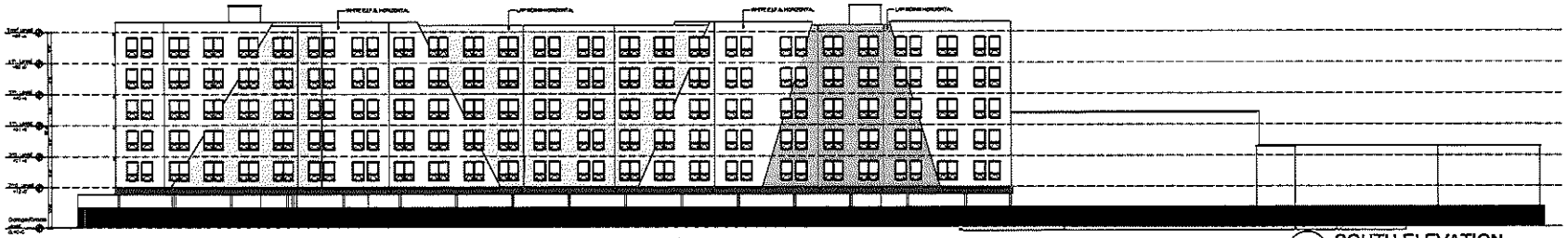

4 SOUTH ELEVATION
SCALE 1/16" = 1'-0"

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01	04.17.2026	ISSUED FOR INFORMATION
SUB NO	SUBMITTA DATE	DESCRIPTION

ARCHITECT'S SEAL:

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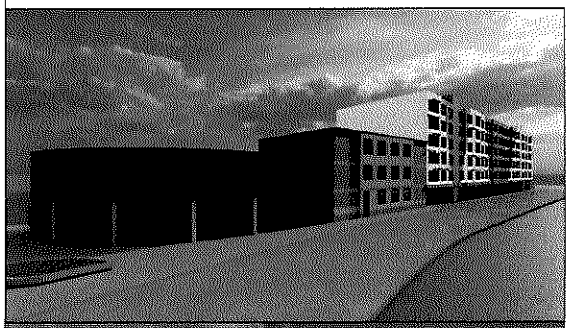
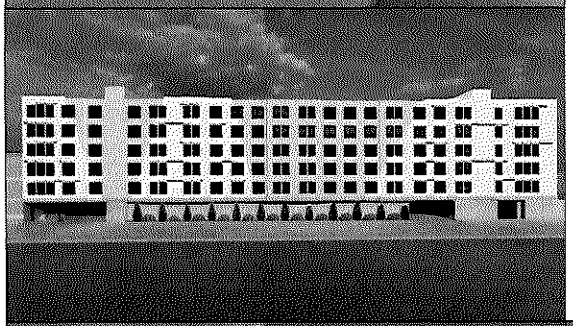
CLIENT INFORMATION
M & R UNITED REALTY TRUST,
RIZZO PAUL D TRUSTEE,
RIZZO JOYCE A TRUSTEE
& 40 FOSTER STREET, LLC

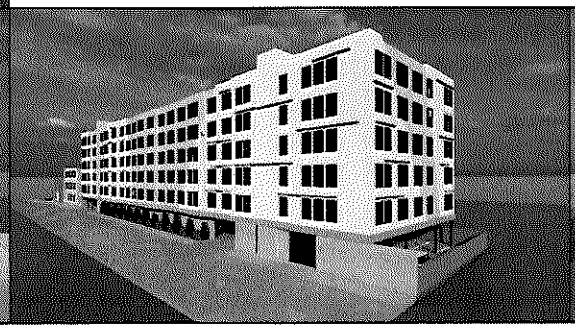
PROJECT LOCATION
310 Broadway & 40 Foster St.,
Revere, MA 02151

DRAWING TITLE
ELEVATIONS

SCALE N/A	DATE May 2026
PROJECT NO.	REVISION NO. 03
DRAWN BY	DRAWING NO.
VERIFIED BY	A.300







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ARCHITECT'S SEAL:

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EMAIL:

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RIZZO JOYCE A TRUSTEE
& 40 FOSTER STREET, LLC

PROJECT LOCATION

310 Broadway & 40 Foster St.,
Revere, MA 02151

DRAWING TITLE

ARCHITECTURAL
RENDERINGS

SCALE: NTS	DATE: May 2026
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	AR

EXHIBIT C

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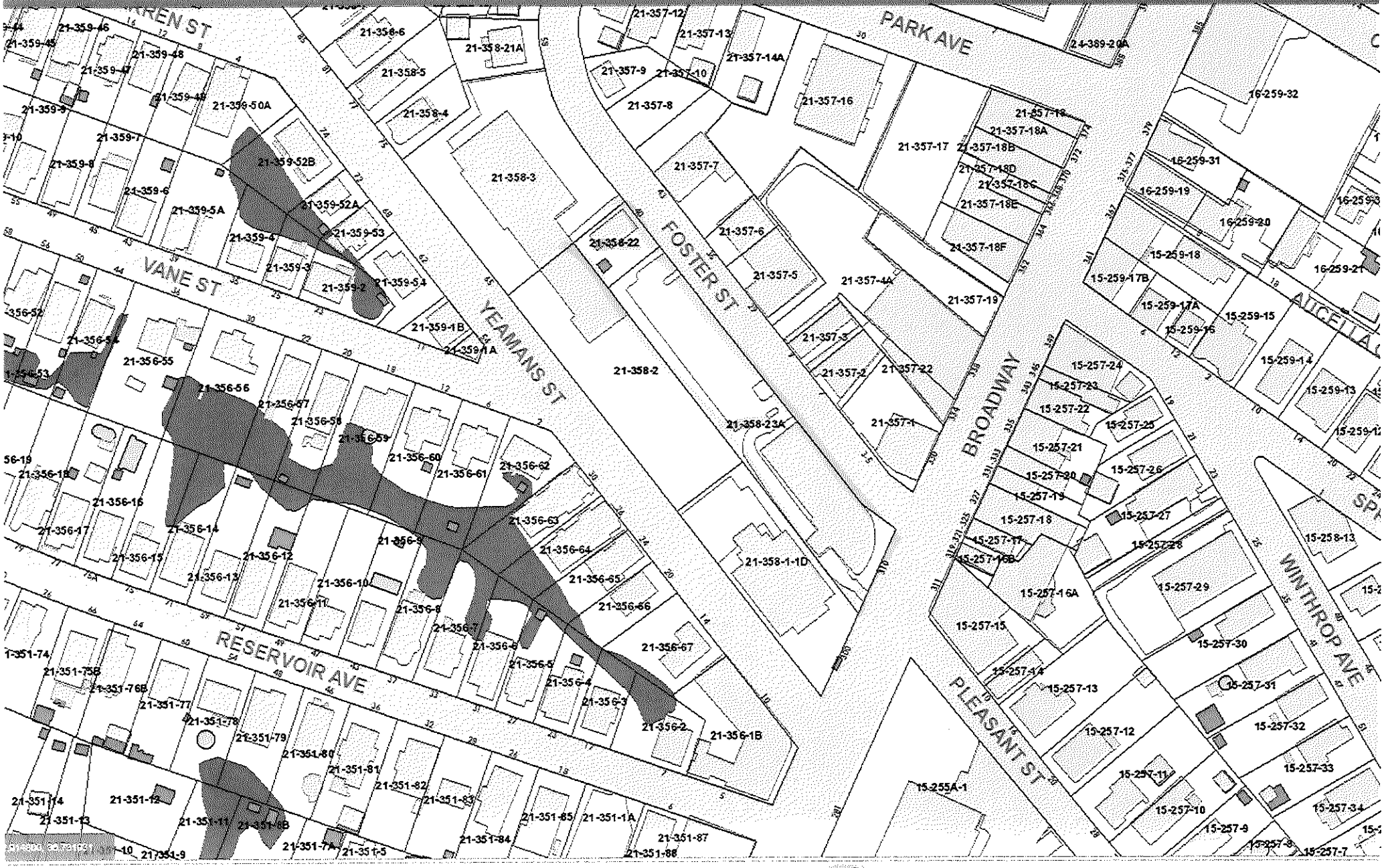
e, MA, Public GIS Website



Search

EXHIBIT D

Suffolk County Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 76759
Document Type	: DED
Recorded Date	: September 10, 2019
Recorded Time	: 01:11:36 PM
Recorded Book and Page	: 61721 / 237
Number of Pages(including cover sheet)	: 3
Receipt Number	: 780742
Recording Fee (including excise)	: $1,538.60

****
MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 09/10/2019 01:11 PM
Ctrl# 194297 27663 Doc# 00076759
Fee: $1,413.60 Cons: $310,000.00
****

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

QUITCLAIM DEED

I, **Phyllis D. Finnegan**, married woman of Saugus, Essex County, Commonwealth of Massachusetts, for consideration of Three Hundred Ten Thousand and 00/100 **($310,000.00)** Dollars, paid, grant to

40 Foster Street, LLC, a Massachusetts limited liability company with a principal place of business located at 43 Foster Street, Revere, MA 02151, all right title, and interest

with Quitclaim Covenants,

The land with the buildings thereon situated in said Revere, being Lot 22 on a plan of House Lots owned by Jennie M. Kimball, H.T. Whitman and Channing Howard, C.E.'s dated October, 1901, recorded with Suffolk Deeds, Book 2835, Page 467, bounded and described as follows:

NORTHEASTERLY on Foster Street, fifty-seven (57) feet;

SOUTHEASTERLY on Lot 23 sixty-eight (68) feet;

SOUTHWESTERLY on Land now or late of Russell, fifty-six and 36/100 (56.36) feet;

NORTHWESTERLY on Lot 21, sixty-eight (68) feet.

