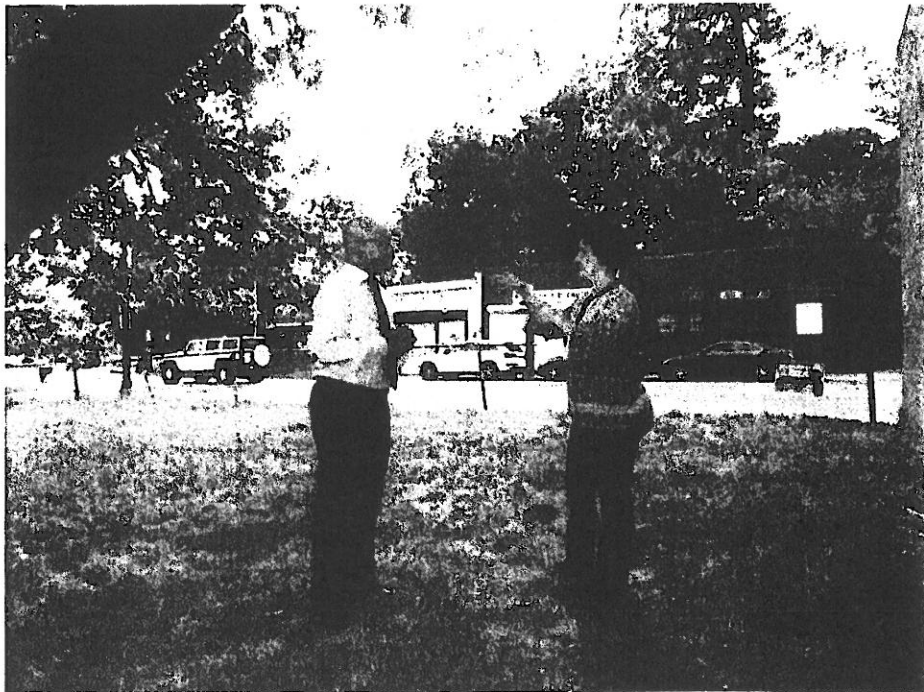


**PROPOSAL:  
NORFOLK/WOODROW SITES**

**145-149 Norfolk Street  
2 Woodrow Ave.  
4-6 Woodrow Ave.**

**STALEX PIZZA AND RESTAURANT  
Developer: Yasime Manavoglu**



**Development Team:**

**Yasime Manavoglu  
Design Partnership  
Vargas DaSilvera  
Urban Determination**

**Owner and Proprietor Stalex Pizza and Restaurant  
Plus Architect  
Contractor  
Consultant**

**Norfolk/Woodrow Sites**  
**Proposal Summary**

The proposed Developer offers \$15,000.00 for these sites. Given the costs associated with the proposed construction any greater amount would make this project infeasible. The site contains ledge which requires expensive removal methods, as well as an existing building with granite foundation that must be demolished. In exchange for a reduced land sale price the proposed Developer is offering one of four two-bedroom apartments at affordable rent as established by the City of Boston. This project will also result in employment for local residents, both during the construction process and subsequently, when the restaurant is operational.

- i. The subject properties of this request for proposals, 145-149 Norfolk St., 2 Woodrow Ave., and 4-6 Woodrow Ave., surround a lot occupied by an existing vacant building at 141 Norfolk St. The owner of the property at 141 Norfolk St., Yasime Manavoglu, has been owner and proprietor of Stalex Pizza, located across the street at 140 Norfolk St., for 13 years. Yasime has become an important member of the community, serving breakfast, lunch and dinner and providing home delivery seven days a week, as well as hiring neighborhood residents. Yasime's plan is to build a new building occupied by a restaurant with apartments above in order to be able to continue serving the neighborhood by expanding her business.
- ii. Yasime Manavoglu is the sole owner of Stalex Pizza. She is a savvy businesswoman who treats her employees with respect and knows her clients' first names. Her Planning Consultant, A. Vernon Woodworth FAIA, is the founding Partner of Urban Determination, a Mattapan-based consulting firm devoted to creating a vibrant, diverse, and attractive environment along the Fairmount Indigo Line. Vernon is a well-known code consultant in Boston who has worked at the City of Boston Inspectional Services Department (ISD) and has familiarity with all stages in the complex permitting approval process. Architects for this project are DP+ of Somerville. Senior Associate Hyacinth John and Principal Phil Loheed are experienced with multi-use projects in inner city locations. Construction Manager is Vargas DaSilvera. Vargas has completed many successful developments in and around Boston, including restaurants of a similar scale and type.
- iii. No lawsuits have been brought against the Proposer or principals in courts situated within Massachusetts within the past five years.

# u r b a n

## STALEX PIZZA 141 Norfolk St. A Proposal

### **INTRODUCTION**

Stalex Pizza located at 140 Norfolk Street in Dorchester was founded in 2004 by Mumin and Yasime Manavoglu. The restaurant which serves Eastern Mediterranean style meals as well as take-out has thrived and become an important feature of this neighborhood just outside Codman Square. After the passing of Mumin Manavoglu his wife Yasime has continued to manage this successful enterprise which serves breakfast, lunch and dinner seven days a week. The restaurant is located in a one-story commercial building and is subject to a lease arrangement with the property owner.

Recently Yasime Manavoglu purchased a vacant building located at 141 Norfolk Street across from her existing restaurant. This property is surrounded by three parcels owned by the City of Boston and is located in a 3F-5000 (residential) zone in the Mattapan Neighborhood District. Yasime hopes to build and operate a new facility in this location, and is therefore interested in acquiring the adjacent parcels from the City of Boston.

### **PROPOSAL**

A preliminary assessment of the site and the programmatic needs of the existing business support the goal of a new 3,500 s.f. restaurant with 15-20 seats, an exterior dining terrace with perhaps another 12-15 seats, a take-out area, and five parking spaces. Yasime would also like to erect a memorial to her late husband in this outdoor area, in memory of his contribution to the neighborhood. An option to provide four dwelling units of approximately 800 s.f. each on a second floor would also be explored. The location of this site, at the intersection of Norfolk Street and Woodrow Avenue, is prominent and the construction of a successful restaurant on this site would have a positive impact on surrounding properties.

### **PROCESS**

The existing single-story building at 141 Norfolk Street was constructed in 1898 as a store, and has apparently been used for this purpose ever since. The building is subject to the City of Boston Zoning Article 85, Demolition Delay, which is likely to

impose a six-month moratorium on demolition in order for alternatives to be explored. Ideally this period would coincide with the ZBA Appeals process. Because the site is located in a residential neighborhood the proposed project will require zoning variances from the City. This process begins with the submittal of a permit application to the Inspectional Services Department (ISD) with a certified plot plan showing the building location and schematic plans and elevations of the proposed building. ISD will accept a nominal permit fee of \$350 pending approval by the Board of Appeals. After securing a "refusal letter" citing required zoning relief the Applicant can file for a hearing at the ZBA. A meeting with local neighborhood groups is required before the hearing can be scheduled.

The ZBA hearing will rely largely on the support of neighborhood groups, abutters, the Mayor's Office of Neighborhood Services and the office of the local City Councilor. Assuming a successful hearing the project is likely to be approved with a proviso for "Design Review" by the Boston Redevelopment Authority (BRA). This process will shape the public face of the new building in harmony with the City's plans for the neighborhood.

