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/A8Uy-MxoL-G7k8

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.

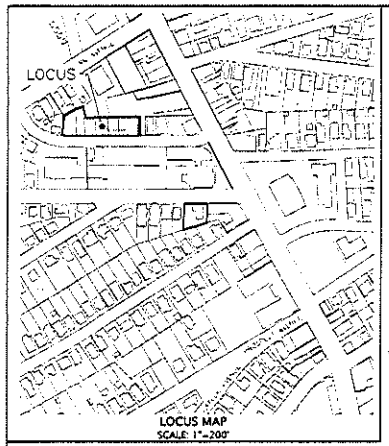
Signature of Individual or
Corporate Name
Eastern Equity Partners LLC
by: _____
Corporate Officer (if applicable)
Jamie Russo, Manager

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.

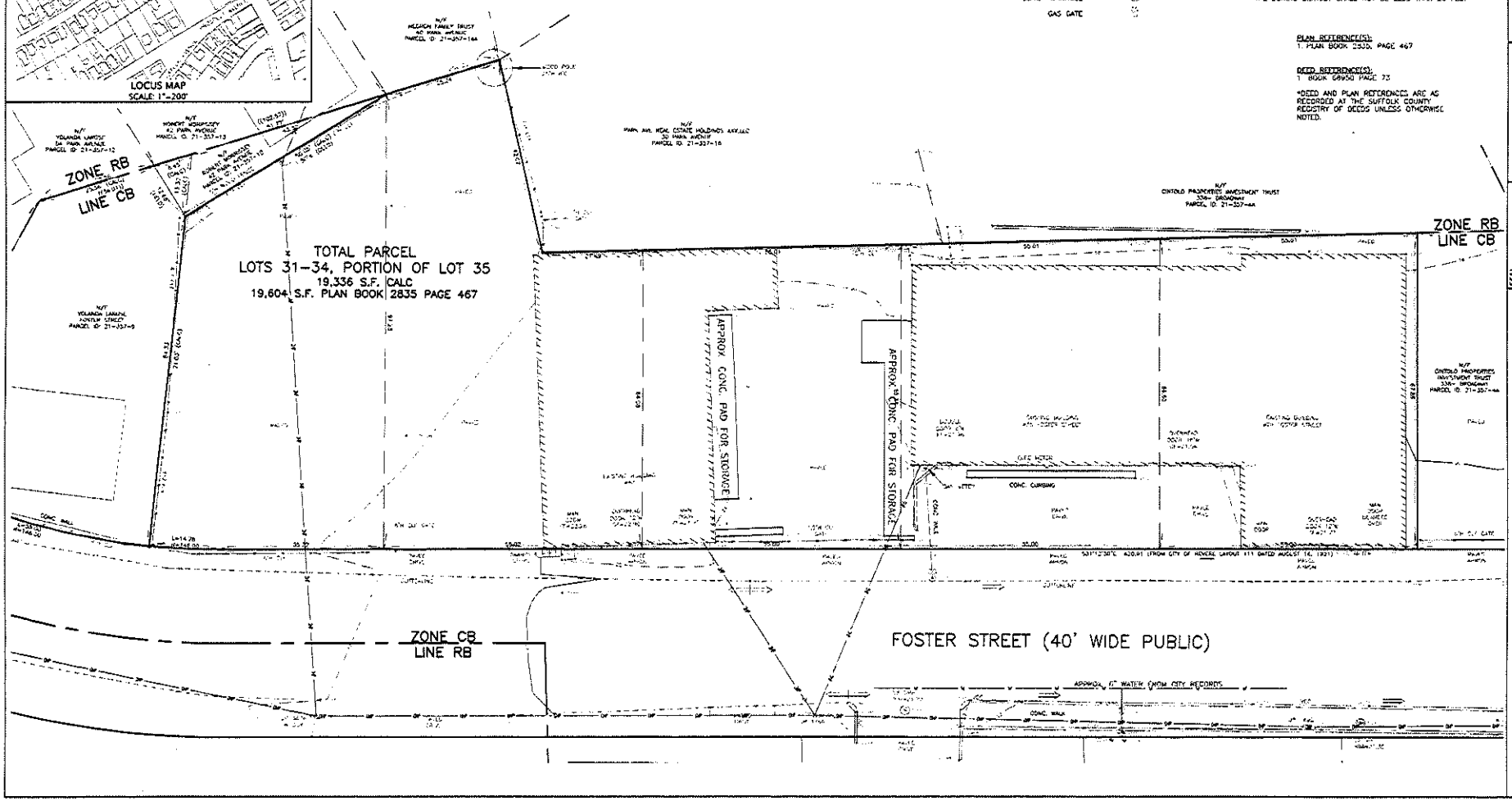
v. WHERE ABUTTING A RESIDENTIAL DISTRICT AND/OR USE

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 34900 PAGE 73

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



WILLIAMS & SPARAGES
SURVEYORS, LAND PLANNERS
DEVELOPERS, CONSULTANTS
LAND DEVELOPMENT
ENVIRONMENTAL SERVICES
MARINE SERVICES
70 SALEM STREET
LYNNFIELD, MA 01940
TEL (781) 334-5511
FAX (781) 334-8026
WWW.WSLAND.COM