All of said measurements being more or less and according to said plan and containing according to said plan, 3,854 square feet.

For Grantor's Title, see deed dated October 21st, 2013 and recorded in the Suffolk County Registry of Deeds at Book 52269, Page 120.

The Grantor hereby states that said premises was never her domicile and neither herself or her spouse can claim a Homestead in said property.

Property Address: 40 Foster Street, Revere, MA 02151

Witness my hand and seal this 10th *day of September 2019.*

Phyllis D. Finnegan

Phyllis D. Finnegan

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

On this 10th day of September 2019, before me, the undersigned notary public, personally appeared the above named Phyllis D. Finnegan, proven to me by satisfactory evidence of identification, which was a Mass Driv. Lic and acknowledged her execution of the attached or preceding document as her true act and deed, made voluntarily for its stated purpose.

Notary Public: Mark A. White, Esq
My Commission Expires: 3/22/2024

MARK A. WHITE
MY COMMISSION EXPIRES ON 03.22.2024
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

8 MARGE OF. DOC. 606240 629123 697261, BK 48545 -339.

2016 00010449
Bk: 55684 Pg: 340 Page: 1 of 7
Recorded: 02/04/2016 03:46 PM
ATTEST:Thomas M Ryan, Temp Register
Suffolk County Registry of Deeds

Prepared by:
Peter F. Granoff, Esq.
Riemer & Braunstein LLP
Three Center Plaza
Boston, MA 02108

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 02/04/2016 03:20 PM
Ctrl# 156192 14763 Doc# 00852938
Fee: $7,752.00 Cons: $1,700,000.00

2016 00852938
Cert#: 132605 Bk: 659 Pg: 5
Doc: DED 02/04/2016 03:20 PM SF
ATTEST:Thomas M Ryan, Temp Register
Suffolk County Registry of Deeds

QUITCLAIM DEED

People's United Bank, National Association, a national banking association, successor by merger with Danversbank (hereinafter the "Grantor"), for and in consideration of One Million Seven Hundred Thousand and 00/100 Dollar(s) ($1,700,000.00), the receipt and sufficiency of which is hereby acknowledged, GRANT WITH QUITCLAIM COVENANTS all those certain lots, pieces or parcels of land, with any and all buildings and improvements erected thereon, more particularly described in Exhibit A attached hereto, to **Paul D. Rizzo and Joyce A. Rizzo, Trustees of M & R United Realty Trust,** under Declaration of Trust dated October 2,, 2015, to be recorded herewith with the Suffolk County Registry of Deeds and filed herewith with the Suffolk County Registered Land Division (hereinafter the "Grantee"). w Doc. 852939

Grantor, meaning and intending by the presents to convey to Grantee the premises known as and numbered as follows, and further described on Exhibit A attached hereto:

310 Broadway and 348 Broadway
Revere, Massachusetts

Said premises are conveyed subject to and with the benefit of covenants, restrictions and agreements of record, insofar as the same are now in force and applicable and together with the benefit of all estates and rights of the grantor appurtenant thereto or thereunto belonging.

For so long as that certain lease of even date herewith, notice of which is recorded herewith, between Grantor as tenant, and Grantee, as landlord (the "Lease"), shall remain in effect, Grantee (including itself and its nominee(s), successors and assigns) agrees not to lease any portion of the building at 310 Broadway to or otherwise permit occupancy by (a) any other retail banking institution, including any main office, branch, depot, automatic teller facility, or other satellite operation therefor, whether manned or unmanned, or (b any other financial services firm or entity which is an affiliate, division, subgroup or the like of a banking, insurance or investment institution directly engaged in the business of providing professional investment advisory and/or transaction services and investment management advice to customers. Landlord agrees to insert the restrictions set forth in this Section 4 in each and every lease, occupancy agreement license or similar document (and in the case of any oral agreement with any third

310 Broadway and 348 Broadway in Revere

REGISTERED LAND

REGISTERED LAND

party occupant Landlord shall give a written copy of this section to said party), and agrees to enforce diligently the restriction in the case of any violation by a third party tenant, occupant or licensee (including also any subtenant or assignee). In addition, any lease or occupancy agreement, etc., with an unaffiliated investment services provider shall contain (i) a prohibition during the term of such lease or agreement and any extensions or renewals thereof against the sale of such occupant's business or the assignment of its lease or occupancy agreement (or sublet of any part of the premises) to any firm or entity which is an affiliate, division, subgroup or the like of a banking, insurance or investment institution directly engaged in the business of providing professional investment advisory and/or transaction services and investment management advice and (ii) a provision that grants Purchaser the right, and upon its receipt from Seller of a written request the obligation to immediately terminate such agreement by reason of the violation of the preceding prohibition. If Purchaser, as Landlord shall fail to enforce any such violation after notice from Seller and a reasonable time in which to act, then Seller, as Tenant shall have the right to enforce the restriction on behalf of Landlord against such third party including, without limitation, obtaining an appropriate injunction to prevent such use, it being understood that said restriction is of material benefit to Seller, as Tenant and a material inducement for Seller's delivery of the Deed and entry into the Lease, and if Seller, as Tenant shall successfully enforce said restriction, Landlord shall reimburse to Seller all necessary and reasonable costs of enforcement, including, without limitation, reasonable attorneys' fees and court costs. If Purchaser, as Landlord shall fail to include in any such agreement the above prohibition for any reason, and if an otherwise impermissible user shall occupy premises in the Building, then Seller, as Tenant shall have the right, upon fifteen (15) days' advance written notice to Landlord to reduce by fifty percent (50%) the rent payable under the Lease commencing with the rent due from and after the next succeeding month of the term of the Lease and continuing for so long as such violation shall exist. Nothing in the foregoing shall prohibit the leasing of space to law firms or accounting firms, or to independent insurance agencies engaged primarily in the sale of insurance products. Notwithstanding anything to the contrary contained hereinabove, it is expressly acknowledged by the Grantor that this restriction shall automatically terminate and be of no further legal or equitable effect upon the expiration or termination of the Lease.

This conveyance does not constitute a sale of all or substantially all of the assets of Grantor.

[Text ends; signatures on next page]

WITNESS our hands and seals as of the 4th day of February, 2016.

PEOPLE'S UNITED BANK, NATIONAL ASSOCIATION

By: _____
Peter M. Brestovan
Sr. Vice President

STATE OF CONNECTICUT

COUNTY OF Fairfield, ss. Bridgeport

On this 2nd day of February, 2016, before me, the undersigned Notary Public, personally appeared Peter M. Brestovan, Sr. Vice President of People's United Bank, National Association proved to me through satisfactory evidence of identification, which was Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Sr. Vice President of People's United Bank, National Association.

_____
Notary Public
My Commission Expires: My Commission Expires July 31, 2019

EXHIBIT A

Property Address: 310 Broadway in Revere

Those certain parcels of land with the buildings and improvements thereon, situated in Revere, in the County of Suffolk and in the Commonwealth of Massachusetts. Said parcels are located on Broadway and Foster St.'s bounded and described as follows:

Parcel 1 (recorded land)

Beginning at the easterly corner of the premises herein described at a point formed by the intersection of the northwesterly line of Broadway with the southwesterly line of Foster Street;

Thence running southwesterly by said Broadway, ninety-two and 50/100 (92.50) feet to a point at land now or formerly of the United States of America;

Thence running northwesterly by land now or formerly of the United States of America, one hundred seventy-one and 53/100 (171.53) feet to a point at land now or formerly of the Charlestown Five Cents Savings Bank;

Thence running northeasterly by land now or formerly of the Charlestown Five Cents Savings Bank in a line parallel to Broadway, forty (40) feet to a point at land now or formerly of Red Top, Inc.;

Thence running southeasterly by land now or formerly of Red Top, Inc., sixty (60) feet to a point;

Thence running northeasterly again, still by land now or formerly of Red Top, Inc., thirty-two and 66/100 (32.66) feet to a point in the southwesterly line of Foster Street;

Thence running southeasterly by said Foster Street, forty-six and 69/100 (46.69) feet to a point;

Thence running southeasterly again, still by said Foster Street, forty-two and 88/100 (42.88) feet to the point of beginning.

