

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

**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 ☒ **Prospective Purchaser**
_____ Owner _____ Other (Describe)

2026 JUN 25 PM 4:10
CITY OF REVERE
RECORDS & CLERK

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@mcgrailaw.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**.

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

[Signature] 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-HWQS-URKE
Paul D. Rizzo, Trustee

X Joyce A. Rizzo dotloop verified
06/23/26 2:33 PM EDT
PAE-DXON-BLTH-V6ND
Joyce A. Rizzo, Trustee

**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

Suffolk Registry of Deeds

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.

Page 2

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: 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.

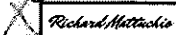
General Partner's Name
of Limited Partnership: _____

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:

 dotloop verified
06/23/26 2:48 PM EDT
LQA ZGUR EDOV-LNKH

Richard Mattuchio, Manager

40 Foster Street, LLC

 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

 dotloop verified
06/23/26 2:27 PM EDT
B5B3-F56 Q564-UDNS

Paul D. Rizzo, Trustee

 dotloop verified
06/23/26 2:33 PM EDT
XG3P-SLDR-LCGF-30RR

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.

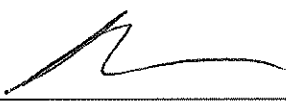
- b. The property is located in an area with convenient access to employment opportunities, retail services, public transportation, restaurants, and other community amenities, allowing residents to meet many of their daily needs without relying exclusively on private vehicles.
 - c. The site is well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

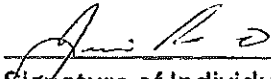
Date: 6/24/26

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

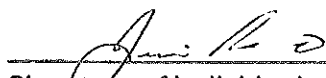
Eastern Equity Partners LLC

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

1. VERILION LIMITED HAS BEEN ADVISED BY ITS SUBSIDIARIES:
2. ALL TOP-LEVEL INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPENCER IN MAY & JUNE 2020.



**WILLIAMS
& SPARAGES**
PROPERTY, RESTAURANT, CATERING
1000 WEST FAIRMOUNT STREET
SUITE 101
BOSTON, MA 02119
PHONE (617) 511-8224
FAX (617) 511-1150

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

☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit

Owners:
310 BROADWAY
M&R UNITED REALTY TRUST
40 FOSTER STREET
40 FOSTER STREET, LLC
Applicant:
40 FOSTER STREET, LLC
43 Foster Street

DRAWING: EXIST

SHEET 1 OF 2

SHEET 1 OF 2

JUNE 22, 2026

SEAB

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

☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit

Owners:
310 BROADWAY
M&R UNITED REALTY TRUST
40 FOSTER STREET
40 FOSTER STREET, LLC
Applicant:
40 FOSTER STREET, LLC
43 Foster Street

DRAWING: EXIST

SHEET 1 OF 2

SHEET 1 OF 2

JUNE 22, 2026

SEAB

	PROVIDED
PROPOSED PAIRING SPACES	42
TOTAL	142

* - PROVIDED SPACES ARE 100% COMPLETED. SEE S.N.Y. RECORDS FOR THE REMAINING SPACES. ** - PROVIDED SPACES ARE 100% COMPLETED. SEE S.N.Y. RECORDS FOR THE REMAINING SPACES. FOR THE REMAINING SPACES.

[illegible]

- REQUIRES ZONING REGULATIONS

[illegible]

DRAWING: PROP

SHEET 2 OF 2

0' 10' 20'

SCALE: 1" = 20'

JUNE 22, 2026

SEAS



Drawn By: DJC
Reviewed By: PMB
Project Manager: PMB
Project Number: REVE-0138
Drawing File Folder: REVE63

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

Owners:
310 BROADWAY
MAR UNITED REALTY TRUST
40 FOSTER STREET
40 FOSTER STREET, LLC
Applicant:
40 FOSTER STREET, LLC
43 Foster Street
Revere, MA 02151

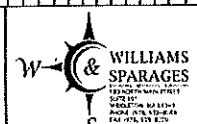
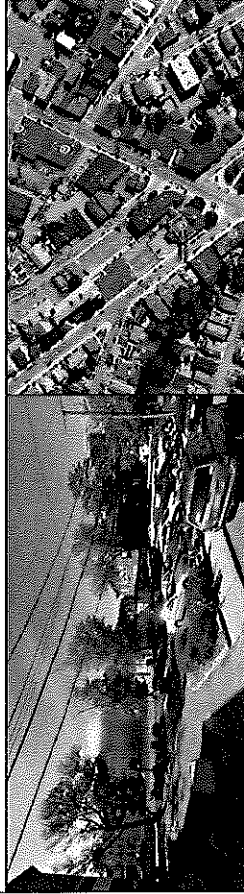
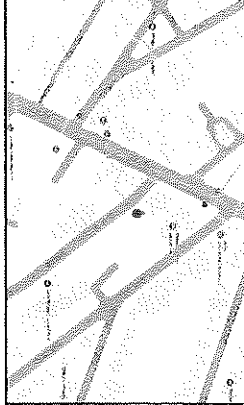


EXHIBIT B

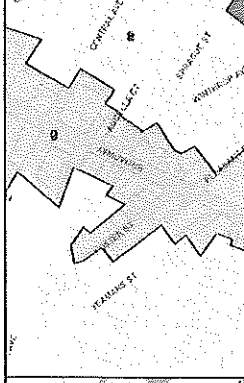
310 Broadway & 40 Foster St, Revere, MA 02151