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

Designed By: PMB
Drawn By: PMB
Reviewed By: PMB
Project Manager: PMB
Project Number: ROVE-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

8	
7	
6	
5	
4	
3	
2	
1	

0' 5' 10' 20'
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 OBTAIN 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 = 16,600± S.F.
15. PROPOSED IMPERVIOUS AREA ON SITE = 10,700± S.F. (7,900± S.F. REDUCTION)
16. REPAVED PAVEMENT 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
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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

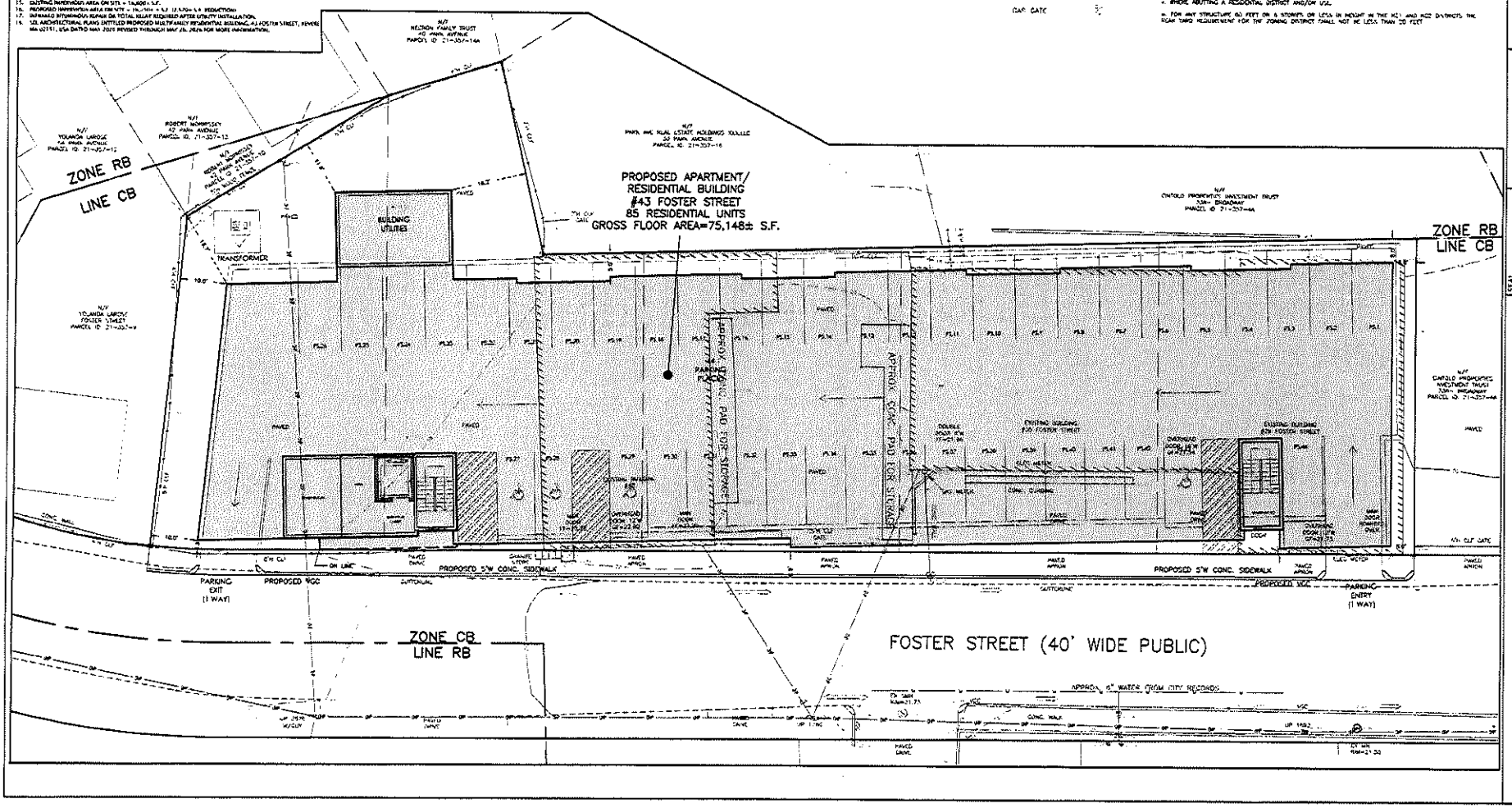
h NOTWITHSTANDING THE PROVISIONS OF SECTION 17.60.120 OF THIS TITLE, THE BUILDING HEIGHT OF STRUCTURES IN THE CB DISTRICT SHALL BE MEASURED FROM THE VERTICAL DIMENSION OF THE BROADWAY GRADE OF THE LOT TO THE HIGHEST POINT OF THE ROOF (NOT APPLICABLE)

i NO BARBED WIRE OR FENCES WITH POINTED ENDS SHALL BE ALLOWED IN RA, RA1, RS, RS1, RC, RC1, RCD, RCS, NB, 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 RCD DISTRICTS THE REAR YARD REQUIREMENT FOR THE ZONING DISTRICT SHALL NOT BE LESS THAN 20 FEET