Containing about 9861 square feet of land. Said boundaries are shown on a plan entitled "Plan of Land in Revere, Mass. Surveyed for Socony-Vacuum Oil Co., Inc." and dated Nov. 10, 1944, by W. A Mason & Son Co. Surveyors, recorded in the Suffolk County Registry of Deeds on Dec. 22, 1944 in Book 6132 Page 568.

For title reference to what was originally known as the Revere Federal Savings and Loan Association, see the deeds recorded on June 30, 1955 in Book 7069 Page 209, October 4, 1973 in Book 8664 Page 729 and the release deed on March 21, 2011in Book 47717 Page 286.

Parcel 2 (recorded land)

The land shown as Lot 26 and part of Lot 25 on plan entitled "Plan of Land in Revere, Mass." and dated Sept. 24, 1945, by Calichman & Gallagher, Engineers, recorded in the Suffolk

County Registry of Deeds on Oct. 6, 1945 in Book 6179 Page 216 bounded and described as follows:

NORTHEASTERLY	by Foster Street, one hundred and 98/100 (100.98) feet;
SOUTHEASTERLY	by other land of the grantor, thirty-two and 66/100 (32.66) feet and forty (40) feet;
SOUTHWESTERLY	by Lots A and B on said plan, one hundred twenty-four and 59/100 (124.59) feet;
NORTHWESTERLY	by the remaining part of Lot 25 on said plan, sixty-eight (68) feet.

Being all of said measurements more or less or however otherwise said premises may be bounded, measured or described. Said Lot 26 contains 3931 square feet of land and part of Lot 25 contains approximately 3264 square feet according to said plans. Part of Lot 25 as described above is also shown as Lot 25A on a plan entitled "Subdivision of Land in Revere, Mass." and dated Oct. 10, 1949, by David Calichman, Registered Land Surveyor, recorded in the Suffolk County Registry of Deeds on Oct. 18, 1949 in Book 6554 Page 405.

For title reference to what was originally known as the Revere Federal Savings and Loan Association, see the deed recorded on June 30, 1955 in Book 7069 Page 207.

Parcel 3 (recorded land)

The land shown as Lot Dl on a plan entitled "Subdivision of Land in Revere, Mass." and dated Oct. 10, 1949, by David Calichman, Registered Land Surveyor, recorded in the Suffolk County Registry of Deeds on Oct. 18, 1949 in Book 6554 Page 405 bounded and described as follows:

NORTHEASTERLY	by Foster Street, fifty-nine (59) feet;
SOUTHEASTERLY	by Lot 25A, as shown on said plan, sixty-eight (68) feet;
SOUTHWESTERLY	by land of the City of Revere, fifty-nine (59) feet;
NORTHWESTERLY	by Lot C, as shown on said plan, sixty-eight (68) feet.

Containing 4012 square feet of land according to said plan.

Said lot is subject to an easement for drainage purposes to the City of Revere, being seven (7) feet wide along the southeasterly boundary of said premises as shown on said plan. Said easement was recorded on Sept. 15, 1949 in Book 6547 Page 174.

For title reference to what was originally known as the Revere Federal Savings and Loan Association, see the deed recorded on September 11, 1998 in Book 22892 Page 292.

Parcel 4 (recorded land)

The land shown as Lot C on a plan entitled "Plan of Land in Revere, Mass." and dated Sept. 24, 1945, by Calichman & Gallagher, Engineers, recorded in the Suffolk County Registry of Deeds on Oct. 6, 1945 in Book 6179 Page 216 bounded and described as follows:

NORTHEASTERLY	by Foster Street, sixty-three (63) feet;
SOUTHEASTERLY	by Lot D, sixty-eight (68) feet;
SOUTHWESTERLY	by land of owners unknown, sixty-three (63) feet;
NORTHWESTERLY	by Lot 22, sixty-eight (68) feet.

Containing 4284 square feet of land according to said plan.

For title reference to what was originally known as the Revere federal Savings and Loan Association, see the deed recorded on Jun. 30, 1997 in Book 21520 Page 312.

Parcel 5 (recorded land)

The land shown as Lot A2 on a plan entitled "Plan of Land in Revere" dated Sept. 24, 1998, by Albert A. Romano, Surveyor, recorded in the Suffolk County Registry of Deeds on Dec. 11, 1998 in Book 23213 Page 320 bounded and described as follows:

SOUTHEASTERLY	by Broadway, four and 49/100 (4.49) feet;
NORTHEASTERLY	by land of Revere Federal Savings Bank, one hundred eighty-seven and 64/100 (187.64) feet;
NORTHWESTERLY	by land belonging to the City of Revere, ten (10) feet;
SOUTHWESTERLY	by the remainder of Lot A, eighty-seven (87) feet;
SOUTHEASTERLY	by the remainder of Lot A, six (6) feet
SOUTHWESTERLY	by the remainder of Lot A, one hundred-two and 67/100 (102.67) feet.

Containing 1276 square feet of land according to said plan.

For title reference to what was originally known as the Revere Federal Savings and Loan Association, see the deed recorded on Dec. 11, 1998 in Book 23213 Page 320. Also see the release deeds to the Revere Federal Savings Bank recorded on Feb. 12, 2002 in Book 27984 Pages 81and 84.

Parcel 6 (registered land)

The land shown as Lot B on a plan drawn by Everett M. Brooks, Civil Engineer, dated May 25, 1946, as modified and approved by the Court, filed in the Land Registration Office as

Plan No. 19893-A, a copy of a portion of which is filed with Certificate of Title No. 48159, bounded and described as follows;

NORTHEASTERLY	by the southwesterly line of Foster Street, sixty (60) feet;
SOUTHEASTERLY	thirty-two and 66/100 (32.66) feet;
SOUTHWESTERLY	by land now or formerly of the Socony-Vacuum Oil Co., Inc., sixty (60) feet;
NORTHWESTERLY	by land now or formerly of John Stratos et al, thirty-two and 66/100 (32.66) feet.

Containing 1959.6 square feet of land, more or less.

For title reference see Certificate of Title No. 59417, dated June 30, 1955 standing in the name of the Revere Federal Savings and Loan Association.

Property Address: 348 Broadway in Revere

A certain parcel of land situated in said Revere, Suffolk County, Massachusetts and being numbered 348 Broadway in the present numbering of said Broadway and being shown on a plan entitled, "Plan of Land in Revere, Mass." drawn by Whitman & Howard, C. F., dated September 1929 (upon which there is a note relating to fences and certain dates) and duly recorded with Suffolk District Registry of Deeds and bounded and described as follows:

Beginning at a point on the Northwesterly side of said Broadway at land now or formerly of Robert T. Burnett and running Northwesterly by Broadway, forty-eight and 07/100 (48.07) feet to land now or formerly of Vincent Tranfuglia et al; thence turning and running Northwesterly by said land now or formerly of Vincent Tranfuglia et al and now or formerly of Proctor by a broken line, and one hundred fifty and 10/100 (153.10) feet to other land now or formerly of said Proctor as shown on said plan; thence turning and running Southwesterly by other land new or formerly of Proctor, thirty-two and 65/100 (32.65) feet to the most Northeasterly corner of land now or formerly of said Robert T. Burnett; thence turning and running Southeasterly by land of said Burnett, one hundred fifty-eight and 13/100 (158.13) feet to Broadway and point of beginning.

Containing 5890 square feet of land, more or less, and all according to said plan.

For title reference see the Deed dated April 3, 2000 and recorded with the Suffolk County Registry of Deeds at Book ~~24834~~ 24828, Page 299.

1916708.1

EXHIBIT E

Brian McGrail

From:	Karen Tran <karentran@eepboston.com>
Sent:	Tuesday, June 23, 2026 4:31 PM
To:	Brian McGrail
Cc:	Peter Blaisdell; David Barsky; Jamie Russo
Subject:	Fwd: Application Review Comments

Begin forwarded message:

From: fstringi@revere.org
Date: June 23, 2026 at 4:18:39 PM EDT
To: karentran@eepboston.com, amelnik@revere.org, fstringi@revere.org, jrusso@eepboston.com, lcavagnaro@revere.org
Subject: Application Review Comments
Reply-To: fstringi@revere.org

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From:	Frank Stringi
Date:	June 23, 2026
Application #:	SPR26-000121
Address:	310 BROADWAY AND 40 FOSTER STREET
Description:	85 Residential Units
Review Status:	Denied

Thank you for your recent permit application for 85 Residential Units to be constructed on a combined parcel encompassing 310 Broadway and 40 Foster St.. I have completed my initial review and my comments are listed below, you can view marked up plans on our CLICK HERE TO VIEW YOUR APPLICATION. Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons: 1) In accordance with Section 17.16.040, residential apartment use within the Central Business (CB) District may only be allowed by special permit of the City Council; 2) In accordance with Section 17.40.030 (B), the alteration and extension of a nonconforming structure for a substantially different purpose and substantially greater extent may only be allowed by special permit of the City Council for the increase in the following dimensional nonconformities: Noncompliance with Section 17.24.010 (footnote q) with respect to the requirement that all residential uses within the CB District shall have a minimum front yard setback of 20 feet, rear yard setback of 20 feet, and side yard setback of 15 feet; 3) Noncompliance with Section 17.24.010 with respect to maximum FAR requirement of 1.5 in the CB District; 4) Noncompliance with Section 17.28.020 with respect to minimum parking requirement of 2 spaces/unit for residential apartment use.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.
Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.