### **PROSPECT**

Although located in a residential zone the proposed site has traditionally been associated with commercial activity. The existing building contains two entrances with identical commercial spaces and access to a full basement. When the nearby train tracks served New York and New Haven the Dorchester Station stop was just down Woodrow Ave., and the surrounding area was known as Jackson Square. Directly across the street from the proposed site are several commercial buildings and a church, and another church is located adjacent to the proposed site just south on Norfolk St. Stalex Pizza has established a presence in the area and has a devoted clientele. Expansion into a new building with a patio for outdoor seating at this major intersection would provide enormous benefit to the neighborhood. The owner has no intention of pursuing a liquor license, preferring instead to create a relaxed neighborhood restaurant atmosphere.

Allowing Yasime Manavoglu to acquire the adjacent city parcels for the construction of this project would contribute to the economic vitality of the area and provide an impetus for further investment in the neighborhood. Yasime looks forward to working with the City of Boston in order to make this dream come true.

u r b a n

May 15, 2016

Stalex Pizza  
140 Norfolk St.  
Mattapan, MA 02126

Att: Yasime Manavoglu

Re: 141 Norfolk St.

Dear Yasime,  
141 Norfolk St. is located in a 3F-5000 district in the Mattapan Neighborhood District (Article 60, Boston Zoning Ordinance). This is a residential zone where any commercial use will require Zoning Board of Appeal approval. More than three dwelling units at this location will also require relief from the ZBA.

In additional to a minimum lot size of 5,000 s.f., the following dimensional restrictions apply:

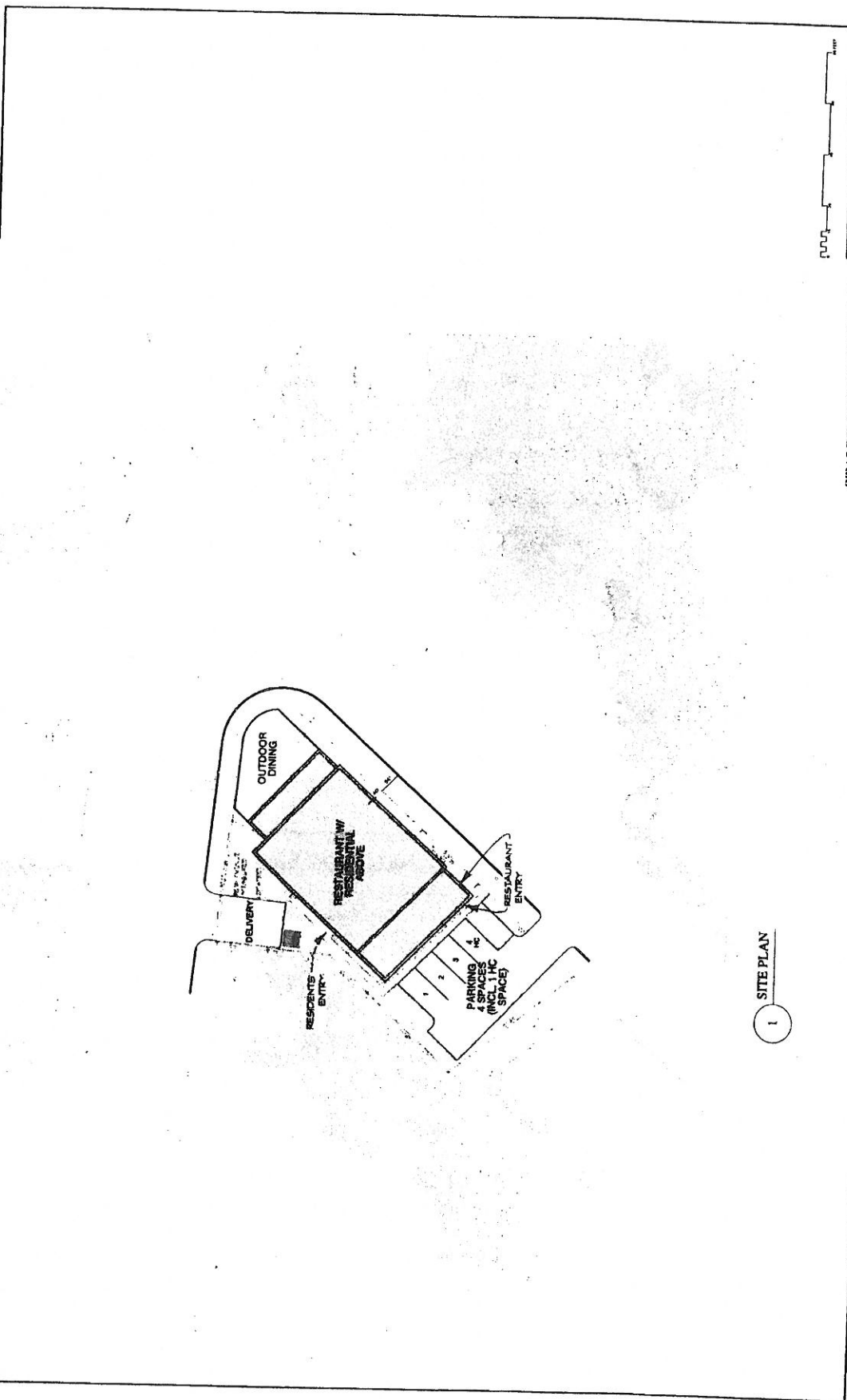
Lot Width:	25'
Lot Frontage:	25'
F.A.R.:	0.8
HT St.:	3
HT Ft.:	35'
U.O.S.	600 s.f.
FY:	15'
SY:	10'
RY:	30'

Please let me know if you have any questions regarding this matter.