WILLIAMS & SPARAGES
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
CONSULTANTS
ONE MARKET PLACE
SUITE 203
PO BOX 1748
GLOUCESTER, MA 01931
PHONE: 978.283.2587
FAX: 978.283.7471
WS-LLC.COM

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

5	
4	
3	
2	
1	

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

JUNE 19, 2026

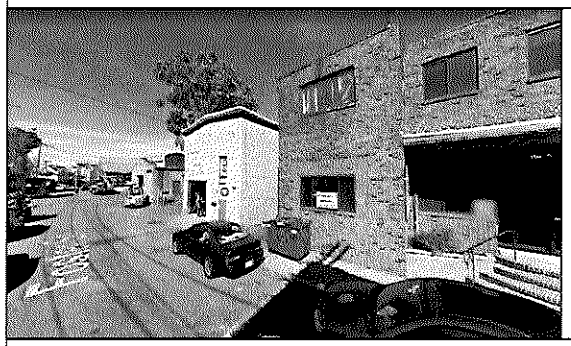
DRAWING: PROP

SHEET 2 OF 2

EXHIBIT B

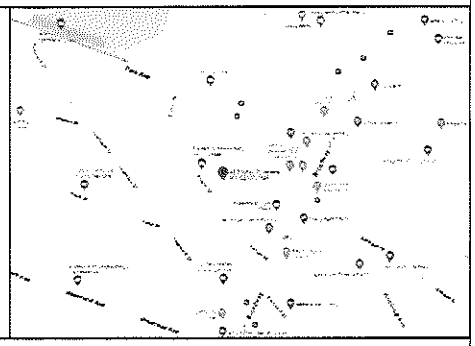
PROPOSED MULTIFAMILY RESIDENTIAL BUILDING :

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 2026
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.000

ARCHITECTURAL ABBREVIATIONS

[illegible]

SYMBOLS

Symbol	Description	Symbol	Description
	LEVEL LINE, CONTROL OR DATUM ELEVATION		DETAIL REFERENCE DRAWING NUMBER
	REVISION NUMBER		EXTERIOR ELEVATION NUMBER
	PARTITION TYPE		INTERIOR ELEVATION KEY
	CASEWORK TYPE		ROOM/SPACE NUMBER
	INTERIOR WINDOW TYPE		DOOR NUMBER
	WINDOW TYPE		
	COLUMN REFERENCE GRID		DASH AND DOT CENTER LINE
	BUILDING SECTION REFERENCE DRAWING NUMBER		DASH AND DOUBLE DOT LINES PROPERTY LINES BOUNDARY LINES
	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		

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 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 CONDITIONS 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 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.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
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	0

ARCHITECT'S SEAL:

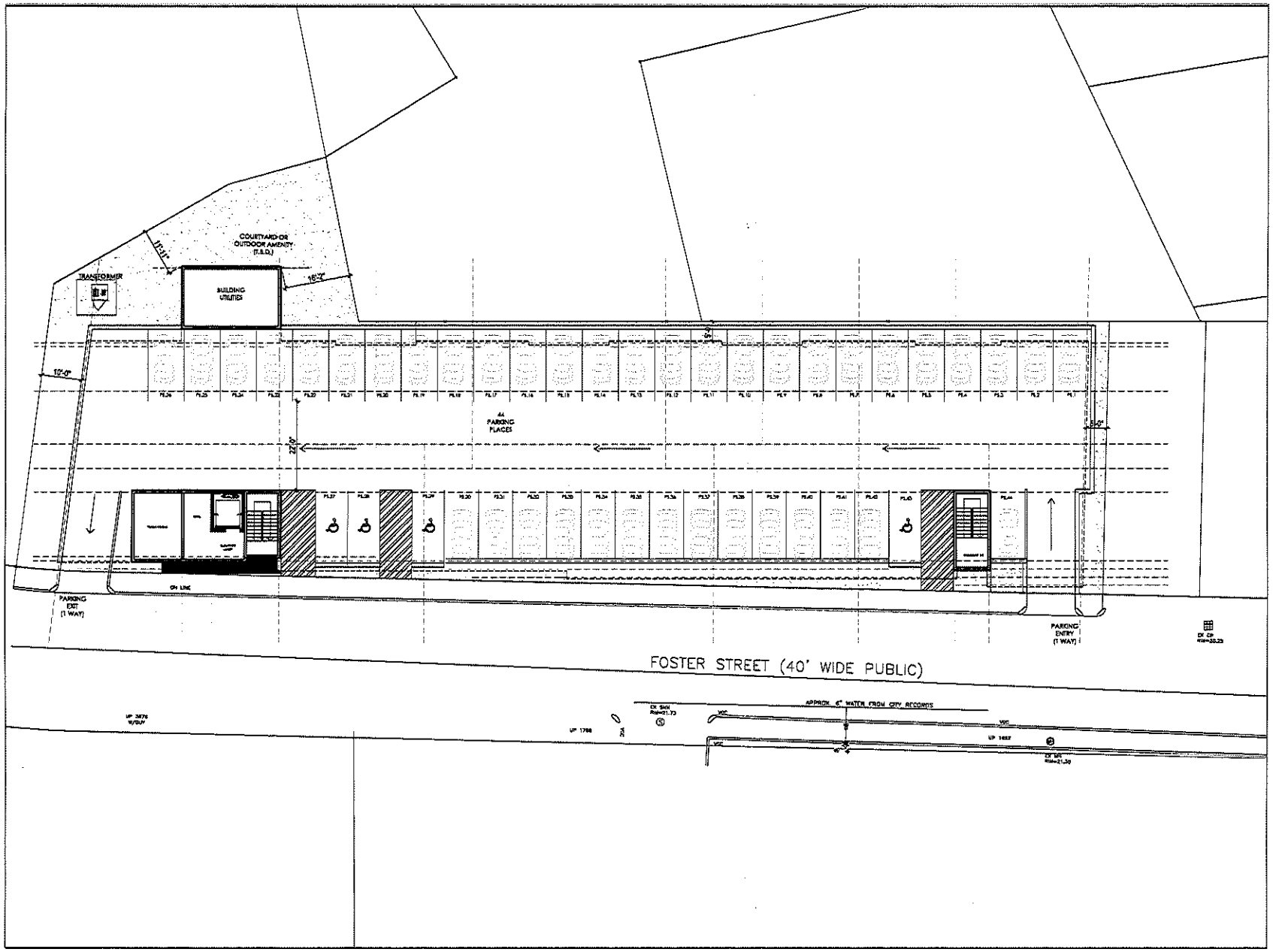
COMMERCIAL
RESIDENTIAL
HOSPITALITY
330 NEVADA STREET, SUITE 301
NEWTON, MA 02460
T: 617.448.5874