??

Board of Assessors

281 Broadway Revere, MA, 02151

Request for Abutters List

Date Time

06/22/26

Property Location

Street Address

310 Broadway AND 40 Foster Street--Need a combined list for these two properties

Address Line 2

City	State
Revere	MA
Zip Code	Country
02151	USA

Map	Block	Parcel
21	358	23A and 22

Property Owner

M&R United Realty Trust AND 40 Foster Street, LLC

Is request for special permit or variance?

Yes No

If yes than 300 FT is required distance. If no, please indicate requested distance below.

Requested Distance in feet

Fee

$80.00

Please make checks payable to City of Revere

Requester information

Name

Brian D. McGrail

Address

Street Address

607 North Avenue

Address Line 2

21	358	22			1 of 1	RESIDENTIAL	Revere
Map	Block	Lot	Lot2	Lot3	CARD		

	Total Card /	Total Parc
APPRAISED:	473,200/	47 0
USE VALUE:	473,200/	473,200
ASSESSED:	473,200/	473,200

105

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		FOSTER ST, REVERE

OWNERSHIP

Unit #:

Owner 1:	40 FOSTER STREET, LLC
Owner 2:	
Owner 3:	
Street 1:	43 FOSTER ST
Street 2:	
Twn/City:	REVERE
St/Prov:	MA Cntry: Own Occ:
Postal:	02151 Type:

PREVIOUS OWNER

Owner 1:	OCONNELL - SYLVIA LIFE ESTATE
Owner 2:	FINNEGAN - PHYLLIS D REMAINDERMAN
Street 1:	40 FOSTER ST
Twn/City:	REVERE
St/Prov:	MA Cntry
Postal:	02151

NARRATIVE DESCRIPTION

This parcel contains .088 Acres of land mainly classified as ONE FAM with a OLD STYLE Building built about 1850, having primarily VINYL Exterior and 938 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.088	199,400		273,800	473,200
Total Card	0.088	199,400		273,800	473,200
Total Parcel	0.088	199,400		273,800	473,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.48 | /Parcel: 504.48

Legal Description
LOT 22

Entered Lot Size	
Total Land	3854
Land Unit Type	SF

User Acct
21/358/22/
GIS Ref
GIS Ref
Insp Date
06/06/22

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 21-358-22 !8845!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	101	FV	199,400	0	.088	273,800	473,200	473,200	Year End Roll	1/6/2026
2026	101	NC	199,400	0	.088	273,800	473,200	473,200	Year End Roll	10/30/2025
2025	101	FV	197,600	0	.088	261,100	458,700	458,700	Year End Roll	12/18/2024
2025	101	NC	197,600	0	.088	261,100	458,700	458,700	Year End Roll	11/1/2024
2024	101	FV	193,100	0	.088	237,400	430,500	430,500	Year End Roll	12/26/2023
2024	101	NC	193,100	0	.088	237,400	430,500	430,500	Year End Roll	11/20/2023
2023	101	FV	188,500	0	.088	207,300	395,800		Year end	1/6/2023
2023	101	NC	188,500	0	.088	207,300	395,800		Year End Roll	10/21/2022

PRINT	
Date	Time
06/22/26	10:28:59

LAST REV	
Date	Time
09/26/22	10:48:05
mmcgrath	
8845	

USER DEFINED

Prior Id # 1:	RB
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	21
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONNELL ,SYLV	61721-237		9/10/2019		310,000	No	No		
OCONNELL	52269-120		10/21/2013	CONVENIENCE	1	No	No		
UNKNOWN	1/1		7/8/1981			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2021	B21001430	ROOF	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2022	PERMIT	336	MATT MCGRATH
12/27/2019	FIELD REVIEW	336	MATT MCGRATH
10/20/2017	INFO AT DOOR	372	Patrick W
7/31/2006	MEAS & INSP	347	Tony D

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		3854		Sq Feet	SITE	1.0	0	8.65	8.21	4	1.00								273,757		0				273,800	

Total AC/HA:	0.08848	Total SF/SM:	3854	Parcel LUC:	101	ONE FAM	Prime NB.Desc	4	Total:	273,757	Spl Credit		Total:	273,800

EXTERIOR INFORMATION

Type:	15 - OLD STYLE		
Sty Ht:	1H - 1.5 STORIES		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	4 - VINYL		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	25.	%
Functional:			%
Economic:	L - LOCATN	5.0	%
Special:			%
Override:			%
Total:		29.32	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.33000004
Const Adj.:	0.97000408
Adj $ / SQ:	219.318
Other Features:	67650
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282056
Depreciation:	82699
Depreciated Total:	199357

COMMENTS

ECO=SCHOOL ON 3 SIDES IA. INFO UPDATED FROM MLS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5	BRs: 2	Baths: 1	HB 1								

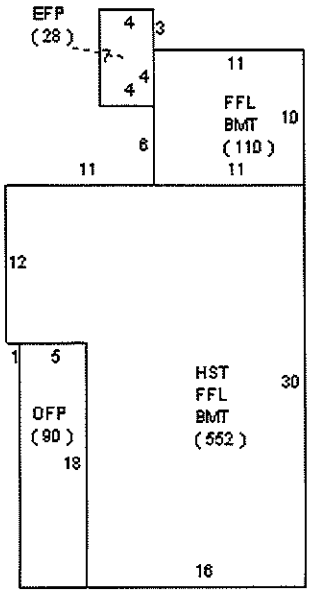
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	662	54.830	36,297
FFL	FIRST FLOOR	662	219.320	145,188
HST	HALF STORY	276	219.320	60,532
OFP	OPEN FRM PRC	90	23.500	2,115
EFP	ENCL PRCH	28	57.600	1,613

Net Sketched Area:	1,718			Total:	245,745
Size Ad	938	Gross Area	1994	FinArea	938

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

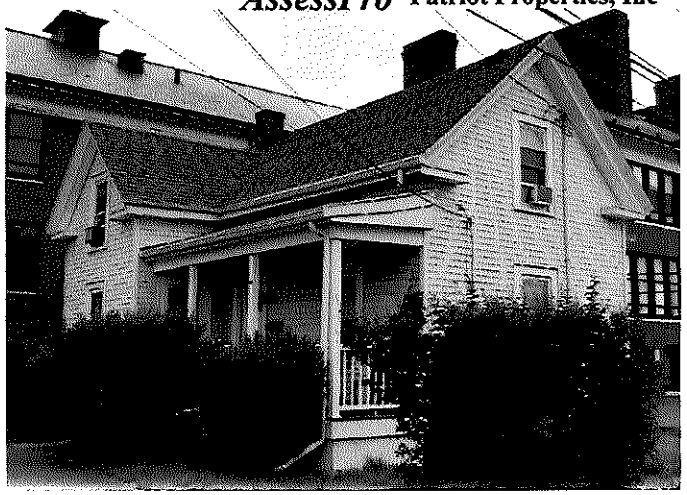
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	197.39
Special Features:	0	Val/Su Net:	116.07
Final Total:	199400	Val/Su SzAd	212.58

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 21-358-22

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:	Total Special Featues:		Total:

Map	Block	Lot	Lot2	Lot3	CARD		
21	358	23A			1 of 1	COMMERCIAL	Revere

	Total Card	Total Parcel
APPRAISED:	2,625,900/	2,62)0
USE VALUE:	2,625,900/	2,62)0
ASSESSED:	2,625,900/	2,625,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
310		BROADWAY, REVERE

OWNERSHIP

Unit #:

Owner 1:	M & R UNITED REALTY TRUST
Owner 2:	RIZZO PAUL D TRUSTEE
Owner 3:	RIZZO JOYCE A TRUSTEE
Street 1:	19 FELLSMERE AVE
Street 2:	
Twn/City:	WAKEFIELD
St/Prov:	MA Cntry Own Occ:
Postal:	01880 Type:

PREVIOUS OWNER

Owner 1:	DANVERSBANK -
Owner 2:	C/O PEOPLE'S UNITED BANK -
Street 1:	P O BOX 820
Twn/City:	BURLINGTON
St/Prov:	VT Cntry
Postal:	05402-0820

NARRATIVE DESCRIPTION

This parcel contains .656 Acres of land mainly classified as OFFICE with a OFFICE Building built about 1977, having primarily BRICK Exterior and 15918 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 9 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	0.656	1,758,200	24,200	843,500	2,625,900
Total Card	0.656	1,758,200	24,200	843,500	2,625,900
Total Parcel	0.656	1,758,200	24,200	843,500	2,625,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 164.96 | /Parcel: 164.96

Legal Description: LOTS B C D1 25A 26 & A2 # 28-30 FOSTER & 34 FOSTER SEE NEXT PAGE

Entered Lot Size — Total Land: 28587 — Land Unit Type: SF

User Acct: 21/358/23A/

GIS Ref

GIS Ref

Insp Date: 09/07/23

Patriot Properties Inc.