APPENDIX



LOCUS MAP



ZONING

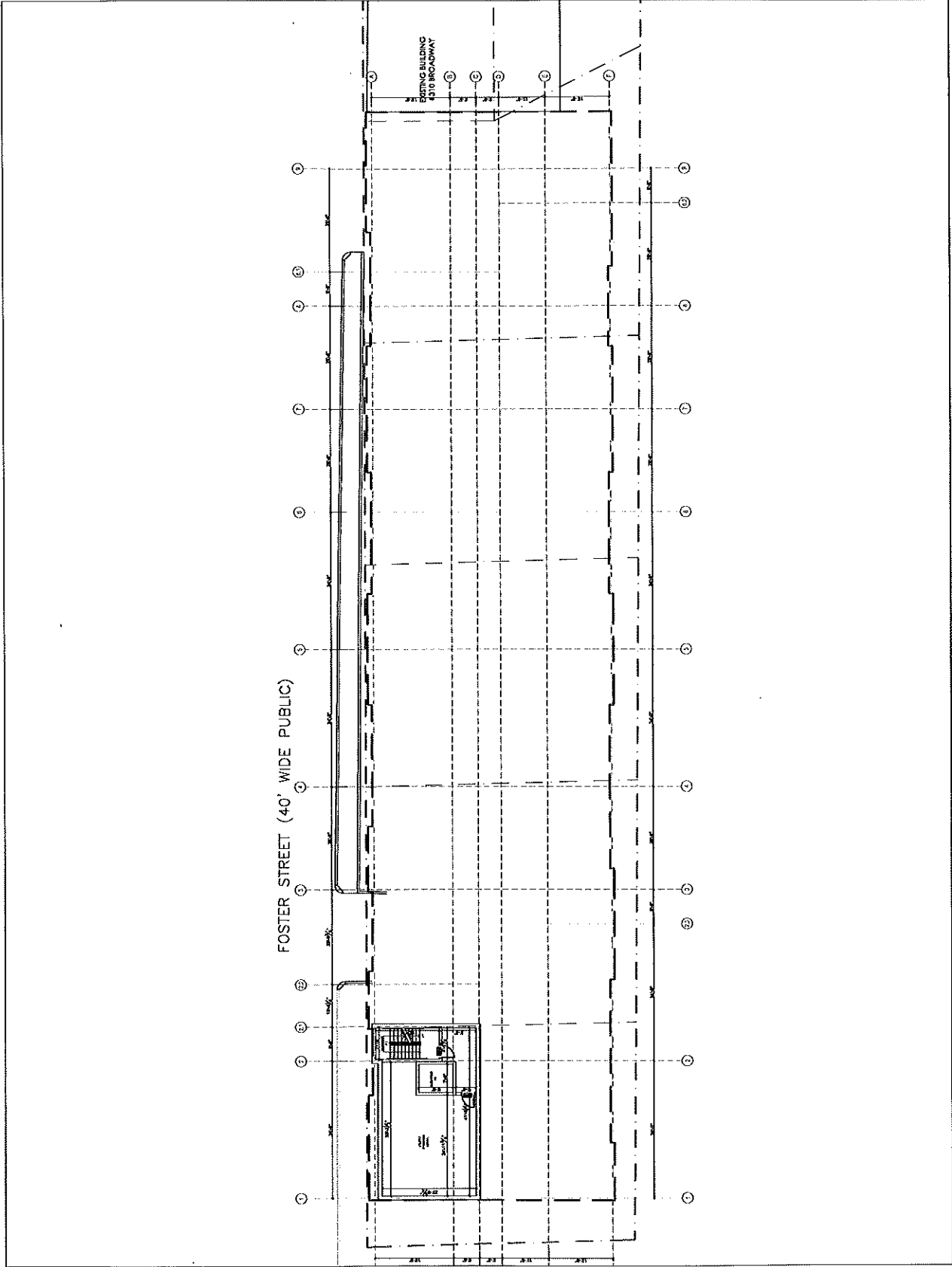
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TO AREA	31,576 SF	UNIT 201-401	2,882
TO AREA	27,835 SF	UNIT 202-602	2,882
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TO AREA	27,835 SF	UNIT 204-604	2,882
TO AREA	27,835 SF	UNIT 205-605	2,882
TO AREA	27,835 SF	UNIT 206-606	1,882
TO AREA	27,835 SF	UNIT 207-607	2,882
TO AREA	27,835 SF	UNIT 208-608	1,882
TO AREA	27,835 SF	UNIT 209-609	1,882
TO AREA	27,835 SF	UNIT 210-610	1,882
TO AREA	27,835 SF	UNIT 211-611	1,882
TO AREA	27,835 SF	UNIT 212-612	1,882
TO AREA	27,835 SF	UNIT 213-613	2,882
TO AREA	27,835 SF	UNIT 214-614	2,882
TO AREA	27,835 SF	UNIT 215-615	2,882
TO AREA	27,835 SF	UNIT 216-616	2,882
TO AREA	27,835 SF	UNIT 217-617	2,882
TO AREA	27,835 SF	17 UNITS PER LEVEL	
TO AREA	27,835 SF	68 UNITS TOTAL	
TO AREA	27,835 SF	17 UNITS PER LEVEL	
TO AREA	27,835 SF	17 UNITS PER LEVEL	
TO AREA	27,835 SF	50 + 282 UNITS	
TO AREA	27,835 SF	35 + 282 UNITS	
TO AREA	27,835 SF	65 UNITS TOTAL	

SHEET	SHEET TITLE	DATE
A-000	CIVIL/04-14-07	04-23-2020
ARCHITECTURAL		
A-001	GENERAL NOTES	04-23-2020
A-101	EXISTING SITE PLAN	04-23-2020
A-100	BASEMENT FLOOR	04-23-2020
A-101	1 ST LEVEL FLOOR PLAN	04-23-2020
A-102	2 ND THROUGH 6 TH LEVEL FLOOR PLAN	04-23-2020
A-103	ROOF LEVEL PLAN	04-23-2020
A-100	ELEVATIONS	04-23-2020
A-001	ARCHITECTURAL REVISIONS	04-23-2020