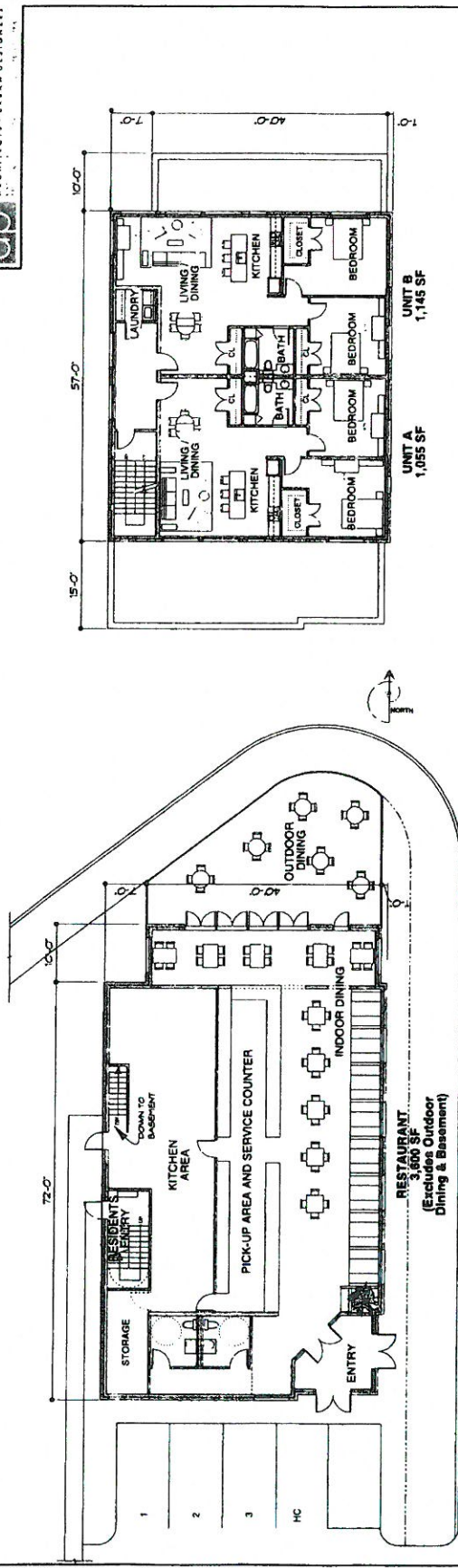
Very truly yours,



Vernon Woodworth FAIA



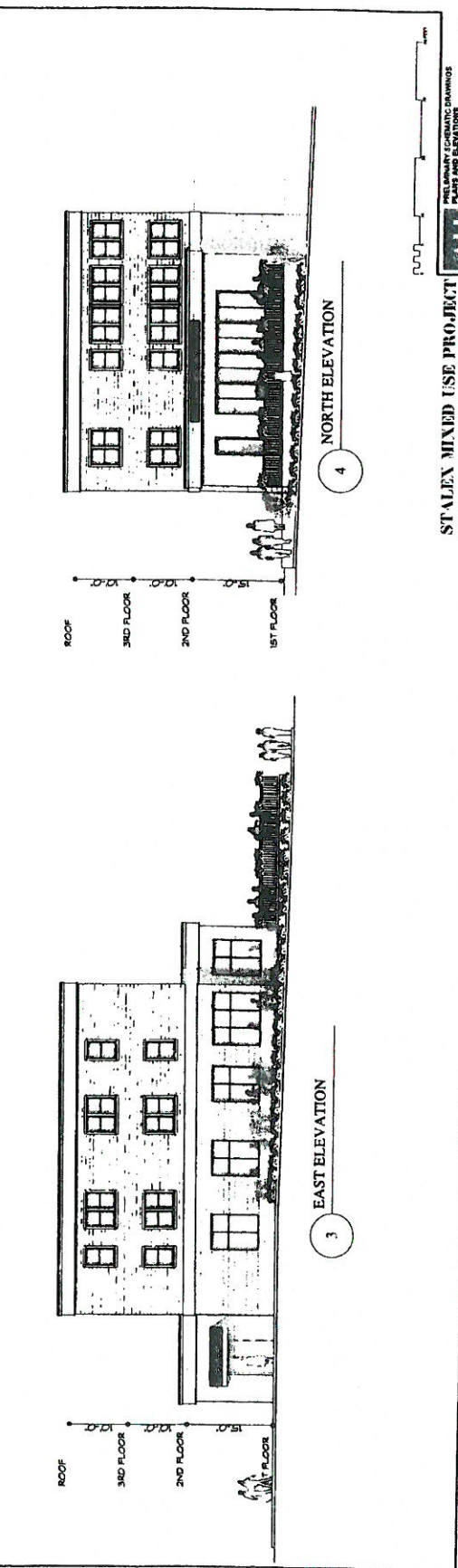
1 SITE PLAN



1 FIRST FLOOR PLAN

2 SECOND & THIRD FLOOR PLAN

3 NORTH ELEVATION



3 EAST ELEVATION

4 NORTH ELEVATION



March 28, 2017

City of Boston  
Department of Neighborhood Development  
Boston, MA

Re: Stefan Manoyagin

The Bank of Canton is working with Yasmine Manoyagina and Stefan Resman on a loan to purchase a home located at 145-147 North St, Woburn, MA. We have reviewed Mr. Manoyagin's financial statements, plus a 100% proof of funds to the proposed program and class. In addition, Ms. Manoyagina has a large deposit account with the Bank, which she intends to utilize as her equity contribution to the planned project.

The Bank would be very interested in financing the purchase, as well as the associated building proposed for the site upon the satisfactory completion of our Bank's typical due diligence requirements. All of the Bank's due diligence requirements, such as satisfactory appraisal, financial reporting, P&S, City of Boston permits, etc. would be detailed in a formal commitment letter, which would be issued subsequent to the Bank's Board of Directors final approval of Ms. Manoyagin's loan request.

We at the Bank of Canton look forward to working with Department of Neighborhood Development and Ms. Manoyagina on this project. Please let me know if you have any questions. Mike@bankofcanton.com

Stefan,

John M. Smith  
Senior Vice President

cc: Yasmine Manoyagina



# Stalex Pizza BUSINESS PLAN

Prepared by:

Yasime Manavoglu

140 Norfolk Street  
Boston, Massachusetts 02124  
617-288-7688

[stalexpizza.com](http://stalexpizza.com)

## **I. EXECUTIVE SUMMARY**

Stalex Pizza (referred to from hereon in as the "Company") was established as a S-corporation at 140 Norfolk Street, Boston, Massachusetts 02124 with the expectation of rapid expansion in the restaurant industry.

### **Business Description**

The Company was formed on 01/10/2007 as S-corporation under Massachusetts state laws and headed by Yasime Manavoglu.

Since 2007 Stalex restaurant has been serving breakfast lunch and dinner seven days a week to a loyal and faithful clientele, Yasime Manavoglu is the sole owner of Stalex Pizza she is a hard-working and savvy businesswoman who treats her employees with respect and knows her customers by name her desire is to expand her business by building a larger and more customer friendly establishment directly across the street from her current restaurant the new Stalex will serve and seat more customers provide off street parking and employee more workers The new Stalex will be better position to serve the needs of a growing and demanding community with greater and healthier menu items a larger more welcoming decor, that she believe will help her to grow her business and become an even more positive resource for the community

The Company currently employs 6 full-time employees and 2 part-time employees.

### **Business Mission**

Our Mission is to provide a unique and relaxing dining experience . We will strive to achieve this goal by:  
1. providing menu items incorporating quality ingredients at reasonable prices. and 2. we will be mindful of the well being of our customers and staff treating each and everyone with dignity and respect just like we would at our own home!

### **New Service**

The Company is prepared to introduce the following service to the market:

delivery: free delivery  
off street parking

## II. BUSINESS SUMMARY

### Industry Overview

In the United States, the restaurant industry presently makes 745.61 Billion dollars in sales.

Stalex pizza intends to maintain its current aggressive and very successful marketing campaign that has brought the restaurant tremendous visibility in its market area, below is an overview of what we are currently doing and new plans for the near future

1. local campaign that targets customers via the use of internet ads, flyers, word-of-mouth advertising
2. in store coupons that are mailed to 5000 local residents three times a year
3. our convenient new Stalex.com website that allows customers to place orders on line
4. Our participation with eat 24.com foodler.com and GrubHub.com to attract more delivery orders

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

pricing

variety

convenience

### Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

**V. FINANCIAL PLAN**

Attached we have provided the following financial information:  
2016 and 2017

# DEAN DIANOPOULOS

## ACCOUNTING, PAYROLL, TAX PREPARATION

46 Harriet Ave. Belmont, MA 02478  
Tel: (617) 484-0849

STATEN RESTAURANT & PIZZA INC  
Income Statement for 2 months ended 2-29-1991

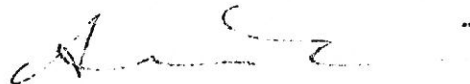
Revenue from Sales	150,000.00
Merchandise Sold	6,000.00
Gross Profit	<u>144,000.00</u>

Expenses:

Advertising	500.00
Bank Card Fees	600.00
Electricity	1,589.00
Heat & Gas	1,467.00
Insurance	781.00
Laundry	290.00
Office Expense	888.00
Rent	5,600.00
Supplies	5,500.00
Taxes	3,805.00
Telephone	300.00
Wages	<u>27,230.00</u>

Total Expenses 57,550.00

Profit (Loss) 86,450.00



Anastasia Landis  
Accountant for Staten Restaurant & Pizza, Inc.