Parcel ID: 21-358-23A

!8846!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	340	FV	1,758,200	24200	.656	843,500	2,625,900	2,625,900	Year End Roll	1/6/2026
2026	340	NC	1,758,200	24200	.656	843,500	2,625,900	2,625,900	Year End Roll	10/30/2025
2025	340	FV	1,733,200	24200	.656	818,700	2,576,100	2,576,100	Year End Roll	12/18/2024
2025	340	NC	1,733,200	24200	.656	818,700	2,576,100	2,576,100	Year End Roll	11/1/2024
2024	340	FV	1,658,400	22800	.656	744,300	2,425,500	2,425,500	Year End Roll	12/26/2023
2024	340	NC	1,658,400	22800	.656	744,300	2,425,500	2,425,500	Year End Roll	11/20/2023
2023	340	FV	1,558,700	22800	.656	645,000	2,226,500		Year end	1/6/2023
2023	340	NC	1,558,700	22800	.656	645,000	2,226,500		Year End Roll	10/21/2022

PRINT

Date	Time
06/22/26	10:28:39

LAST REV

Date	Time
09/13/23	16:31:39

apro

PAT ACCT. 8846

USER DEFINED

Prior Id # 1:	CB
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	21
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANVERSBANK ,	55684-340		2/4/2016	MULTIPLE PAR	1,700,000	No	No		
REV FED SAV & L			12/19/1998		15,000	Yes	No		
REV FED SAV & L	22892/292		9/11/1998		230,000	No	No		
REVERE FED SAVI	21520/312		6/30/1997		105,000	No	No		
UNKNOWN	8644/730		1/1/1900			No	No		
REV FED SAV & L	23213/320		1/1/1900		15,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2022	B22000617	SIGN	18,000	C				NEW WALL SIGN
10/26/2021	B21001396	SIGN	6,000	C				
4/23/2021	B21000278	Commerci	152,000	C				TENANT FIT UP INCL
3/27/2019	B19000272	ROOF	1,500	C				NEW RUBBER ROOF
2/11/2016	14715	BATHROOM	154,000	C				2 NEW BATHROOMS &
8/14/2015	14013	INTER RE	28,300	C				REMOV DAMAGED ELFS
6/28/2011	8981	SIGN	18,000	C				ALUM/PLASTIC/STEEL
2/15/2011	8629	Demolish	71,000	C				REMOVE 2ND FLR CEI
1/10/2011	8590	Commerci	44,000	C				UPGRADE TO AAB/TWO
3/16/2010	7558	Commerci	6,000	C				FILL INEXISTING SK

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2023	PERMIT	336	MATT MCGRATH
6/8/2022	PERMIT	336	MATT MCGRATH
8/24/2021	PERMIT	336	MATT MCGRATH
7/24/2019	PERMIT	336	MATT MCGRATH
2/23/2015	MEAS & INSP	372	Patrick W
7/10/2012	PERMIT	TO	Town
7/18/2011	INSPECTED	TO	Town
8/12/2010	PERMIT	TO	Town
3/30/2007	MEAS & INSP	201	SCOTT MC

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	OFFICE		28587		Sq Feet	SITE	1.0	0	25.5	1.16	CA									843,511	0					843,500	COMB.21-358-23-24&

Total AC/HA: 0.65627 | Total SF/SM: 28587 | Parcel LUC: 340 OFFICE | Prime NB Desc COMM AVG | Total: 843,511 | Spl Credit | Total: 843,500

EXTERIOR INFORMATION

Type:	71 - OFFICE		
Sty Ht:	3 - 3 STORIES		
(Liv) Units:	5	Total:	5
Foundation:	6 - SLAB		
Frame:	2 - STEEL		
Prime Wall:	7 - BRICK		
Sec Wall:	6 - STUCCO	10	%
Roof Struct:	4 - FLAT		
Roof Cover:	11 - MEMBRANE		
Color:	TAN		
View / Desir:			

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	9	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	9	Rating:	GOOD

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

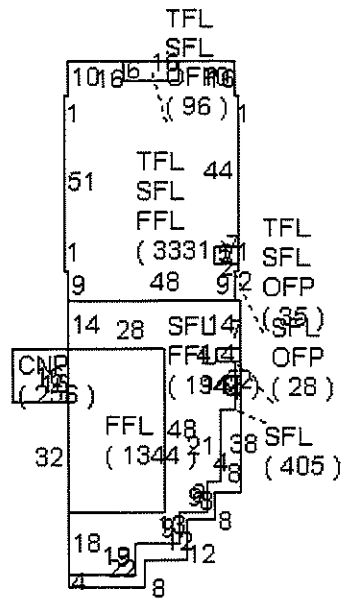
COMBINATION OF 21-35 8-023,024, & 025A.1276 SQ . FT.LOT 2A SUB DIVISION PLANDATED 9-24-1998.. FFL - RIZZO INSURANCE & PEOPLES UNITED. SFL - CHURCH AND LAW OFFICE. TFL - TUFTS MEDICAL CENTER.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:					HB	9	

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1977	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	6 - CERAMIC T	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	4 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	126.00
Size Adj.:	0.82852745
Const Adj.:	1.04980493
Adj $ / SQ:	109.594
Other Features:	83839
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2596890
Depreciation:	908911
Depreciated Total:	1687978

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.76
Special Features:	70200	Val/Su Net:	107.65
Final Total:	1758200	Val/Su SzAd	110.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	6,618	120.550	797,821
SFL	SECOND FLOOR	5,838	109.590	639,809
TFL	THIRD FLOOR	3,462	109.590	379,414
CNP	CANOPY	256	189.920	48,620
OFP	OPEN FRM PRC	159	19.160	3,047

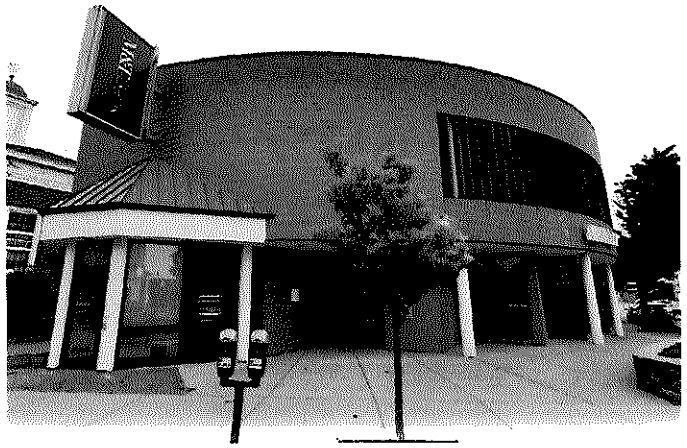
Net Sketched Area:	16,333			Total:	1,868,711
Size Ad	15918	Gross Area	16333	FinArea	15918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	BNK	50	A	

IMAGE

AssessPro **Patriot Properties, Inc**



MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

PARCEL ID

21-358-23A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
60	A-T-M	M	S	2 1		A	AV	1988	18,750.00	T	70	340			11,300			11,300
03	NITE DEP	M	S	1 1		A	AV	1988	15,000.00	T	25	340			11,300			11,300
61	ELEV-PAS	M	S	1 3		A	AV	1988	10,000.00	B	35	340			19,500			19,500
89	FENCE-8	D	Y	1 100		A	AV	2001	6.21	T	50	340			300			300
63	VAULT	M	S	1 120		A	AV	1988	287.50	T	70	340			10,400			10,400
67	KIOSK	D	Y	1 32		A	AV	2001	306.25	T	15	340			8,300			8,300
57	DRIVE-UP	M	S	1 1		A	AV	1988	7,500.00	B	35	340			4,900			4,900
85	PAVING	D	Y	1 12000		A	AV	2001	2.16	T	50	340			12,900			12,900
58	D-UP,PNU	D	S	1 1		A	AV	2001	15,000.00	T	15	340			12,800			12,800
77	LITE-SIN	D	Y	2 1		A	AV	2001	450.00	T	50	340			500			500
83	SIGN	D	Y	1 22		A	AV	2021	62.21	T	15	340			1,200			1,200
83	SIGN	D	Y	1 18		A	AV	2021	66.30	T	15	340			1,000			1,000