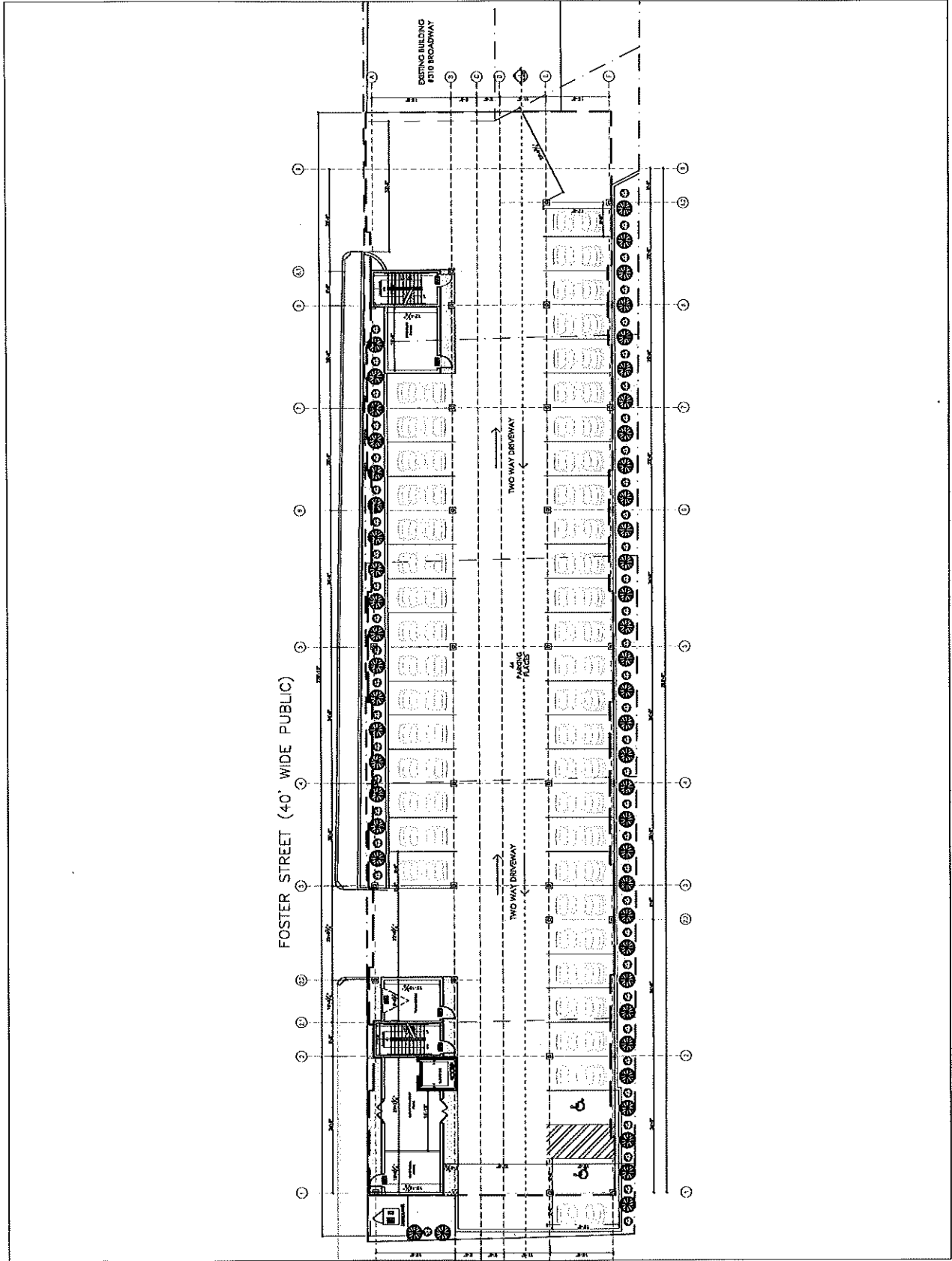
D3	08-23-2026	ISSUED FOR ZBA SUBMITTAL
D2	09-28-2026	ISSUED FOR SITE PLAN REVIEW
D1	04-17-2026	ISSUED FOR INFORMATION
DATE	PROJECT NO.	REVISION NO.
04-17-2026	00000000	00000000
ARCHITECT'S SEAL:		
COMMERCIAL RESIDENTIAL HOSPITALITY 342 NEWADA STREET, NORTON, MA 02550 Phone: 508-848-1100 Fax: 508-848-1101		
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
PROJECT NO.	00000000	MAY 2026
DRAWN BY	00000000	DRAWING NO.
VERIFIED BY	00000000	A.000



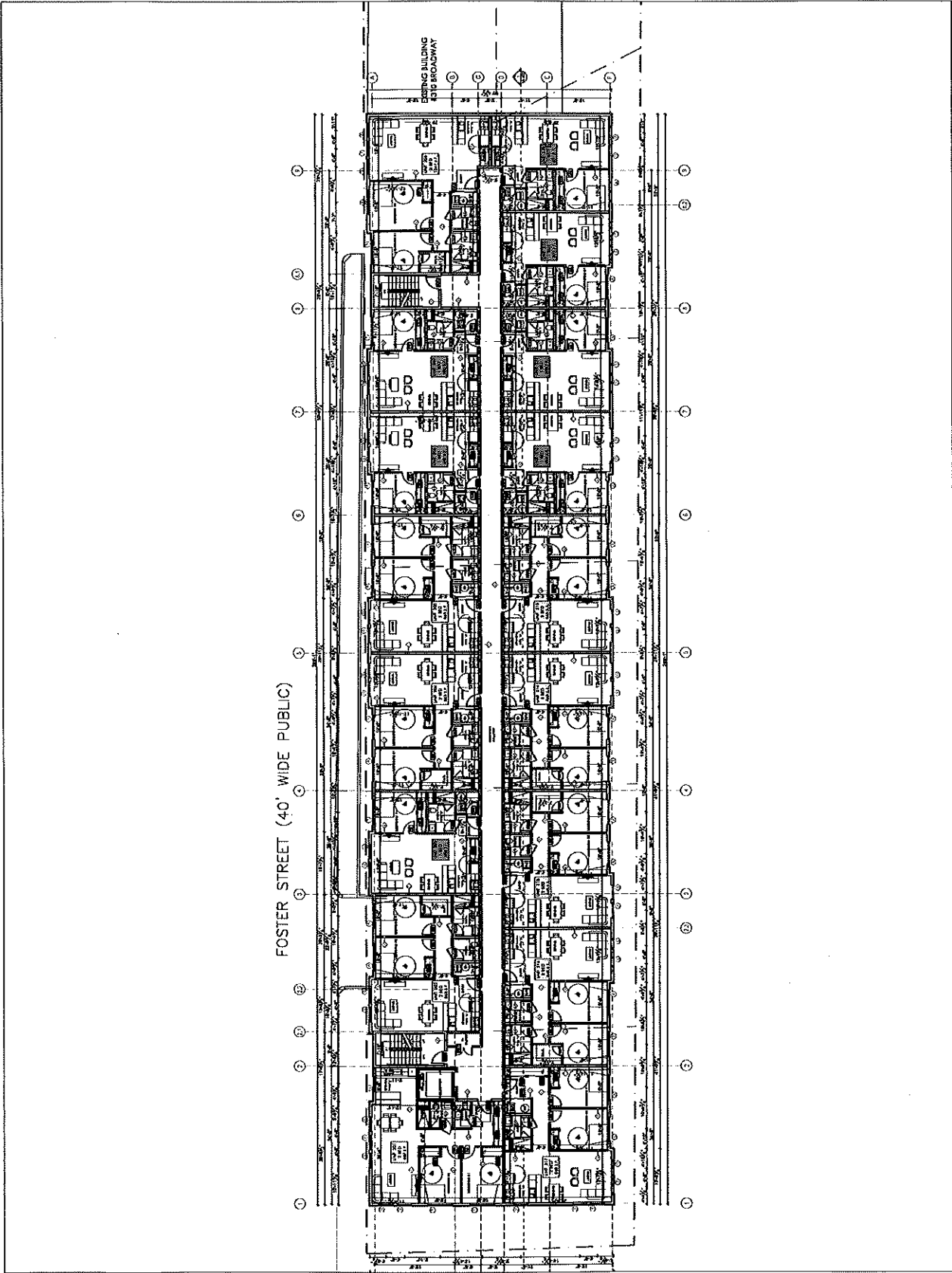
10/23/2026 ISSUED FOR 2DA SUBMITTAL	
02/05/2026 ISSUED FOR SITE PLAN REVIEW	
01/04/17/2026 ISSUED FOR INFORMATION	
ARCHITECT'S SEAL:	
	