# DEAN DIPOPOULOS

## ACCOUNTING, PAYROLL, TAX PREPARATION

46 Harriet Ave. Belmont, MA 02478  
Tel: (617) 484-0849

STATE RESTAURANT & PIZZA, INC.

Income Statement For 12 months ended 1/31/77

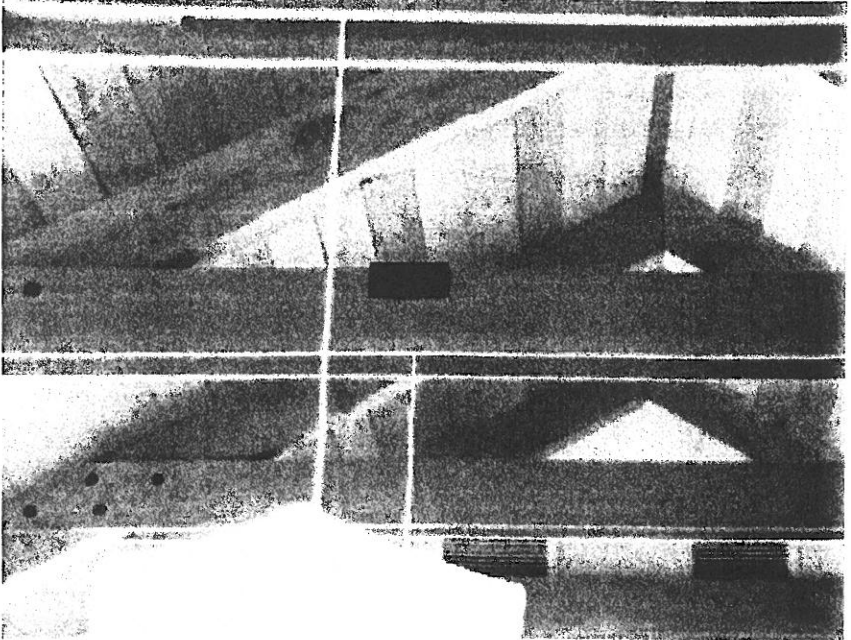
Income Taxes Paid		200,000.00
Memberships Paid		100,000.00
Gross Profit		490,000.00
Expenses:		
Accounts Payable	3,600.00	
Advertising	2,075.00	
Bank/Credit Fees	8,533.00	
Contract Labor	58,000.00	
Contributions	5,900.00	
Electricity	11,941.00	
Heat & Gas	8,805.00	
Insurance	4,687.00	
Laundry	2,909.00	
Licenses	363.00	
Office Expense	4,154.00	
Rent	34,100.00	
Repairs & Maint.	4,431.00	
rubbish Removal	1,064.00	
Supplies	28,465.00	
Taxes	59,051.00	
Telephone	1,752.00	
Wages	183,300.00	
Water	2,450.00	
Total Expenses		401,000.00
Profit (Loss)		89,000.00

*Anastasia Langill*

Accountant for State Rest & Pizza, Inc.

DP+ offers broad experience in urban design, public-private partnerships, and architecture for residential, commercial, hospitality, institutional and mixed-use developments, both within the United States and internationally.

With combined experience in the design and implementation of many award winning projects, our team explores innovative designs and new directions—seeking solutions which respond to human needs, are sensitive to the natural environment, and use advanced building systems and technologies.

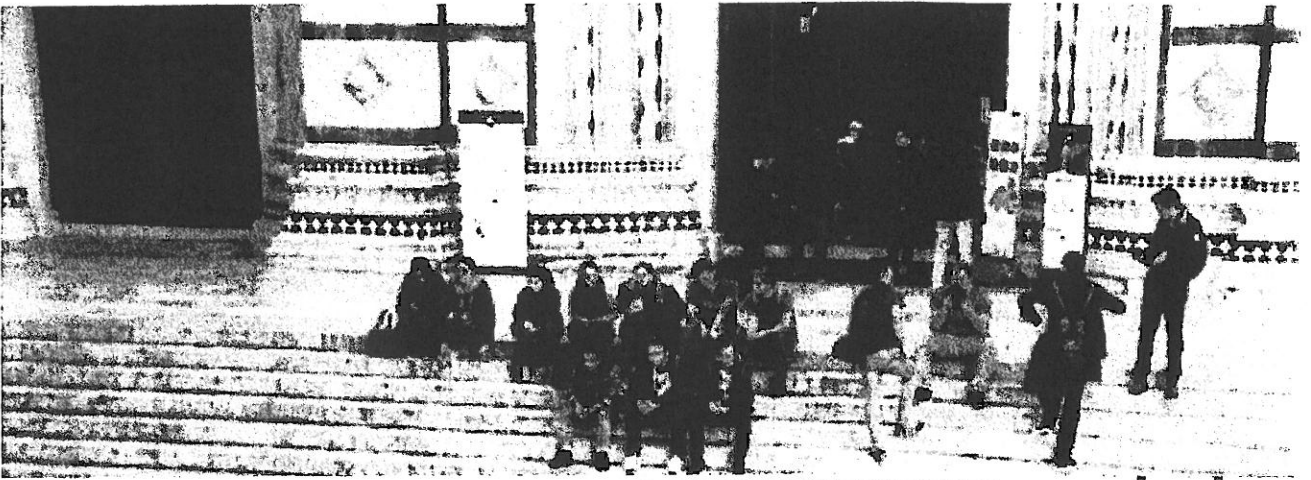


We are collaborators with many long term client, community, and consultant relationships. With the non profit Earthos Institute, we have assisted the development of Bioregional Urbanism—its methodology for one planet living.

We are committed to working in partnership with each client and stakeholder group to define and solve design problems, ultimately achieving design excellence for each project. We listen, and respond, to aesthetic, programmatic and budgetary needs and expectations.

Our team has been privileged to work with great clients—leading institutions, top developers, individuals, organizations and corporations—over the last forty years.

We continue to learn—using design to respond to the needs of people today for the communities, neighborhoods and regional environments within which they live.



DESIGN PARTNERSHIP PLUS SOMERVILLE, MA

[www.dp-plus.us](http://www.dp-plus.us)

**Philip Norton Loheed**, in his own practice, and as a former design Partner of AIA Gold Medallist Benjamin Thompson, is known for his award winning architectural and urban designs for many waterfront, campus, housing, and commercial buildings. Examples include Union Station in Washington, DC, the Ordway Music Theatre in Saint Paul, and the IBM Headquarters complex in Southbury, Connecticut. He has worked on several campus master plans and library projects including the NYU Law School's Vanderbuilt Hall expansion, and done several ADA compliance projects for buildings such as Lowell's City Hall.

He has taught ecological design, and has acted with Pat Loheed/Landscape Architect as design-builder of the Greenleaf Cove Association residential project in Maine—a plan based upon natural systems analysis and principals. Mr. Loheed is a designer and builder of sailing canoes and furniture; as well as a skilled illustrator and photographer. Recently, he was a sponsor and advisor to the Team Boston Solar Decathlon project, led by BAC students.