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.	0
DRAWN BY		DRAWING NO.	A.001
VERIFIED BY			



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05	07.02.2024	ISSUED FOR INFORMATION	
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02	12.12.2022	ISSUED FOR INFORMATION	
01	8.31.2022	ISSUED FOR INFORMATION	0
SHT NO	SUBMITTAL DATE	DESCRIPTION	REV NO

ARCHITECT'S SEAL:

COMMERCIAL RESIDENTIAL HOSPITALITY
330 NEVADA STREET, SUITE 301
NEWTON, MA 02460
T: 617.449.5972
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

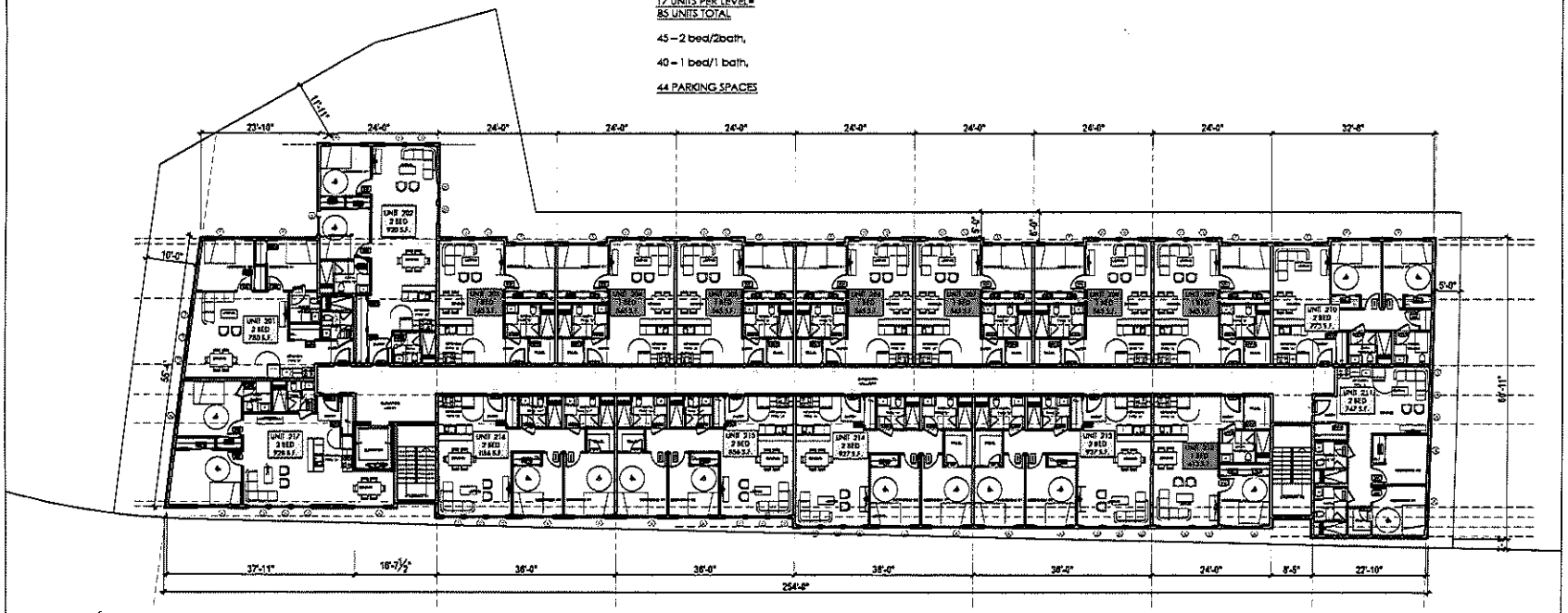
SCALE 3/32"=1'-0"	DATE May 2026
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.101