COMMERCIAL RESIDENTIAL HOSPITALITY DAVID A. RIZZO STATE OF MASSACHUSETTS LICENSE NO. 10026 781.724.8892	
CLIENT INFORMATION M & R UNITED REALTY TRUST, RIZZO PAUL D TRUSTEE, RIZZO JOYCE A TRUSTEE & 40 FOSTER STREET, LLC	
PROJECT LOCATION 310 Broadway & 40 Foster St., Revere, MA 02151	
DRAWING TITLE EXISTING SITE PLAN	
SCALE 1/32"=1'-0"	DATE May 2026
PROJECT NO.	REVISION NO.
DRAWN BY	DRAWING NO.
VERIFIED BY	L1

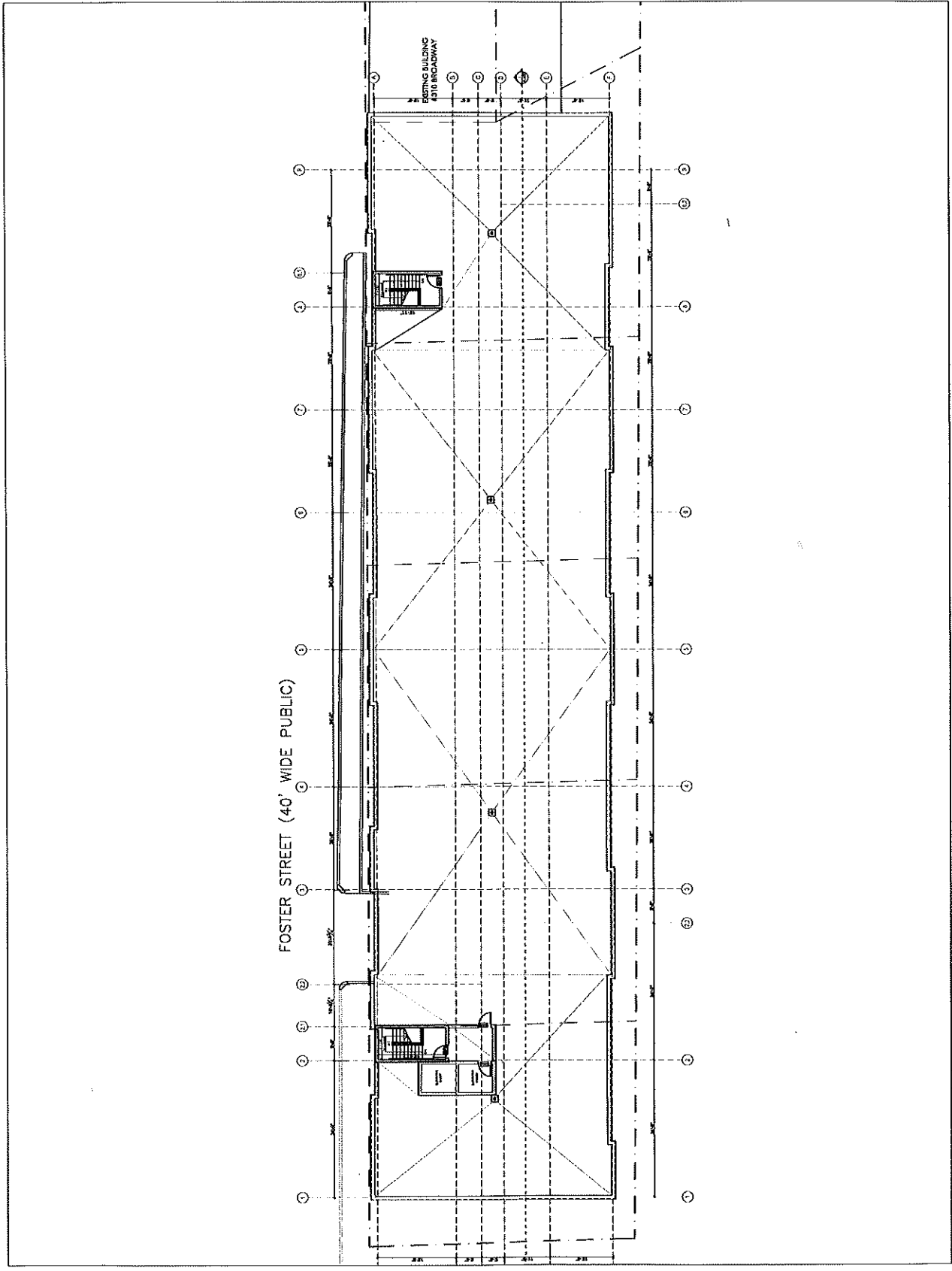


05 04.23.2026 ISSUED FOR 2BA SUBMITTAL	
02 02.28.2026 ISSUED FOR SITE PLAN REVIEW	
01 04.17.2026 ISSUED FOR INFORMATION	
ARCHITECT'S SEAL	
COMMERCIAL RESIDENTIAL HOSPITALITY 310 BROADWAY REVERE, MA 02151 TEL: 781.446.5872	
CLIENT INFORMATION M & R UNITED REALTY TRUST, RIZZO PAUL D TRUSTEE, RIZZO JOYCE 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. A
DRAWN BY	DRAWING NO.
VERIFIED BY	A.100