A co-founder of Earthos Institute, he is deeply involved in creation of its Bioregional Urbanism methodology to foster self-sufficient regions that contribute to the goal of "one planet living", plus design work for its many regional and neighborhood projects.



**Principal**  
Design Partnership Plus LLC  
2013 to present

**Co-Founder**  
Earthos Institute, Inc., Somerville, MA, 2009 to present

**Principal**  
BTA+Architects, Inc., Cambridge, MA, 2007 to 2013

**Principal**  
Loheed Design Partnership,  
Somerville, MA 1990 to present

**Associate, Vice President,**  
Equity Partner,  
Benjamin Thompson & Associates, Inc., Cambridge, MA  
1970 to 1990

**SP5, US Army, 1968 to 1970**  
HQ USASUPCOM, Da Nang,  
Vietnam, Army Commendation  
w/Oak Leaf; Bronze Star Medal

**Education**

Studies in Landscape Architecture,  
Harvard Graduate School of  
Design 1970-71

**Master of Architecture**  
The University of Michigan, 1968

**Bachelor of Architecture**  
The University of Michigan,  
1967, Albert Kahn Travel Scholarship

**Professional Memberships**

American Institute of Architects  
Boston Society of Architects

Active Licensed Architect in  
Massachusetts, Connecticut,  
Illinois, Pennsylvania, Maryland,

New Hampshire, New York,  
NCARB certified

Alumni, Alpha Rho Chi  
Professional Fraternity

Maine Arts Commission,  
Design Arts Panel, 1989-91

**Teaching**

Lecturer, Harvard  
Graduate School of Design

Lecturer,  
The University of Virginia

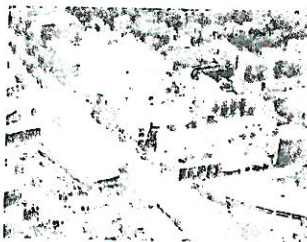
Lecturer, Visiting Critic,  
Purdue University

Advanced Studio Instructor,  
Thesis Critic, Practice Faculty,  
Landscape Studio Instructor  
Boston Architectural College

Lecturer, Massachusetts Institute  
of Technology

Visiting Critic, Roger Williams  
University

**Editorial and Consulting**



**Grove Hall S.T.E.A.M. Innovation Center**  
Reuse of the former Auto Mart site with mixed use. Program includes Forum, S.T.E.A.M. academics, shared work and maker spaces, urban permaculture farm and live-work housing. Adjacent block programming includes robotic and surface parking, live-work housing, and additional farm spaces. With Earthos. Feasibility study in progress.

demics, shared work and maker spaces, urban permaculture farm and live-work housing. Adjacent block programming includes robotic and surface parking, live-work housing, and additional farm spaces. With Earthos. Feasibility study in progress.



**ARTFarm for Social Innovation**  
Somerville, MA Reactivation study to create arts activation of open space on a former waste management site in Brickbottom. Completed Earthos Schematic.

**Roxbury Memory Historic Trail**  
Logistical and design support by Earthos and other partners to implement twenty years of effort in celebrating the extraordinary history of this unique area of Boston. In progress.

**1085 Boylston Street,**  
Boston, MA 30 unit residential building near Berkley College of Music and Boston Architectural College. Nearing completion.

**Canal District Mixed Use,**  
Worcester, MA Mixed use program with food hub, shops, shared maker and work spaces, residential units and rooftop agriculture adjacent to the historic Compton Mill. In design.

**40 Malvern Street,**  
Boston, MA 48 unit residential building near the Boston University athletic facilities. In construction.

**Adams Armory Hotel**  
Adams, MA Adaptive reuse of the historic armory building and site to create a small hotel for visitors to this historic area.

**Awards and Recognition**

**Union Station Redevelopment**  
Washington, DC (Project won in competition): Honor Award, BSA Boston Exports; National Trust Preservation Award; Builder's Choice Award; Mayor's Environmental Design Award

**Custom House Docks Master Plan,** offices, retail, hotel, housing and entertainment Buildings in historic riverfront, Dublin, Ireland

**IBM Headquarters**  
Offices, conference center, cafeteria, main frame Center — Master Plan, Architecture, Landscape Architecture, Interiors, Southbury, CT

**East Park Music Pavilion and Amphitheater,**  
Worcester, Massachusetts.

**Charles North Vision Plan**  
Baltimore, Maryland



**US Army Arsenal Adaptive Reuse,** retail, housing, public park, medical offices in historic structures, Watertown, MA (*project won in competition*)

**Harborplace**  
Baltimore, Maryland, *Honor Award, BSA Boston Exporter Special Award, UII*

**Bayside Marketplace**  
Miami, FL, (*project won in limited competition*), *Honor Award The Waterfront Center*



**Grand Central Terminal Redevelopment,** New York, NY (*project won in invited competition*)

**Harumi Island Redevelopment Master Plan,** Tokyo, Japan

**Burlington Waterfront**  
Master Plan, Housing, Retail, Offices, Hotel, Public Park, Marina, and new harbor on historic RR land, Burlington, VT

**Kobe and Kawasaki Steel sites Master Urban Design Plan,** conversion of former steel mills to urban downtown waterfront mixed use, Kobe, Japan

**Lakeside Master Plan**  
Residential / adaptive reuse of the historic Donnelly Properties, Chicago, IL



**Cardiff Bay Inner Harbor**  
Master plan, Wales, UK

**Waterfront Master Vision Plan,** Calais, ME/Saint Stephen, NB

**South Street Seaport Master Plan,** New York, NY, *Bent Award, The City Club of NY*

**Fulton Market Building,** New York, NY, *Honor Award, BSA Boston Exporter*

**Waterfront Redevelopment Master Plan,** Mixed use reclamation of riverfront, Springfield, MA

**Inter-Continental Hotel, Expatriate Complex, Marina and Yacht Club,** Abu Dhabi, UAE

**Willow (State Capitol) Alaska**  
Master plan, *Special Award ASLA*

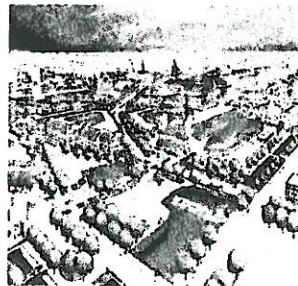
**Tod Inlet Resort Village**  
Master plan, Victoria, BC