17 UNITS PER LEVEL=
85 UNITS TOTAL

45 – 2 bed/2bath,

40 – 1 bed/1 bath,

44 PARKING SPACES



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05	07.02.2024	ISSUED FOR INFORMATION	
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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
EMAIL:
WWW.CRHARCHITECTS.COM

CLIENT INFORMATION

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

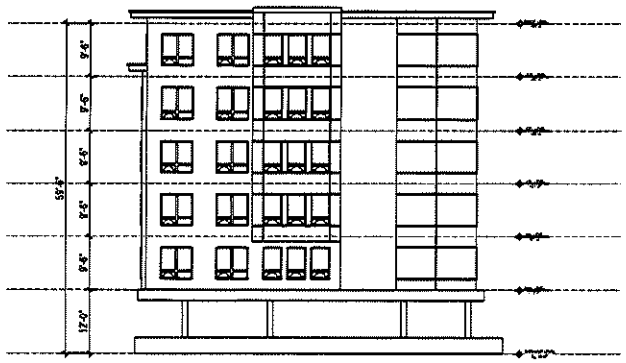
PROJECT LOCATION

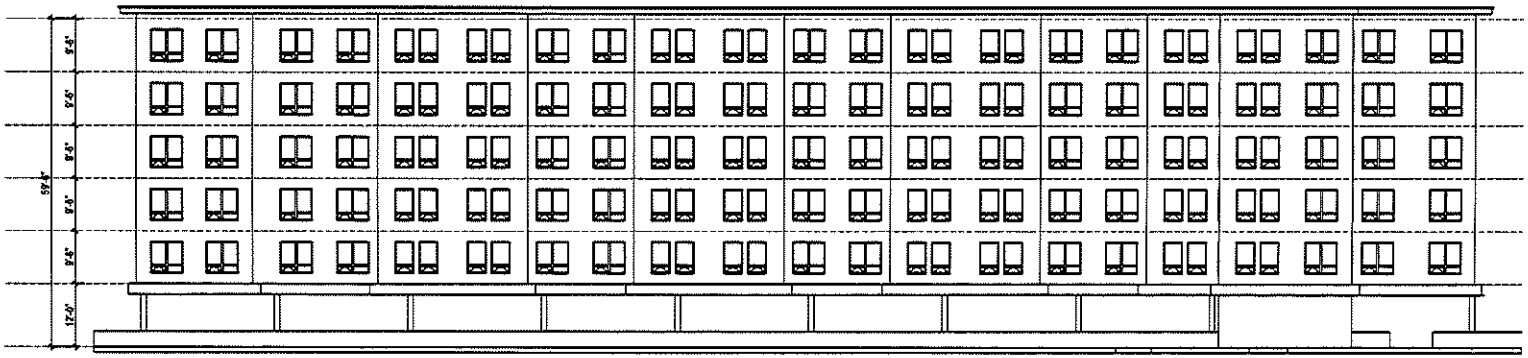
43 Foster St,
Revere, MA 02151

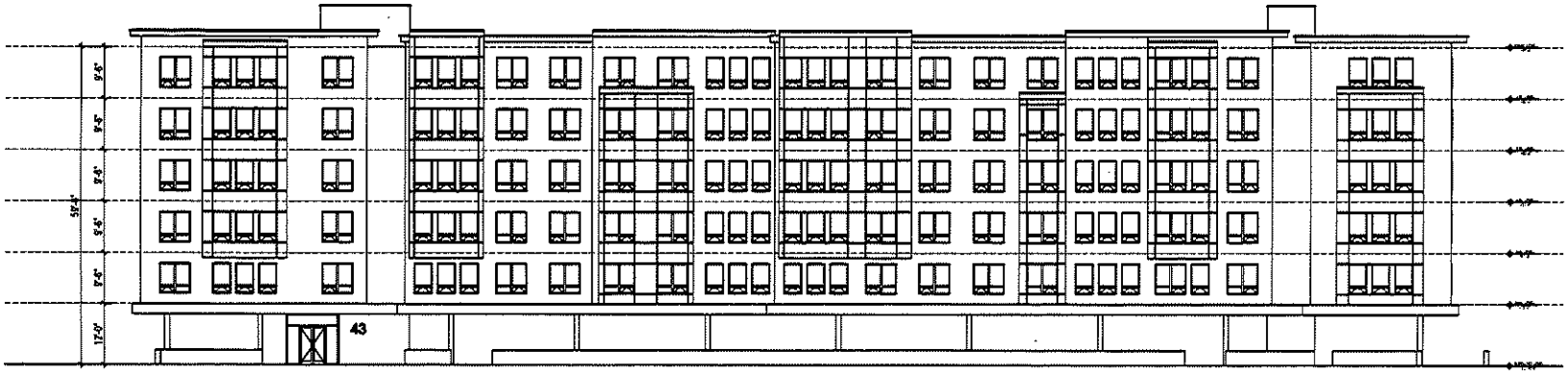
DRAWING TITLE

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







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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:

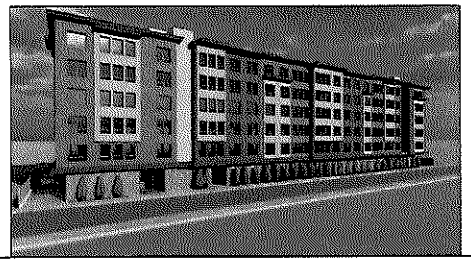
COMMERCIAL RESIDENTIAL HOSPITALITY
320 NEVADA STREET,
SUITE 301
NEWTON, MA 02460
T: 617.449.5873

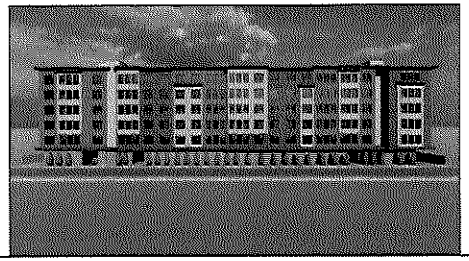
CLIENT INFORMATION
Eastern Equity Partners, LLC
P.O. Box 365
Revere, MA 02151

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





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05	07.02.2024	ISSUED FOR INFORMATION	
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03	06.11.2024	ISSUED FOR INFORMATION	
02	12.12.2022	ISSUED FOR INFORMATION	
01	8.31.2022	ISSUED FOR INFORMATION	0
SHEET NO.	SHEET TITLE 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

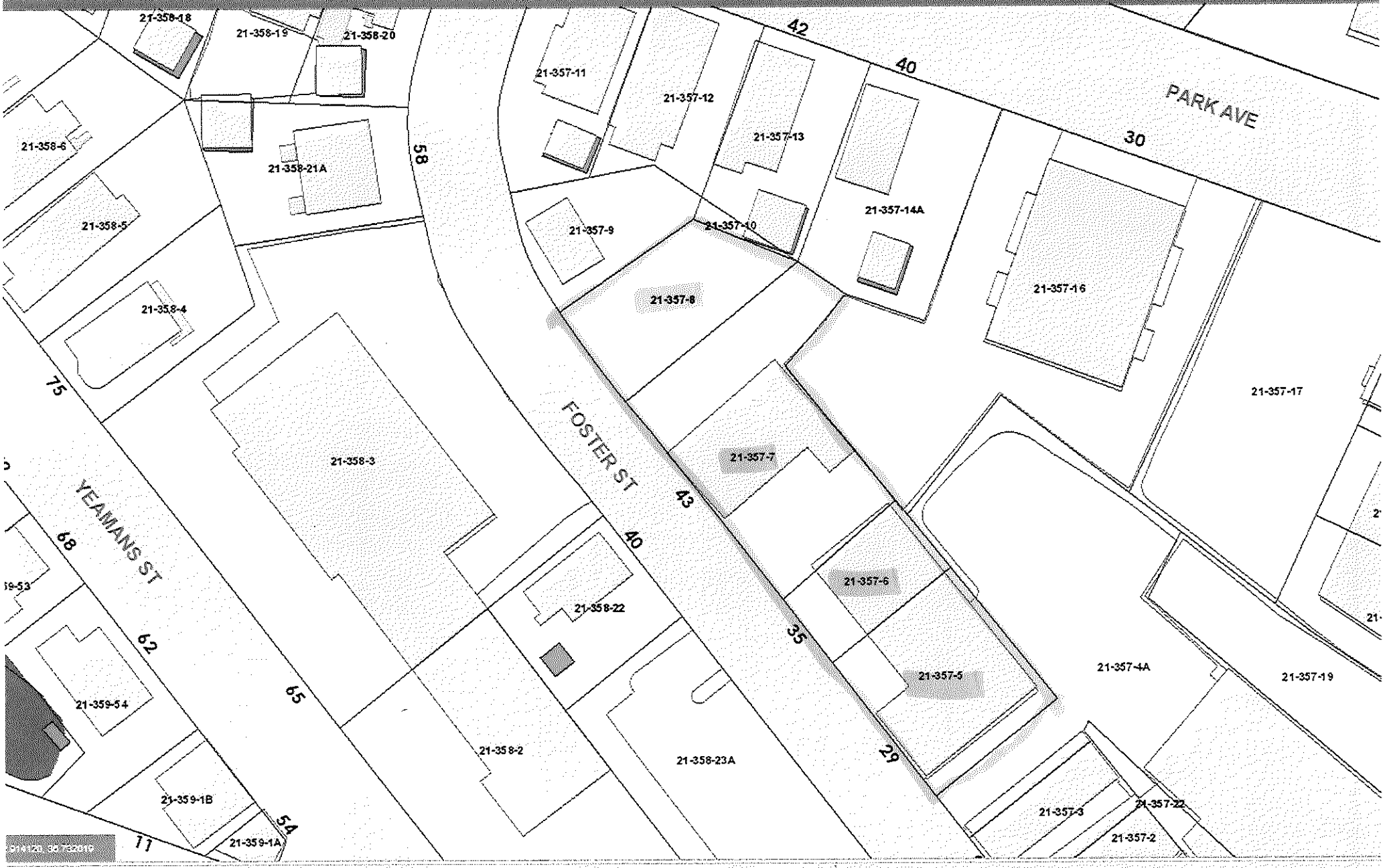
SCALE	DATE May 2025
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	AV