More:	N	Total Yard Items:	24,200	Total Special Featues:	70,200	Total:	94,400

281 BROADWAY 15-255A-1
LUC: 931
CITY OF REVERE
CITY HALL
281 BROADWAY
REVERE, MA 02151

28 PLEASANT ST 15-257-11
LUC: 105
TRAINOR FAMLY IRREVOCABLE TRUS
TRAINOR MATTHEW TRUSTEE
34 MYSTIC ST
#2
BOSTON, MA 02129

20 PLEASANT ST 15-257-12
LUC: 101
TRAN THU NGA
20 PLEASANT ST
REVERE, MA 02151

16 PLEASANT ST 15-257-13
LUC: 031
DAMICO LIMITED PARTNERSHIP
473 BROADWAY
CHELSEA, MA 02150

10 PLEASANT ST 15-257-14
LUC: 340
PLEASANT REVERE REALTY, LCC
10 PLEASANT ST
REVERE, MA 02151

311 BROADWAY 15-257-15
LUC: 013
REVERE INVESTMENTS LLC
POST OFFICE BOX 365
REVERE, MA 02151

321 BROADWAY 15-257-16A
LUC: 356
BROADWAY & WINTHROP REALTY LLC
BRUSSARD C/O THOMAS W
28 ARMOR LN
N EASTON, MA 02356

319 BROADWAY 15-257-16B
LUC: 340
319 BROADWAY REALTY TRUST
GRAFF JEFFREY S
319 BROADWAY
Revere, MA 02151

325 BROADWAY 15-257-17
LUC: 340
BOR ASSOCIATES NOMINEE TRUST
DRAGO MARK E
325 BROADWAY
REVERE, MA 02151

327 BROADWAY 15-257-18
LUC: 325
BROADWAY & WINTHROP REALTY LLC
BRUSSARD C/O THOMAS W
28 ARMOR LN
N EASTON, MA 02356

331 BROADWAY 15-257-19
LUC: 325
DAR REALTY TRUST
DIBARTOLOMEO DARREN
20 LAKEVIEW DR
LYNNFIELD, MA 01940

333 BROADWAY 15-257-20
LUC: 325
333 BROADWAY REALTY TRUST
MASIELLO WILLIAM ANTHONY
78 FOREST ST
SAUGUS, MA 01906

335 BROADWAY 15-257-21
LUC: 031
SHRESTHA INVESTMENT LLC
3 WATERWHEEL LANE
SAUGUS, MA 01905

343 BROADWAY 15-257-22
LUC: 325
EFTERPI MALLIOS REALTY TRUST
MALLIOS C/O EFTERPI
12 MCCALL RD
WINCHESTER, MA 01890

345 BROADWAY 15-257-23
LUC: 013
LUMAJ ALBINA
LUMAJ ARDJAN
53 ATWOOD ST
REVERE, MA 02151

6 RESERVOIR AVE 21-351-87
LUC: 031
CHIUCCARIELLO FAMILY REVOCABL
CHIUCCARIELLO MARIO TRUSTEE
2 RED COACH LN
WINCHESTER, MA 01890

10 YEAMANS ST 21-356-1B
LUC: 013
BROADWAY REVERE LLC
C/P NEW BOSTON MANAGEMENT LLC
111 EVERETT AVE
2ND FLR
CHELSEA, MA 02150

12 VANE ST 21-356-60
LUC: 101
LANDAVERDE WILLIAM A
LEMUS ANA L
12 VANE ST
REVERE, MA 02151

6 VANE ST 21-356-61
LUC: 101
LINDQUIST ROSEMARIE
805 W CAVE CT
HERNANDO, FL 34442

2 VANE ST 21-356-62
LUC: 104
VIVAR BAMNER LOPEZ
2 VANE ST
REVERE, MA 02151

30 YEAMANS ST 21-356-63
LUC: 111
SMITH STEVEN
53 CLARENCE ST
EVERETT, MA 02149

26 YEAMANS ST 21-356-64
LUC: 111
SMITH STEVEN
53 CLARENCE ST
EVERETT, MA 02149

24 YEAMANS ST 21-356-65
LUC: 105
VAN VALKENBERG NANCY
24 YEAMANS ST
REVERE, MA 02151

20 YEAMANS ST 21-356-66
LUC: 104
20 YEAMANS STREET REALTY TRUST
RODRIGUEZ CARLOS I TRUSTEE
91 RANDALL RD
Revere, MA 02151

14 YEAMANS ST 21-356-67
LUC: 013
YEAMANS STREET INVESTMENT LLC
C/O NEW BOSTON COMPANIES
111 EVERETT AVE
2ND FLR
CHELSEA, MA 02150

330 BROADWAY 21-357-1
LUC: 341
S-BNK REVERE, LLC
C/O CARDINAL CAPITAL PARTNERS
8411 PRESTON RD
SUITE 850
DALLAS, TX 75225

FOSTER ST 21-357-10
LUC: 132
MORRISSEY ROBERT
42 PARK AVE
REVERE, MA 02151

42 PARK AVE 21-357-13
LUC: 101
MORRISSEY ROBERT
42 PARK AVE
REVERE, MA 02151

40 PARK AVE 21-357-14A
LUC: 104
NEGRON FAMILY TRUST
NEGRON WILLIAM E TRUSTEE
40 PARK AVE
APT 2
REVERE, MA 02151

30 PARK AVE 21-357-16
LUC: 112
PARK AVE REAL ESTATE HOLDINGS XXX, LLC
P O BOX 112
READING, MA 01867

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE ASSESSOR'S OFFICE OF THE CITY OF REVERE
DATE: 6.22.26

PARK AVE 21-357-17
LUC: 337
BOCK RANDALL S
1660 SOLDIERS FIELD RD
#1021
BRIGHTON, MA 02135

BROADWAY 21-357-19
LUC: 337
348 BROADWAY REALTY TRUST
BOCK RANDALL S TRUSTEE
348 BROADWAY
REVERE, MA 02151

7 FOSTER ST 21-357-2
LUC: 340
7 FOSTER STREET REALTY TRUST
ARRIGO MICHAEL P TRUSTEE
27 LONG HILL
BOXFORD, MA 01921

334 BROADWAY 21-357-22
LUC: 325
LUMAJ ALBINA
LUMAJ ARDJAN
53 ATWOOD ST
Revere, MA 02151

9 FOSTER ST 21-357-3
LUC: 332
9 FOSTER STREET REALTY TRUST
MATTUCHIO CARMINE R TRUSTEE
43 FOSTER ST
REVERE, MA 02151

338- 340 BROADWAY 21-357-4A
LUC: 342
CINTOLO PROPERTIES INVESTMENT TRUST
CINTOLO DONNA TRUSTEE
333 PROSPECT AVE
REVERE, MA 02151

29 FOSTER ST 21-357-5
LUC: 313
43 FOSTER STREET LLC
43 FOSTER ST
REVERE, MA 02151

35 FOSTER ST 21-357-6
LUC: 313
43 FOSTER STREET LLC
43 FOSTER ST
REVERE, MA 02151

43 FOSTER ST 21-357-7
LUC: 313
43 FOSTER STREET LLC
43 FOSTER ST
REVERE, MA 02151

FOSTER ST 21-357-8
LUC: 337
43 FOSTER STREET LLC
43 FOSTER ST
REVERE, MA 02151

FOSTER ST 21-357-9
LUC: 106
LAROSE YOLANDA
LAROSE PAUL
54 PARK AVE
REVERE, MA 02151

300 BROADWAY 21-358-1
LUC: 343
CAPITOL MANAGEMENT LLC
DICESARE VINCENT A MANAGER
105 GREAT POND DR
BOXFORD, MA 01921

300 BROADWAY 21-358-1A
LUC: 343
UNIT #2 POST OFFICE PROFESSION
SIMEONE MARIANNE E TRUSTEE
105 GREAT POND DR
BOXFORD, MA 01921