**Brattle Way (Brattle Theatre) Redevelopment,** Cambridge, MA

**Grand Central Partnership (BID), District Master Plan and Streetscapes Phase I,** New York, NY

**Bugis Junction Master Plan**  
Mixed use competition, Singapore

**Natural Systems Based Campus Master Plan,** SUNY, Utica-Rome, NY



**Tsongas Arena**  
Master Plan and Feasibility Study, Lowell, MA

**Theater District Study; and Cultural District Studies,** Boston, MA

**Adams Morgan Revitalization**  
Master Plan, Washington, DC

**Ghiradelli Square Rehabilitation,** San Francisco, CA

**Broughton Street Master Plan,** Savannah, GA

**Schermerhorn Residential / Mixed Use Urban Design Project,** Brooklyn, NY

**Worldwide Plaza**  
Master Use Plan, New York, NY (*invited paid competition*)

**Chapel Square mixed use Master Plan,** New Haven, CT (*project won in invited competition*)

**Air Rights Master Plan Study,** Union Station to H Street, Washington, DC

**Union Station Redevelopment Master Plan,** Worcester, MA (*2 iterations, both won in competitions*)

**Union Station Redevelopment**  
Toronto, ON (*project won in invited competition*)

**Union Station Redevelopment Master Plan,** Springfield, MA (*project won in invited competition*)

**Ueno Station Redevelopment**  
Master Plan, Tokyo, Japan

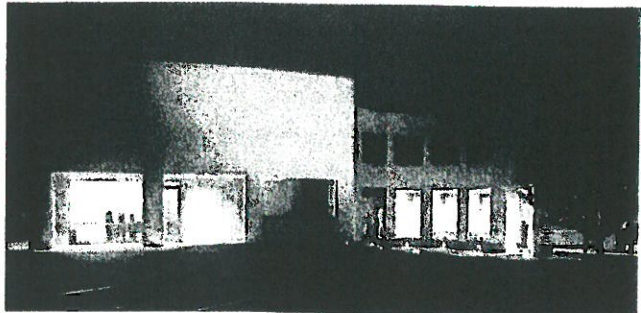
**Aloha Tower Marketplace**  
DD & CD work with D'AIQ  
Honolulu, Hawaii

**American Multi-Cinema**  
Union Station, Washington, DC

**Coffee Connection Stores**  
Prototype and Fitup design, Winchester & Natick, Massachusetts, New Caanan, CT

**Deerfield Ponds Housing**  
Pawling, New York

**ADA Renovations, Historic Restoration.** Pollard Library, City Hall, J.F.K. Civic Center  
Smith-Baker Center, Lowell, MA



**Hyannis Pediatric Group**  
Hyannis, MA Pediatric clinic, Optical Shop, and Psychiatrist's Office

**New River Center Project,** Fort Lauderdale, FL

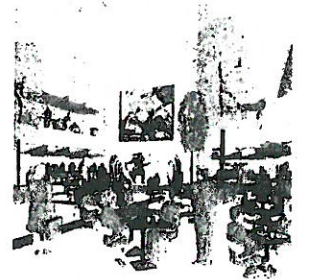
**New Town Center**  
Master plan, Riverton, NY

**The Pavilion Master Plan**  
Harborside mixed use, Buffalo, NY

**East River Point Redevelopment Master Plan,** Roosevelt Island, New York, NY

**Merchants Square Revitalization Plan,** Williamsburg, VA

**Armstrong Landing**  
Adaptive reuse design of historic cork factory, Pittsburgh, PA



**The Shops at Citicorp Center**  
New York City.

**Hyacinth G. John** has over fifteen years of architecture design, urban design, and interior design experience, with specific experience in a variety of waterfront and other mixed-use developments. She also has extensive experience in both new construction and renovation.

Ms. John has played major roles as project manager on mixed-use urban waterfront design projects, and design team member on a variety of residential, retail, institutional and interiors projects within the DP+ studio. Her focus of interest is in supporting and developing cultures through sustainable design.



**EDUCATION**

**Senior Associate**  
Design Partnership Plus LLC  
2013 to present  
**Associate** BTA Architects, Inc.  
2002–2013  
**Designer**, Elkus-Manfredi  
Architects. Boston, MA  
(2000–2001)  
**Design Researcher, Florida**  
**Center for Community Design**  
**+ Research**. Tampa, FL  
(1999–2000)

**DEGREE**

Master of Architecture, 1999  
University of South Florida  
Bachelor of Science in  
Architecture, 1995  
Florida A & M University

**TEACHING**

**Thesis Instructor**, Thesis  
Committee, Thesis  
Representative, Thesis Advisor,  
Advanced Studio Instructor,  
Design Critic,  
Boston Architectural College  
**Visiting Critic** at various colleges  
& universities.

**COMMUNITY PARTICIPATION**

**Big Sister**, Big Sister Assoc. of  
Greater Boston  
**Teacher**, Citizen Schools –  
Architecture  
**Construction Volunteer**, Habitat  
for Humanity  
**Big Sister**, Big Brothers/Big  
Sisters -Tampa and Tallahassee,  
FL **Tutor**, Literacy Volunteers of  
America (LVA)

**RECENT PROJECTS**

**Malvern Street, Boston, MA**  
48 unit, 6 story residential  
building near Boston University  
athletic facilities. Surface  
parking, residents' lounge, green  
roof and other amenities.

**1085 Boylston Street,  
Boston, MA**  
30 unit, 6 story residential  
building, with 18 parking spaces  
and green roof, and other  
amenities.

**Harding Green, Worcester,  
MA** Mixed use program with  
food hub, shops, shared maker  
and work spaces, residential  
units and rooftop agriculture  
adjacent to the historic Compton  
Mill. *In design*

**DESIGN SERVICES**



**Rodgers Cyber Cafe, Bristol  
Community College,  
Fall River, MA**  
Interiors fit-up project involving  
architectural and interior design  
services for new cafe and lounge  
to be harmoniously integrated  
into an existing library. Created  
a visually warm and comfortable  
eating and lounge space –  
including vending area,  
plug-n-play counter and  
computer area.

**Charles North Vision Plan  
Baltimore, Maryland**  
Historic arts district – mix of uses  
including residential, retail, office,  
performance space, a hotel and a  
variety of green spaces.

**Phillips Academy Underwood  
Room – Andover, MA**  
Renovation of 1960's  
multi-function space.

**Charles North Vision Plan  
Baltimore, MD**  
Designer for a vision plan for a  
high density multi-family  
residential and commercial infill  
mixed-use development within  
an historic district. Helped  
facilitate public meetings with the  
City.

**Seaside Village, Phase II –  
Niantic, CT**  
80-unit condominium  
development with 20% affordable  
+ 55 housing for elder residents  
and retirees. Project includes 24  
3BR townhouse units, a four  
story building with 56 flats  
units, and a 40-car below-grade  
parking garage. The project  
features a Village Green.

**Pierhead Hotel & Mixed-Use  
Development –  
Bridgetown, Barbados, W.I.**  
Project manager and  
architectural designer  
programming and schematic  
design of a waterfront mixed-use  
development: full service hotel,  
275 condominiums, retail and  
restaurants, and waterfront  
public realm.



**Lime Grove Mixed-Use  
Lifestyle Centre –  
Holetown, Barbados, W.I.**  
Responsible for programming  
and schematic design of this  
small scale mixed-use  
development. Includes  
condominiums, retail, restaurant,

and office buildings. Focus  
placed on scale and character of  
buildings, relationship to existing  
context, and creating a sense of  
place.

**Kirk Harbour Centre –  
Georgetown, Grand Cayman  
Island, W.I.**  
Designer for a waterfront  
mixed-use development on the  
Harbour front in Georgetown,  
Cayman Islands.

**Belmar Mixed-Use  
Development - Denver, CO**  
100-acre master plan, mixed-use  
urban development including  
preliminary architectural designs  
for buildings totaling 3.3 million  
SF of new construction which  
included retail, offices and  
residential uses.

**Bartow Urban Redevelopment  
Bartow, FL**  
Project manager & designer for  
the redevelopment master plan  
of an urban mixed-use center.  
Developed appropriate program  
of land uses and phasing  
strategies. Assisted in  
coordinating and leading the  
community review process to  
include neighborhood design  
charrettes.