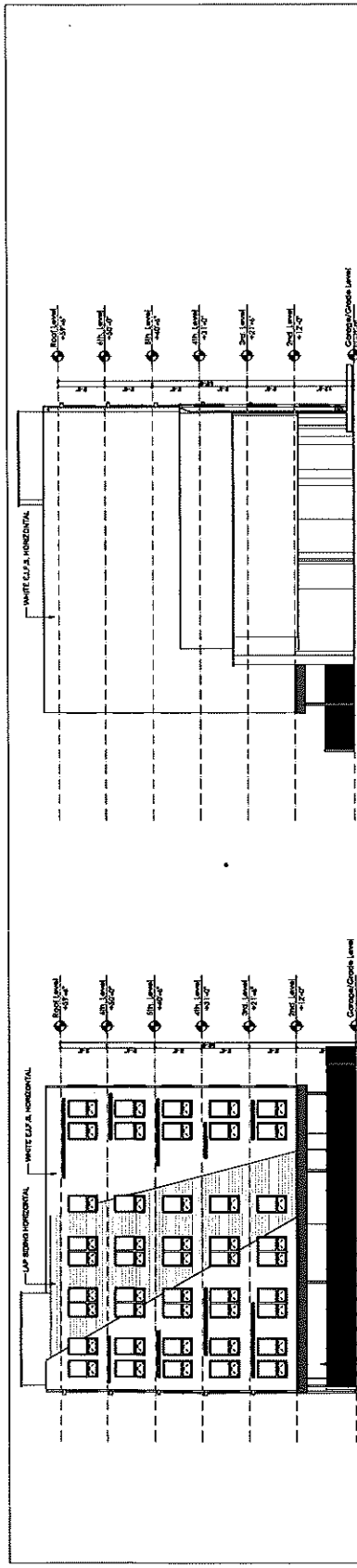


ISSUED FOR ZEA SUBMITTAL		05	06.23.2026
ISSUED FOR SITE PLAN REVIEW		02	06.26.2026
ISSUED FOR INFORMATION		01	04.17.2026
ARCHITECT'S SEAL			
COMMERCIAL RESIDENTIAL HOSPITALITY			
M & R UNITED REALTY TRUST, RIZZO PAUL D TRUSTEE, RIZZO JOYCE A TRUSTEE & 40 FOSTER STREET, LLC			
PROJECT LOCATION			
310 Broadway & 40 Foster St., Revere, MA 02151			
DRAWING TITLE			
GRADE LEVEL FLOOR PLAN			
SCALE		3/32"=1'-0"	DATE May 2026
PROJECT NO.			REVISION NO. A
DRAWN BY			DRAWING NO.
VERIFIED BY			A.101



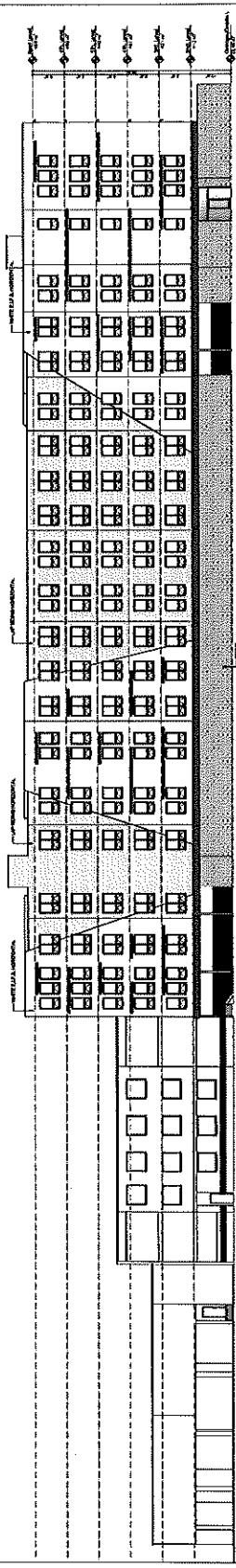


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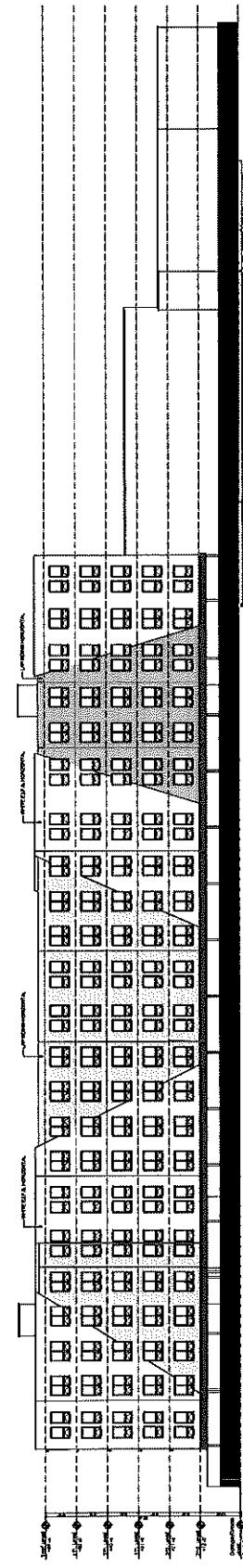


1 WEST ELEVATION
SCALE 1/16" = 1'-0"

2 EAST ELEVATION
SCALE 1/16" = 1'-0"



3 NORTH ELEVATION
SCALE 1/16" = 1'-0"



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

01 06/23/2020 ISSUED FOR 2DA SUBMITTAL	
02 05/26/2020 ISSUED FOR SITE PLAN REVIEW	
03 04/17/2020 ISSUED FOR INFORMATION	
DATE: 06/23/2020	
ARCHITECT'S SEAL:	
COMMERCIAL RESIDENTIAL HOSPITALITY M & R UNITED REALTY TRUST, RIZZO PAUL D TRUSTEE, RIZZO JOYCE A TRUSTEE, & 40 FOSTER STREET, LLC	
CLIENT INFORMATION	
PROJECT LOCATION 310 Broadway & 40 Foster St., Revere, MA 02151	
DRAWING TITLE ELEVATIONS	
SCALE: N/A	DATE: May 2020
PROJECT NO.:	REVISION NO. A
DRAWN BY:	DRAWING NO. A-300
VERIFIED BY:	