300 BROADWAY 21-358-1B
LUC: 343
CAPITOL MANAGEMENT LLC
DICESARE VINCENT A MANAGER
1605 NORTH SHORE RD
REVERE, MA 02151

300 BROADWAY 21-358-1C
LUC: 343
SIMEONE MARIANNE E
105 GREAT POND DR
BOXFORD, MA 01921

300 BROADWAY 21-358-1D
LUC: 343
CAPITOL MANAGEMENT LLC
DICESARE VINCENT A MANAGER
1605 NORTH SHORE RD
Revere, MA 02151

YEAMANS ST 21-358-2
LUC: 930
CITY OF REVERE
C/O SUPT OF SCHOOLS
101 SCHOOL ST
REVERE, MA 02151

58 FOSTER ST 1 21-358-21A-1
LUC: 102
KFOSTER LLC
61 COLUMBUS RD
BOYLSTON, MA 01505

58 FOSTER ST 2 21-358-21A-2
LUC: 102
DIAS NAMIR VALERIO
60 FOSTER ST
REVERE, MA 02151

40 FOSTER ST 21-358-22
LUC: 101
40 FOSTER STREET, LLC
43 FOSTER ST
REVERE, MA 02151

310 BROADWAY 21-358-23A
LUC: 340
M & R UNITED REALTY TRUST
RIZZO PAUL D TRUSTEE
19 FELLSMERE AVE
WAKEFIELD, MA 01880

65 YEAMANS ST 21-358-3
LUC: 931
CITY OF REVERE
C/O SUPT OF SCHOOLS
101 SCHOOL ST
REVERE, MA 02151

75 YEAMANS ST 21-358-4
LUC: 105
VASQUEZ ABEL E
GUSMAN ANA M
75 YEAMANS ST
Revere, MA 02151

54 YEAMANS ST 21-359-1A
LUC: 101
ALARCO DANIEL LEMUS
686 WASHINGTON ST
Revere, MA 02151

11 VANE ST 21-359-1B
LUC: 105
GARZA ARTURO A
GUERRA DEGARZA NORA
11 VANE ST
REVERE, MA 02151

72 YEAMANS ST 21-359-52A
LUC: 101
UMANZOR ANDRES
72 YEAMANS ST
REVERE, MA 02151

68 YEAMANS ST 21-359-53
LUC: 101
MENDEZ WALTER NOE OVANDO
ESPINOZA JENNY C
68 YEAMANS ST
REVERE, MA 02151

62 YEAMANS ST 21-359-54
LUC: 101
MENDEZ WALTER NOE OVANDO
ESPINOZA JENNY C
68 YEAMANS ST
Revere, MA 02151

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE ASSESSOR'S OFFICE OF THE CITY OF REVERE

DATE: 6-22-26

CZ-26-02

City of Revere, MA
Public Hearing Notice

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, July 27, 2026, 2026 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, July 28, 2026 at 5:30PM in the City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO BODY ART ESTABLISHMENTS

Be it ordained by the City of Revere, MA as follows:

SECTION 1. Title 17, Chapter 17.16, Section 17.16.040 (D) in the Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by changing "no" to "sp" for body art establishments within the CB and HB Districts.

SECTION 2. Title 17, Chapter 17.16, Section 17.16.048 of the Revised Ordinances of the City of Revere is hereby amended by deleting the words in the title "Body art establishment in the TED district" and inserting in place thereof "Body art establishments."

SECTION 3. Title 17, Chapter 17.16, Section 17.16.048 (A) of the Revised Ordinances of the City of Revere is hereby repealed by deleting this section in its entirety.

SECTION 4. Title 17, Chapter 17.16, Section 17.16.048(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting the designation "B." from this section.

SECTION 5. Title 17, Chapter 17.16, Section 17.16.048 (B) of the Revised Ordinances of the City of Revere is hereby amended by inserting "CB, HB and" before the word TED.

SECTION 6. Title 17, Chapter 17.16, Section 17.16.048(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting "1." and inserting in place thereof "A."

SECTION 7. Title 17, Chapter 17.16, Section 17.16.048 (B)(1) of the Revised Ordinances of the City of Revere is hereby amended by inserting the word "and" before the word "houses" and deleting "residential uses and residential areas."

SECTION 8. Title 17, Chapter 17.16, Section 17.16.048(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting "2." and inserting in place thereof "B."

SECTION 9. Title 17, Chapter 17.16, Section 17.16.048(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting "3." and inserting in place thereof "C."

SECTION 10. Title 17, Chapter 17.16, Section 17.16.048 (B) of the Revised Ordinances of the City of Revere is hereby amended by adding the following new paragraph:

> "D. Body art establishments shall not be allowed in any residential or mixed-use residential buildings."

SECTION 11. Title 17, Chapter 17.16, Section 17.16.048(B) of the Revised Ordinances of the City of Revere is hereby amended by adding the following new paragraph:

> "E. No person shall practice body art or perform any body art procedure without obtaining a practitioner permit from the Board of Health in compliance with the Board of Health's body art regulations. No body art establishment shall be constructed, altered, operated and maintained without receiving an establishment permit from the Board of Health in compliance with the Board of Health's body art regulations."

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before July 22, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
07/01/2026
07/08/2026
Notices mailed 06/25/2026

CZ-26-03

City of Revere, MA
Public Hearing Notice

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, July 27, 2026, 2026 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, July 28, 2026 at 5:30PM in the City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO FOOD TRUCK REGULATIONS

Be it ordained by the City of Revere, MA as follows:

SECTION 1. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting "no" in the row "Food truck" under the column "PDD2" and inserting in place thereof the word "yes[29]".

SECTION 2. This act shall take effect upon its passage.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before July 22, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
07/15/2026
Ordinance Title Amended

CITY OF REVERE
Patrick M. Keefe Jr.
Mayor

July 8, 2026

The Honorable City Council
Revere City hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable Revere City Council,

I write in support of the attached Title 1 addition: section 1.10.030, AN ORDINANCE ESTABLISHING REGULATIONS FOR NAMING CITY PROPERTY IN THE CITY OF REVERE.

This section will further maintain consistency, historical accuracy, and meaningfulness in the process of naming and renaming city property. If you have any questions, please reach out to my office. Thank you for your consideration.

Regards,

Patrick M. Keefe Jr.

Office of the Mayor • 281 Broadway, Revere, Massachusetts 02151-5051
Tel. (781) 286-8111 • www.revere.org

AN ORDINANCE ESTABLISHING REGULATIONS FOR NAMING CITY PROPERTY IN THE CITY OF REVERE:

WHEREAS, it is the goal of the City to reserve naming or renaming public property for circumstances that will best serve the interests of the City and to ensure a worthy and enduring legacy for the City's public property.

WHEREAS, the naming of public property is a matter of significant public interest that deserves careful consideration.

WHEREAS, this ordinance is meant to establish a systematic, consistent, and transparent approach to naming the City's public property.

Be it ordained as follows:

SECTION 1. Title 1 of the Revised Ordinances of the City of Revere is hereby amended by inserting new section 1.10.030:

§ 1.10.030 Naming public property.

A. City-owned property may only be named or renamed via a motion introduced by the City Council or a communication from the Mayor. All names require approval from the City Council and Mayor.
B. For purposes of this section, property shall mean any building, structure, open space, square, or park that is owned, leased, or operated by the City of Revere. Per Massachusetts General Law c. 43, § 33, this section shall not apply to public school buildings, parts of public school buildings, or areas located on public school grounds.
C. When City-owned property is newly acquired, renovated, or constructed, the following guidelines shall be followed for the purpose of dedicating a name to the property:
    1. If property is proposed to be named after an individual person: the person must have made a significant, positive contribution to the City of Revere; and, the person for whom property may be named shall have been deceased for at least ten (10) years so that their contribution to the City will have stood the test of time.
    2. If property is not proposed to be named for an individual person, it shall be named based on the property's relationship to any of the following: the neighborhood or geographic location of the property; the property's purpose; a natural or geological feature relevant to the property; or, a historical event or structure relevant to the property's location.

DRAFT

D. Portions of property, such as an interior room, entryway, or hall within a structure, may be named for an individual, alive or deceased, who has made a significant positive contribution to the City of Revere.

E. See § 12.04.020 of the Revere Revised Ordinances for the naming of public ways, and Chapter 12.22 of the Revere Revised Ordinances for the dedication of memorial poles.

SECTION 2. This ordinance shall take effect upon its passage.

DRAFT

City of Revere
Election Commission
281 Broadway
Revere, MA 02151-5051
781-286-8200 / 781-286-8206 fax

DANIELLE PIETRANTONIO MacDONALD
Election Commissioner
E-mail: dpietrantonio@revere.org

July 22, 2026

Ashley E. Melnik, City Clerk
City of Revere
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Submission of 2026 State Election Warrants for City Council Approval

Dear City Clerk Melnik,

Please find enclosed Election Warrants related to the upcoming 2026 State Elections. As part of the necessary procedures, these documents require formal action by the Revere City Council.

We ask that you please include this matter on the agenda for the upcoming regularly scheduled City Council meeting on Monday, July 27, 2026, for their review and action.

Thank you for your assistance. Please let me know if you or the City Council require any additional information prior to the meeting.