**Connerton Town Center  
Development – Connerton, FL**  
3-member design team in a  
design competition for a  
688-acre mixed-use new town  
center, in creating a vibrant,  
pedestrian-friendly realm.  
Included hotel, retail, office,  
residential and institutional uses.  
Coordinated and presented  
design to residents, city staff and  
local press, as part of the  
community review process.  
Entry won first place in  
competition.

Hyacinth G. John, Senior Associate



40 Malvern Street is a six story, 48 one- and two-bedroom unit apartment building. Common areas include ground floor lobby, lounge and a green roof garden for use by residents. Other amenities also include 44 off-street parking spaces and an outdoor green space. Top floor apartments and roof garden capture views of the Charles River.

The 49,980 gross square feet project is of steel and concrete structure clad in metal panels glass and and brick that complements the architecture of the surrounding mixed- use neighborhood.

Interior finishes include bamboo flooring, stainless steel appliances and quartz countertops.

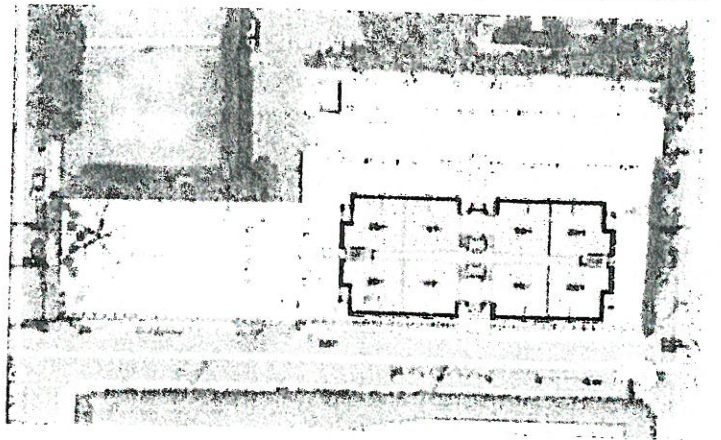
40 Malvern Street, a transit-oriented development located one block from the intersection of Commonwealth Avenue and Brighton Avenue, is ideally located within walking distance of numerous mass transit services including MBTA trolley and bus services.

Client:  
The Hamilton Company

Completed:  
2016



Building under construction, 2016



40 MALVERN STREET ALLSTON, MA



The residential building at 1085 Boylston Street in Boston, is a six-story structure housing 30 one-bedroom apartments averaging 600SF, with two grade level units equipped for handicapped occupants. Its basement provides 18 parking spaces, utility connections, and rooms for trash and bike storage. Primary mechanical equipment and shared laundry are located at roof level with two green roof planted areas.

Utilizing a cast-in-place structural system; state-of-the-art rain screen enclosure, and careful sound controls; 1085 sits on this key site in a contextually sensitive, but high quality modernist vocabulary. Large windows are integrated with dark brown brick at four corner "tower-like" elements, and with aluminum composite panels at cantilevered and flush frontage bays.

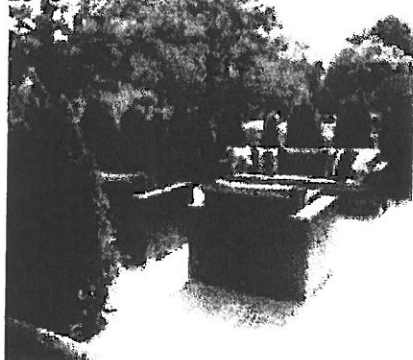
The building's location allows its residents immediate access to multiple modes of public transportation, shopping, restaurants, schools, and easy access to a variety of amenities.

Site area is about 7,648 square feet. As built, floor area averages 3,820 square feet on 6 floors totaling about 22,920 square feet. The building was completed in 2016, at an overall cost of about \$8,000,000.

Client:  
Hamilton Boylston Street LLC

Completed:

2016



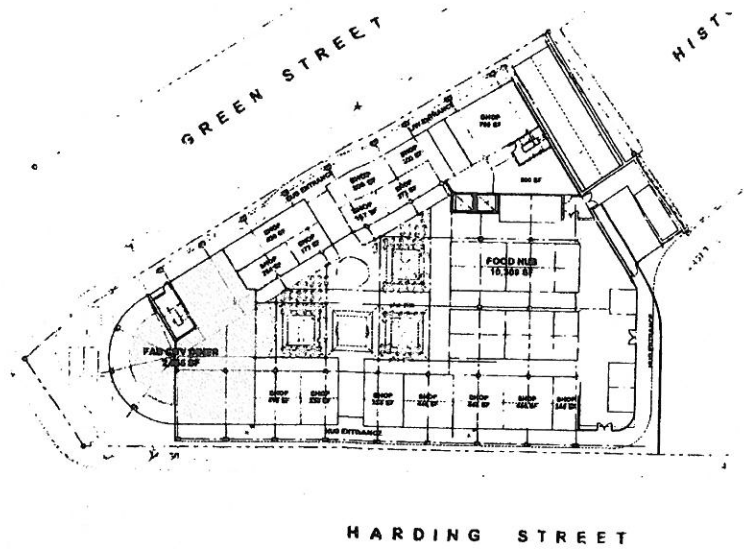
1085 BOYLSTON STREET BOSTON, MA

Harding Green, a proposed mixed-use building with \_\_\_\_\_SF of ground floor retail, three upper floors of 48 residential units and 90 surface parking spaces, will replace the current vacant site which sits at the intersection of Green and Harding Streets in Kelley Square.

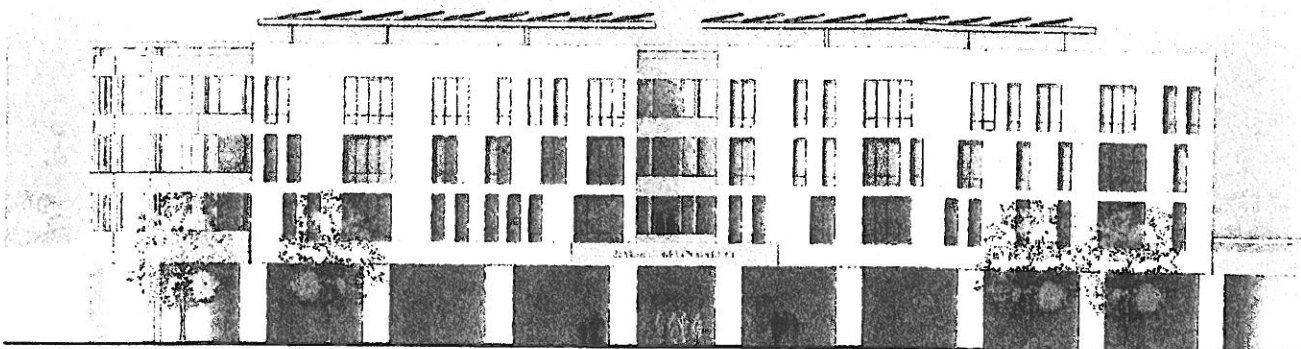
An arcade wraps the building's facade at ground level, which helps frame an entrance from each street.

The ground level houses a food market, performance stage and central dining area, surrounded by vibrant mix of retail and prepared food vendors. A diner, which sits slightly elevated from street level, anchors the southern corner of the building which opens up to outdoor seating and the Kelley Square plaza.

The single-loaded apartments open up to a second floor courtyard, with the tenants enjoying amenities such as a community room, laundry facilities and an exercise room.