EXHIBIT C

City of Revere, MA, Public GIS Website

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



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	: 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	Total Card /	Total Parcel
Map	Block	Lot	Lot2	Lot3	CARD			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 Card	0.115	102,200		176,100	278,300
Total Parcel	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.

PREVIOUS ASSESSMENT

Parcel ID 21-357-5 !8797!

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

TAX DISTRICT: 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

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

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

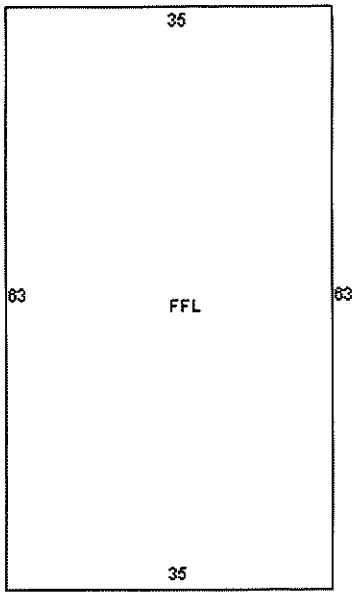
REMODELING

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

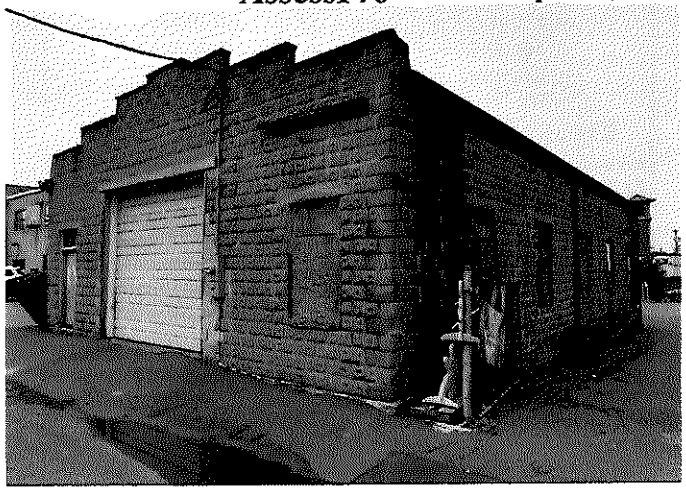
WtAv$/SQ: | AvRate: | .Ind.Val

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: PT 32

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

User Acct	GIS Ref	GIS Ref	Insp Date
21/357/6/			10/20/17

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

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

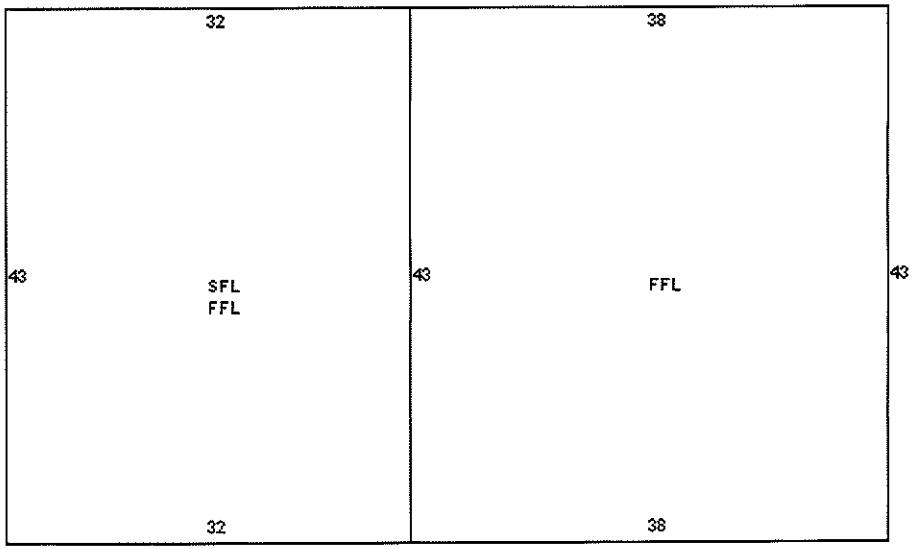
REMODELING

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

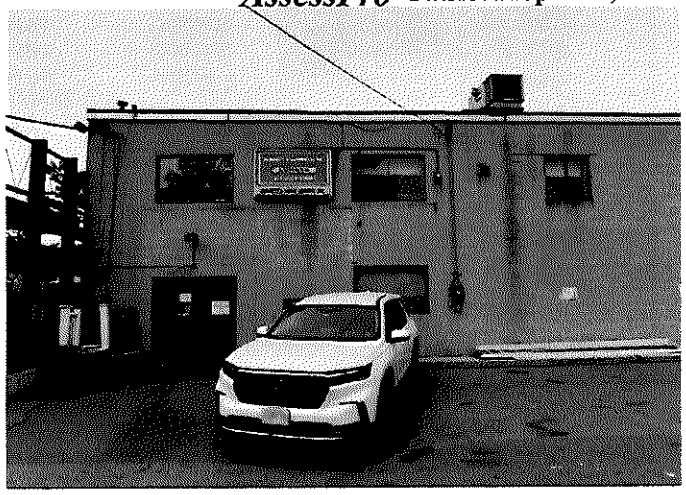
Rate	Parcel ID	Typ	Date	Sale Price

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	Juris. Value