Sincerely,
Danielle Pietrantonio MacDonald
Election Commissioner

COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

ESTADO DE MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARIO DEL ESTADO

WARRANT FOR 2026 STATE PRIMARY

SS. SUFFOLK COUNTY
CONDADO DE SUFFOLK

To the City Clerk of the City of Revere
A la secretaria de la Ciudad de Revere

GREETINGS:
SALUDOS:
In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the CITY OF REVERE who are qualified to vote in a state primary election to vote at:

En nombre del Estado de Massachusetts, se requiere que usted notifique y avise a los habitantes de la CIUDAD DE REVERE que estén calificados para votar en una elección primaria estatal que lo hagan en:

WARD 1, PRECINCTS 1, 2	Beachmont Veterans Memorial School 15 Everard Street, Gymnasium, Bennington Street Entrance
WARD 1, PRECINCT 3	American Legion Post 61 249 Broadway
WARD 2, PRECINCT 1	Garfield Magnet School 176 Garfield Avenue, Gymnasium
WARD 2, PRECINCTS 2, 3, AND 3A	Carl Hyman Towers 50 Walnut Avenue
WARD 3, PRECINCTS 1, 2, AND 3	Revere High School 101 School Street, Gymnasium, Fieldhouse Entrance
WARD 4, PRECINCTS 1, 2, AND 3	Staff Sgt. James J. Hill Elementary School 51 Park Avenue, Parking Lot Entrance
WARD 5, PRECINCT 1	Point of Pines Yacht Club 28 Rice Avenue
WARD 5, PRECINCT 1A	Jack Satter House 420 Revere Beach Boulevard
WARD 5, PRECINCTS 2 AND 3	Paul Revere School 395 Revere Street, Gymnasium
WARD 6, PRECINCTS 1, 2, 3	West Revere Complex, A.C. Whelan School 107 Newhall Street, Gymnasium, Sargent Street Entrance

On **TUESDAY, THE FIRST DAY OF SEPTEMBER 2026,** from 7:00 A.M. to 8:00 P.M. for the following purpose:
To cast their votes in the State Primary Election for the candidates for the following offices:

El martes, 1 de septiembre de 2026, de 7:00 a.m. a 8:00 p.m. para el siguiente propósito:
Para emitir sus votos en la Elección Primaria Estatal de los candidatos de la siguiente oficina:

SENATOR IN CONGRESS SENADOR EN EL CONGRESO	FOR THIS COMMONWEALTH PARA ESTE ESTADO
GOVERNOR GOBERNADOR	FOR THIS COMMONWEALTH PARA ESTE ESTADO
LIEUTENANT GOVERNOR VICEGOBERNADOR	FOR THIS COMMONWEALTH PARA ESTE ESTADO
ATTORNEY GENERAL FISCAL GENERAL	FOR THIS COMMONWEALTH PARA ESTE ESTADO
SECRETARY OF STATE SECRETARIO DE ESTADO	FOR THIS COMMONWEALTH PARA ESTE ESTADO
TREASURER TESORERO	FOR THIS COMMONWEALTH PARA ESTE ESTADO
AUDITOR AUDITOR	FOR THIS COMMONWEALTH PARA ESTE ESTADO
REPRESENTATIVE IN CONGRESS REPRESENTANTE EN EL CONGRESO	FIFTH DISTRICT QUINTO DISTRITO
COUNCILLOR CONCEJAL	SIXTH DISTRICT SEXTO DISTRITO
SENATOR IN GENERAL COURT SENADOR DE LA LEGISLATURA ESTATAL	THIRD SUFFOLK DISTRICT DISTRITO TERCERA DE SUFFOLK
REPRESENTATIVE IN GENERAL COURT REPRESENTANTE DE LA LEGISLATURA ESTATAL	16th SUFFOLK DISTRICT DISTRITO DECIMOSEXTO DE SUFFOLK
REPRESENTATIVE IN GENERAL COURT REPRESENTANTE DE LA LEGISLATURA ESTATAL	19th SUFFOLK DISTRICT DISTRITO DECIMONOVENO DE SUFFOLK
DISTRICT ATTORNEY FISCAL DE DISTRITO	SUFFOLK DISTRICT DISTRITO DE SUFFOLK
REGISTER OF PROBATE REGISTRO DE SUCESIONES	SUFFOLK COUNTY CONDADO DE SUFFOLK

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.
No se incumpla este mandato y devuélvalo con sus respuestas en el momento y lugar indicados para votar.

Given under our hands this 27th day of July 2026.
Dado por nuestras manos este día 27 de julio de 2026.

ATTEST:
ATESTIGUA:

ASHLEY E. MELNIK
CITY CLERK
SECRETARÍA DE LA CIUDAD

COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

ESTADO DE MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARIO DEL ESTADO

WARRANT FOR 2026 STATE ELECTION

SS. SUFFOLK COUNTY
CONDADO DE SUFFOLK

To the City Clerk of the City of Revere
A la secretaria de la Ciudad de Revere

GREETINGS:
SALUDOS:
In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the CITY OF REVERE who are qualified to vote in a state election to vote at:

En nombre del Estado de Massachusetts, se requiere que usted notifique y avise a los habitantes de la CIUDAD DE REVERE que estén calificados para votar en una elección estatal que lo hagan en:

WARD 1, PRECINCTS 1, 2	Beachmont Veterans Memorial School 15 Everard Street, Gymnasium, Bennington Street Entrance
WARD 1, PRECINCT 3	American Legion Post 61 249 Broadway
WARD 2, PRECINCT 1	Garfield Magnet School 176 Garfield Avenue, Gymnasium
WARD 2, PRECINCTS 2, 3, AND 3A	Carl Hyman Towers 50 Walnut Avenue
WARD 3, PRECINCTS 1, 2, AND 3	Revere High School 101 School Street, Gymnasium, Fieldhouse Entrance
WARD 4, PRECINCTS 1, 2, AND 3	Staff Sgt. James J. Hill Elementary School 51 Park Avenue, Parking Lot Entrance
WARD 5, PRECINCT 1	Point of Pines Yacht Club 28 Rice Avenue
WARD 5, PRECINCT 1A	Jack Satter House 420 Revere Beach Boulevard
WARD 5, PRECINCT 2 AND 3	Paul Revere School 395 Revere Street, Gymnasium
WARD 6, PRECINCT 1, 2, 3	West Revere Complex, A.C. Whelan School 107 Newhall Street, Gymnasium, Sargent Street Entrance

On **TUESDAY, THE THIRD DAY OF NOVEMBER 2026,** from 7:00 A.M. to 8:00 P.M. for the following purpose:
To cast their votes in the State Election for the candidates for the following offices:

El martes, 3 de noviembre de 2026, de 7:00 a.m. a 8:00 p.m. para el siguiente propósito:
Para emitir sus votos en la Elección Estatal de los candidatos de la siguiente oficina:

SENATOR IN CONGRESS SENADOR EN EL CONGRESO	FOR THIS COMMONWEALTH PARA ESTE ESTADO
GOVERNOR & LIEUTENANT GOVERNOR GOBERNADOR Y VICEGOBERNADOR	FOR THIS COMMONWEALTH PARA ESTE ESTADO
ATTORNEY GENERAL FISCAL GENERAL	FOR THIS COMMONWEALTH PARA ESTE ESTADO
SECRETARY OF STATE SECRETARIO DE ESTADO	FOR THIS COMMONWEALTH PARA ESTE ESTADO
TREASURER TESORERO	FOR THIS COMMONWEALTH PARA ESTE ESTADO
AUDITOR AUDITOR	FOR THIS COMMONWEALTH PARA ESTE ESTADO
REPRESENTATIVE IN CONGRESS REPRESENTANTE EN EL CONGRESO	FIFTH DISTRICT QUINTO DISTRITO
COUNCILLOR CONCEJAL	SIXTH DISTRICT SEXTO DISTRITO
SENATOR IN GENERAL COURT SENADOR DE LA LEGISLATURA ESTATAL	THIRD SUFFOLK DISTRICT DISTRITO TERCERA DE SUFFOLK
REPRESENTATIVE IN GENERAL COURT REPRESENTANTE DE LA LEGISLATURA ESTATAL	16th SUFFOLK DISTRICT DISTRITO DECIMOSEXTO DE SUFFOLK
REPRESENTATIVE IN GENERAL COURT REPRESENTANTE DE LA LEGISLATURA ESTATAL	19th SUFFOLK DISTRICT DISTRITO DECIMONOVENO DE SUFFOLK
DISTRICT ATTORNEY FISCAL DE DISTRITO	SUFFOLK DISTRICT DISTRITO DE SUFFOLK
REGISTER OF PROBATE REGISTRO DE SUCESIONES	SUFFOLK COUNTY CONDADO DE SUFFOLK

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.
No se incumpla este mandato y devuélvalo con sus respuestas en el momento y lugar indicados para votar.

Given under our hands this 27th day of July 2026.
Dado por nuestras manos este día 27 de julio de 2026.

ATTEST:
ATESTIGUA:

ASHLEY E. MELNIK
CITY CLERK
SECRETARÍA DE LA CIUDAD