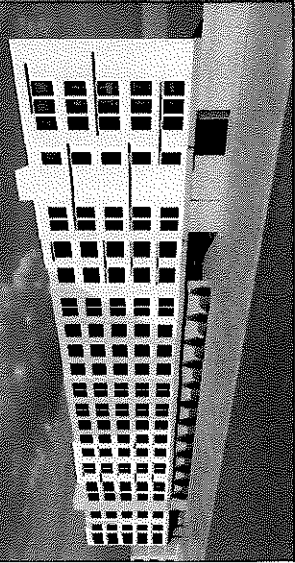
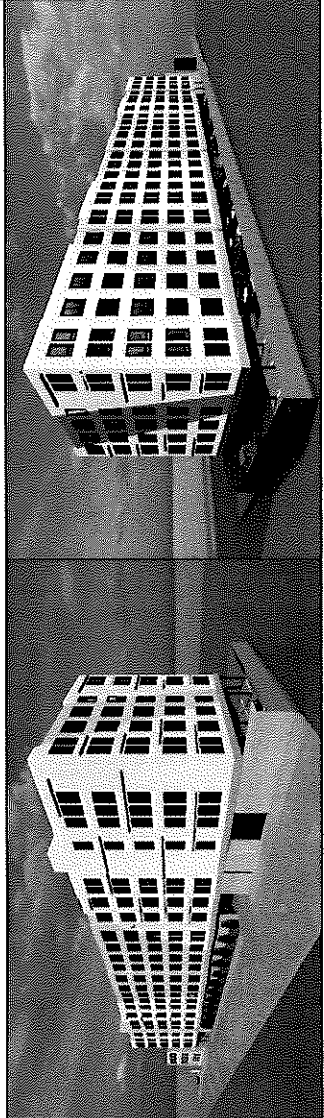
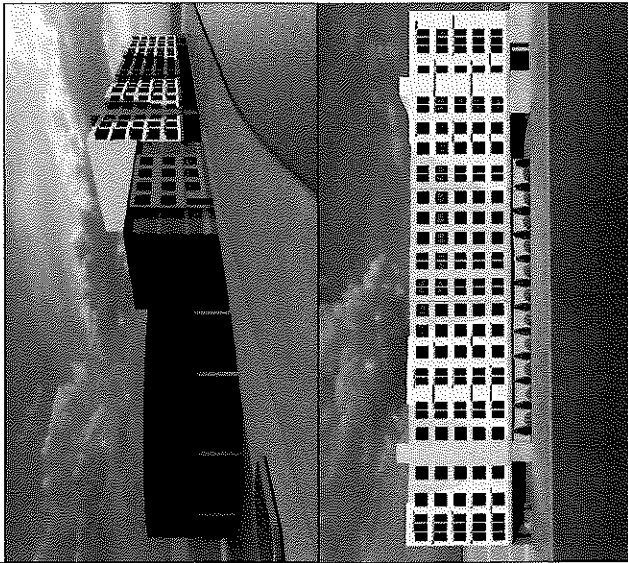
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EXHIBIT C

City of Revere, MA, Public GIS Website

Urban/Railroad... ☐ Del ☐ Town Administration... ☐ StateFile - Where... ☐ 360 CMR 10 ☐ Public Notice Mass... ☐ New folder ☐ B 21st Wedding B... ☐ Mail - Brian McGra... ☐ New folder



Search



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 : 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 Miss D.V. 21, and acknowledged her execution of the attached or preceding document as her true act and deed, made voluntarily for its stated purpose.

Mark A. White

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





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: OED 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"). *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

REGISTERED LAND

310 Broadway and 348 Broadway in Revere

REGISTERED LAND

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Bk 48545
-339

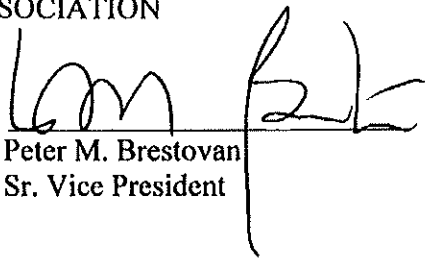
party occupant Landlord shall give a written copy of this section to said party), and agrees to enforce diligently the restriction in the case of any violation by a third party tenant, occupant or licensee (including also any subtenant or assignee). In addition, any lease or occupancy agreement, etc., 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, 2011 in 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 D1 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 81 and 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 Northwestern side of said Broadway at land now or formerly of Robert T. Burnett and running Northwesternly by Broadway, forty-eight and 07/100 (48.07) feet to land now or formerly of Vincent Tranfuglia et al; thence turning and running Northwesternly 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 ~~24828~~, Page 299.

24828,

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.

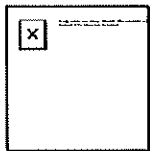
Reviewer: Frank Stringi, Community Development, Denied

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.

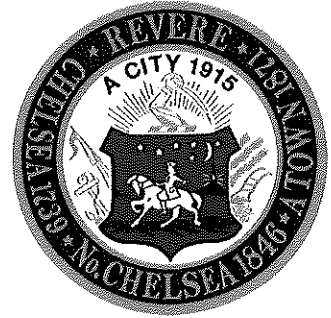
Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.



??

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

Revere

State

MA

Zip Code

02151

Country

USA

Map

21

Block

358

Parcel

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
Map Block Lot

Lot2 Lot3

1 of 1 RESIDENTIAL
CARD Revere

Total Card / Total Parcel
APPAISED: 473,200 / 473,200
USE VALUE: 473,200 / 473,200
ASSESSED: 473,200 / 473,200

PROPERTY LOCATION

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

OWNERSHIP

Owner 1: 40 FOSTER STREET, LLC	Unit #
Owner 2:	
Owner 3:	
Street 1: 43 FOSTER ST	
Street 2:	

PREVIOUS OWNER

Owner 1: O'CONNELL - SYLVIA LIFE ESTATE
Owner 2: FINNEGAN - PHYLLIS D REMAINDERMAN
Street 1: 40 FOSTER ST
Town/City: REVERE
State: MA
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	Description	Amount	Com. Int.
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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
Source: Market Adj Cost	0.088	199,400		273,800	473,200
Total Value per Sq. Unit (Card: 504.48)					Parcel: 504.48

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Assessed Value	Notes
2026	101	FV	199,400	0	.088	273,800	473,200	473,200	Year End Roll
2025	101	NC	199,400	0	.088	273,800	473,200	473,200	Year End Roll
2024	101	FV	197,600	0	.088	261,100	458,700	458,700	Year End Roll
2023	101	NC	193,100	0	.088	237,400	430,500	430,500	Year End Roll
2022	101	FV	188,500	0	.088	207,300	395,800	395,800	Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
O'CONNELL SYLV	61721-237		9/10/2019		310,000	No	No	No
O'CONNELL	62269-120		10/21/2013	CONVENIENCE		1	No	No
UNKNOWN	1/1		7/8/1981			No	No	No

TAX DISTRICT

Parcel ID	Notes
21-358-22	

PAT ACCT.