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

21	357	7			1 of 1	INDUSTRIAL	Revere		Total Card /	Total Parcel
Map	Block	Lot	Lot2	Lot3	CARD			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

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

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

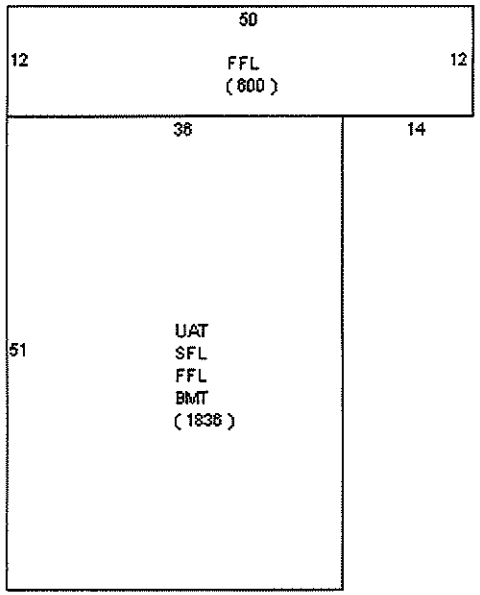
REMODELING

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

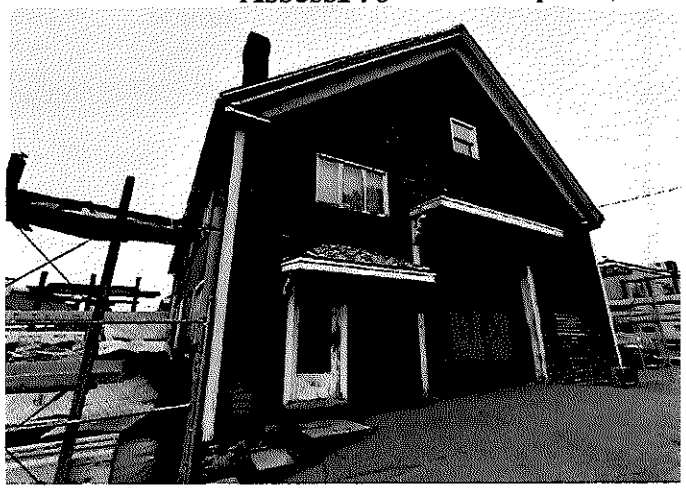
Rate	Parcel ID	Typ	Date	Sale Price

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

More: 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

Entered Lot Size: Total Land: 3873 | Land Unit Type: SF

User Acct: 21/357/8/

GIS Ref:

GIS Ref:

Insp Date: 10/20/17

Patriot Properties Inc.

Parcel ID 21-357-8

!8800!

PREVIOUS ASSESSMENT

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

PRINT

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

LAST REV

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

apro

PAT ACCT. 8800

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	

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

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

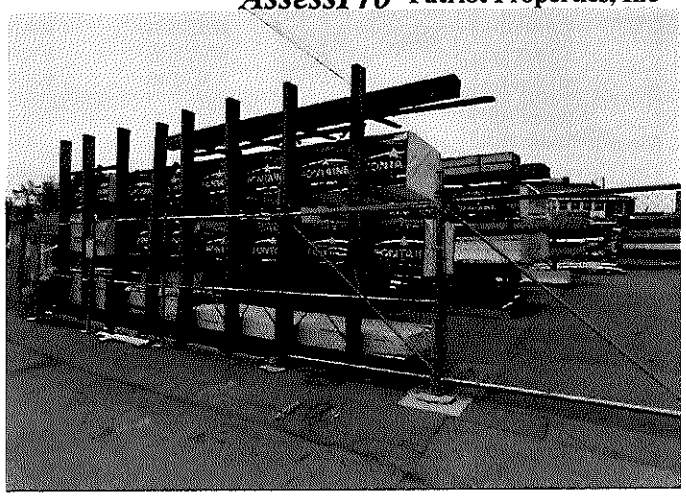
Rate	Parcel ID	Typ	Date	Sale Price

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

More: N	Total Yard Items:	3,500	Total Special Featues:		Total: 3,500