Date	Time
10/30/2025	
12/18/2024	
11/1/2024	
12/26/2023	
11/20/2023	
10/21/2022	

BUILDING PERMITS

Date	Number	Descrp	Amount	CO	Last Visit	Fed Code	F. Descrp	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	MENS & INSP	347	Tony D

LAND SECTION (First 7 lines only)

Use	LU	No of Units	Depth / Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Inlu	Neigh Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appraised Value	All Class	Spec Land Code	Fact Use Value	Notes
101	ONE FAM	3654		SITE		1.0	0	8.65	8,214	1.00								273,757	0		273,800	

SIGN: VERIFICATION OF VISIT NOT DATA

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	MENS & INSP	347	Tony D

EXTERIOR INFORMATION

Type:	15 - OLD STYLE		
Sy 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:			

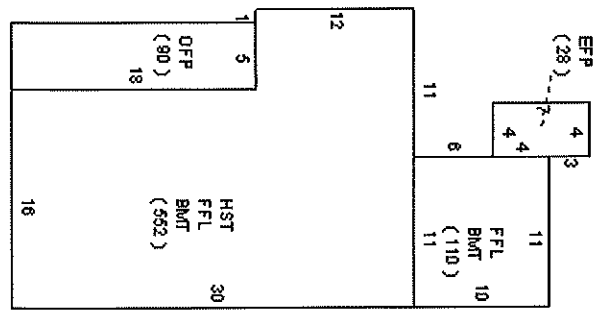
BATH FEATURES

Full Bath	1	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3/8Bth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
Other/Fix:		Rating:	

COMMENTS
EOD 001100Z

FROM MLS.
EEO=SCHOOL ON 3 SIDES (A. INFO UPDATED)

SKETCH



GENERAL INFORMATION

Grade: C - Avg. 3		
Year Bit	1850	Eff Yr Bit
Alt LUG:		Alt %:
Jurisdiction:		Fact.
Const Mod:		
Lump Sum Adj:		

CONDO INFORMATION

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

DEPRECIATION

Phys. Unit:	AG - Avg-Good	2.0	%
Functional:			%
Economic:	L - LOCATN	5.0	%
Special:			%
Override:			%
	Total:	29.32	%

REMODELING

Exterior:	No Unit	KWS	BKS	FL
Interior:	1	5	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
	Totals			
	1	5	2	

RES BREAKDOWN

No Unit	KMS	BKS	FL
1	5	2	M
Totals			
1	5	2	

SUB AREA

Code	Description	Area - SQ	Rate - \$	Undepr. Value
BMT	BASEMENT	662	54,830	36,297
FEL	FIRST FLOOR	662	219,320	145,188
HST	HALF STORY	276	219,320	60,532
OPF	OPEN FRM PRG	90	23,500	2,115
EPF	ENCL PRCH	28	57,600	1,613

SUB AREA DETAIL

[illegible]

COMPARABLE SALES

	Rate	Percent	Unit Price	Date	Sale Price
WVA/SQ:		A/Rate:		Ind.Val:	
Juns. Factor:		Before Depr:	197.39		
Special Features:	0	Val/Su Net:	116.07		
Final Total:	199400	Val/Su SZAd	212.58		

CALC SUMMARY

Basic \$ / SQ. FT	170.00
Size Adj.	1.330000004
Const Adj.	0.970000408
Adj \$ / SQ. FT	219.318
Other Features	67650
Grade Factor	0.90
NBHD Inf	1.000000000
NBHD Mod.	
LUC Factor	1.00
Adj Total	282056
Depreciation	82699
Depreciated Total	199357

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	B/S Dep	LUC	Fact NB/Fa	Appl Value	JCoor/Fact	Units Value
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PARCEL ID 21-358-22

IMAGE



More: [N](#)

Total Yard Items:

Total Special Features:

Total:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
310		BROADWAY, REVERE

OWNERSHIP

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:	
Twp/City:	WAKEFIELD
S/P/Prov:	MA
Postal:	01880

PREVIOUS OWNER

Owner 1:	DANVERSBANK
Owner 2:	C/O PEOPLE'S UNITED BANK
Street 1:	P O BOX 820
Twp/City:	BURLINGTON
S/P/Prov:	VT
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	Description	Amount	Com. Int.
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
340	0.656	1,758,200	24,200	843,500	2,625,900	LOTS 2 & 3 OF 25A 25 & 26 & 27 & 28-30 FOSTER & 34 FOSTER SEE NEXT PAGE
Source:	Market Adj Cost	0.656	1,758,200	24,200	843,500	2,625,900
						Entered Lot Size
						Total Land: 26587
						Land Unit Type: SF
						Parcel ID: 21-358-23A
						188461

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Year End Roll	Notes
2026	340	FV	1,758,200	24,200	656	843,500	2,625,900	2,625,900	Year End Roll	10/30/2026
2025	340	NC	1,758,200	24,200	656	843,500	2,625,900	2,625,900	Year End Roll	12/18/2024
2024	340	FV	1,733,200	24,200	656	818,700	2,576,100	2,576,100	Year End Roll	11/12/2024
2023	340	NC	1,733,200	24,200	656	818,700	2,576,100	2,576,100	Year End Roll	12/26/2023
2022	340	FV	1,658,400	22,800	656	744,300	2,425,500	2,425,500	Year End Roll	11/20/2023
2021	340	NC	1,558,400	22,800	656	744,300	2,226,500	2,226,500	Year End Roll	10/21/2022
2020	340	FV	1,558,700	22,800	656	645,000	2,226,500	2,226,500	Year End Roll	10/21/2022

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verf	Notes
DANVERSBANK	55884-340	2/4/2016	MULTIPLE PAR	1,700,000	No	No	No	No	
REV FED SAV & L	22892/292	12/19/1998		15,000	Yes	No			
REV FED SAV & L	21520/312	9/11/1998		230,000	No	No			
REVERE FED SAVI	6/30/1997			105,000	No	No			
UNKNOWN	8644/30	1/1/1900			No	No			
REV FED SAV & L	23213/320	1/1/1900		15,000	Yes	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/7/2022	B22000617	SIGN	18,000	C				NEW WALL SIGN
10/26/2021	B21001396	SIGN	6,000	C				
4/23/2021	B21000278	Commercial	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				ALUMPLASTIC/STEEL
2/15/2011	8629	Demolish	71,000	C				REMOVE 2ND FLR CEI
1/10/2011	8590	Commercial	44,000	C				UPGRADE TO ABBTWO
3/16/2010	7558	Commercial	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
3/20/2007	MEAS & INSP	201	SCOTT MC

LAND SECTION (First 7 lines only)

Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Inf 1	%	Inf 2	%	Inf 3	%	Appraised	Alt	%	Spec	Fact	Use Value	Notes
340	OFFICE		28587				1.0	0	25.5	1.16	CA								843,511		0			843,500	COMB 21-358-23-248

Total ACHA: 0.65627	Total SF/SqM: 28587	Parcel LUC: 340	OFFICE	Prime NB Desc	COMM AVG	Total: 843,511	Spl Credit	Total: 843,500
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 03	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
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	
Land Reason:	
Blid Reason:	
Civil District:	
Ratio:	

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 FAMILY 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
VANE ST
REVERE, MA 02151

30 YEAMANS ST 21-358-63
LUC: 111
SMITH STEVEN
53 CLARENCE ST
EVERETT, MA 02149

26 YEAMANS ST 21-358-64
LUC: 111
SMITH STEVEN
53 CLARENCE ST
EVERETT, MA 02149

24 YEAMANS ST 21-358-65
LUC: 105
VAN VALKENBERG NANCY
24 YEAMANS ST
REVERE, MA 02151

20 YEAMANS ST 21-358-66
LUC: 104
20 YEAMANS STREET REALTY TRUST
RODRIGUEZ CARLOS I TRUSTEE
91 RANDALL RD
Revere, MA 02151

14 YEAMANS ST 21-358-67
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	FOSTER ST	21-357-9	310 BROADWAY	21-358-23A
BOCK RANDALL S	LUC: 337	LAROSE YOLANDA	LUC: 106	M & R UNITED REALTY TRUST	LUC: 340
1660 SOLDIERS FIELD RD		LAROSE PAUL		RIZZO PAUL D TRUSTEE	
#1021		54 PARK AVE		19 FELLSMERE AVE	
BRIGHTON, MA 02135		REVERE, MA 02151		WAKEFIELD, MA 01880	
BROADWAY	21-357-19	300 BROADWAY	21-358-1	65 YEAMANS ST	21-358-3
348 BROADWAY REALTY TRUST	LUC: 337	CAPITOL MANAGEMENT LLC	LUC: 343	CITY OF REVERE	LUC: 931
BOCK RANDALL S TRUSTEE		DICESARE VINCENT A MANAGER		C/O SUPT OF SCHOOLS	
348 BROADWAY		105 GREAT POND DR		101 SCHOOL ST	
REVERE, MA 02151		BOXFORD, MA 01921		REVERE, MA 02151	
7 FOSTER ST	21-357-2	300 BROADWAY	21-358-1A	75 YEAMANS ST	21-358-4
7 FOSTER STREET REALTY TRUST	LUC: 340	UNIT #2 POST OFFICE PROFESSION	LUC: 343	VASQUEZ ABEL E	LUC: 105
ARRIGO MICHAEL P TRUSTEE		SIMEONE MARIANNE E TRUSTEE		GUSMAN ANA M	
27 LONG HILL		105 GREAT POND DR		75 YEAMANS ST	
BOXFORD, MA 01921		BOXFORD, MA 01921		Revere, MA 02151	
334 BROADWAY	21-357-22	300 BROADWAY	21-358-1B	54 YEAMANS ST	21-359-1A
LUMAJ ALBINA	LUC: 325	CAPITOL MANAGEMENT LLC	LUC: 343	ALARCO DANIEL LEMUS	LUC: 101
LUMAJ ARDJAN		DICESARE VINCENT A MANAGER		686 WASHINGTON ST	
53 ATWOOD ST		1605 NORTH SHORE RD		Revere, MA 02151	
Revere, MA 02151		REVERE, MA 02151			
9 FOSTER ST	21-357-3	300 BROADWAY	21-358-1C	11 VANE ST	21-359-1B
9 FOSTER STREET REALTY TRUST	LUC: 332	SIMEONE MARIANNE E	LUC: 343	GARZA ARTURO A	LUC: 105
MATTUCHIO CARMINE R TRUSTEE		105 GREAT POND DR		GUERRA DEGARZA NORA	
43 FOSTER ST		BOXFORD, MA 01921		11 VANE ST	
REVERE, MA 02151				REVERE, MA 02151	
338-340 BROADWAY	21-357-4A	300 BROADWAY	21-358-1D	72 YEAMANS ST	21-359-52A
CINTOLO PROPERTIES INVESTMENT TRUST	LUC: 342	CAPITOL MANAGEMENT LLC	LUC: 343	UMANZOR ANDRES	LUC: 101
CINTOLO DONNA TRUSTEE		DICESARE VINCENT A MANAGER		72 YEAMANS ST	
333 PROSPECT AVE		1605 NORTH SHORE RD		REVERE, MA 02151	
REVERE, MA 02151		Revere, MA 02151			
29 FOSTER ST	21-357-5	YEAMANS ST	21-358-2	68 YEAMANS ST	21-359-53
43 FOSTER STREET LLC	LUC: 313	CITY OF REVERE	LUC: 930	MENDEZ WALTER NOE OVANDO	LUC: 101
43 FOSTER ST		C/O SUPT OF SCHOOLS		ESPINOZA JENNY C	
REVERE, MA 02151		101 SCHOOL ST		68 YEAMANS ST	
		REVERE, MA 02151		REVERE, MA 02151	
35 FOSTER ST	21-357-6	58 FOSTER ST 1	21-358-21A-1	62 YEAMANS ST	21-359-54
43 FOSTER STREET LLC	LUC: 313	KFOSTER LLC	LUC: 102	MENDEZ WALTER NOE OVANDO	LUC: 101
43 FOSTER ST		61 COLUMBUS RD		ESPINOZA JENNY C	
REVERE, MA 02151		BOYLSTON, MA 01505		68 YEAMANS ST	
				Revere, MA 02151	
43 FOSTER ST	21-357-7	58 FOSTER ST 2	21-358-21A-2		
43 FOSTER STREET LLC	LUC: 313	DIAS NAMIR VALERIO	LUC: 102		
43 FOSTER ST		60 FOSTER ST			
REVERE, MA 02151		REVERE, MA 02151			
FOSTER ST	21-357-8	40 FOSTER ST	21-358-22		
43 FOSTER STREET LLC	LUC: 337	40 FOSTER STREET, LLC	LUC: 101		
43 FOSTER ST		43 FOSTER ST			
REVERE, MA 02151		REVERE, MA 02151			

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

DATE: 6-28-26