Client:  
Allen Fletcher



## Contractor's Experience

Dbrc, Inc  
Vargas DaSilveira  
11 Virginia Street  
Dorchester, Ma 02125  
617-504-6815

Hi, My name is Vargas DaSilveira I have been a Contractor in City of Boston for over two decades. My dad taught me how to build to last. I have taken my son William under my wing to do the same. I love construction because it puts smiles on people's face. I love to make a difference in people's lives. That's the reason I get up every day, and make changes in Boston. Together we have remodeled and erected over **three hundred project in this great City**. Although all projects we have done could be used as models, the one that stands out would be 45 Pearl Street, Dorchester. We have been working in Boston for almost three decade.

### I am licensed in the following fields

- (1) State construction license **CS-84571**
- (2) Master sheet metal license **8075**
- (3) EPA certificates **1020233**
- (4) Plumbing **26903 app**
- (5) Real-estate license **9506036**
- (6) H.I.C. **178110**

### References:

#### City of Boston:

Frank Slavin, DND, Katie Cahill, project manager, DND. I have worked with other city officials on renovation projects, such as Sandra Duran and Fuad Hemzeh

#### In the past ten years I have work with the city on the following projects:

109 W7th, South Boston (DND 3 Fam renovation)  
76 Bowdoin Street, Dorchester (DND single fam renovation)  
17 Tremlett Street, Dorchester. (DND 2 FAM new construction)

#### Private Sector:

6, 10 and 12 Woodcliff St. Dorchester (9 units new construction)  
15 Ruthven St Roxbury (3 FAM renovation) Joe Fergus 617-908-1971  
17 Ruthven St Roxbury (Harry Bazil 617-513-7044)  
54 Callender and 16 Lariat st Mattapan 2 brand new single family dwelling

**Driscoll DoCanto 45 Pearl Street, Dorchester, Ma 02125**, We completed 3 renovations and one new construction total almost two million dollars. Driscoll Do Canto 617-212-9271

Brenda Wagner 17 Tremlett Street, Dorchester, Ma 02124 617-962-2756.  
I Erected a two Family dwelling through the city's middle income initiative. Supervisors for the project were Frank Slavin and Manuela from DND

**Current Projects**

**38 Caryll St. Mattapan, Single family addition and remodeling**

**57-61 Woodford St. Dorchester, 3 family remodeling**

**11 Virginia Street Dorchester, single family remodeling**

**In progress**

**734 Dudley street Dorchester 20 units and 3 stores (new)**

**49 Hamilton Street, Dorchester 6 units (new)**

# urban determination

architecture planning design

office@urbandetermination.com  
(617) 750-0402

Urban Determination LLC is an architecture and urban planning company headed by noted zoning and building codes expert A. Vernon Woodworth FAIA. Started in 2014 Urban Determination has played a role in numerous residential and commercial projects, including Boston Pizza and Grill in Uphams Corner, and the renovation of a commercial structure at 251 Bowdoin Ave. Located near Morton Village in Mattapan, Urban Determination has a mission to expedite the resilient and diverse development of the Fairmount Corridor. UD will facilitate communications between the Developer, the Contractor, and the Project Architect, as well as taking responsibility for all permitting and variances.

## REFERENCES:

Lou Laskey  
L/R Construction  
(508) 872-8550  
[Lou@lrconstruction.net](mailto:Lou@lrconstruction.net)

Lisa Lewis  
Historic Boston Inc.  
(617) 515-4879  
[lisa@historicboston.org](mailto:lisa@historicboston.org)

Lou McPherson  
(617) 851-8999  
[Lmcpher22gmail.com](mailto:Lmcpher22gmail.com)

9 Elizabeth Street Mattapan, MA 02126



**PROPOSAL FORM**

**SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
BID COUNTER  
26 COURT STREET, 10<sup>TH</sup> FLOOR  
BOSTON, MASSACHUSETTS 02108**

**DATE RECEIVED BY DND:** \_\_\_\_\_

**SUBMITTED BY: NAME:** YASIME MANAVOGLU  
**ADDRESS:** STALEX PIZZA  
141 NORFOLK ST.  
**TELEPHONE:** (617) 480-4635  
**EMAIL:** YMANAVOGLU@hotmail.com

Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

**Property Address:** 145-149 NORFOLK ST  
2 WOODROW AVE.  
2-6 WOODROW AVE.

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Use separate sheet and attach if additional principals are involved.

ii. The applicant is a/an:

INDIVIDUAL

(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

A. If applicant is a Partnership, state name and residential address of both general and limited partners: \_\_\_\_\_

RECEIVED C.H.P.  
DEPT. OF NEIGHBORHOOD DEVELOPMENT  
26 COURT STREET  
BOSTON, MA 02108  
DATE: 2/21/17  
PROPOSAL FOR: Stalex Pizza

vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

\* Yasine Manavoglu  
Signature of individual submitting proposal

\_\_\_\_\_  
Title

\_\_\_\_\_  
Legal Name of Organization

Dated at: \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_,

NAME OF ORGANIZATION:  
\_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

i. ATTESTATION:

Yasine Manavoglu being duly sworn deposes and says that  
(he/she) is the Owner of 170 Norfolk St and that all  
answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 14<sup>th</sup> day of February 2017

Notary Public: Sharon J. Allen

My Commission Expires: April 15, 2022  
(Month) (Year)

NOTE: This proposal form must bear the written signature of the applicant.

## STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

1. Name of proposer: YASIME MANAVOGLU
2. Names and titles of principals: YASIME MANAVOGLU
3. Names of authorized signatories: YASIME MANAVOGLU
4. Permanent main office address: STALEY PIZZA 141 NORFOLK ST  
DORCHESTER, MA 02124  
Phone: (617) 480-4635 Fax: \_\_\_\_\_ Email: YMANAVOGLU@HOTMAIL.COM
5. Date organized: \_\_\_\_\_
6. Location of incorporation: N/A
7. Number of years engaged in business under your present name: 8 YEARS
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_

Has organization ever failed to perform any contract?  YES  NO  
If YES, attach a written declaration explaining the circumstances.

AUTHORIZATION: The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

\* Yasime Manavoglu  
Signature of individual submitting proposal

\_\_\_\_\_  
Title

\_\_\_\_\_  
Legal Name of Organization

\_\_\_\_\_  
Date

## DEVELOPMENT TIMETABLE FORM

PROPOSER'S NAME: YASIME MANAVOGLU

Assuming that you are designated on 3/15/17, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	5/1/17
Apply for Permit(s)	6/1/17
Zoning Relief Anticipated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
All Development Financing Committed	7/1/17
Permit(s) Issued	12/1/17
Financing Closed	2/1/18
Construction Begins	2/1/18
Construction Complete	2/1/19

**City of Boston (COB) – Property Affidavit Form**

**Instructions:** List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such must be paid in full before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, attach a spreadsheet. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant: YASIME MANAVOGLU

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
<u>141 NORFOLK ST.</u>	
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER

I declare under pains and penalties of perjury that the foregoing representations are true, accurate, complete and correct in all respects.

YASIME MANAVOGLU 2/13/17  
 Print Name and Title Authorized Representative's Signature Date

Applicant Contact (If different from above) Telephone Number

**OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):**

**Boston Water & Sewer Commission** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
**Department of Neighborhood Development** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
**Public Works Department** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
**Treasury Department** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_

DND Contact Division Program Phone: ext.

Conflict of Interest Affidavit Form

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:

\_\_\_\_\_

\_\_\_\_\_

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

February 14, 2017

Then personally appeared the above named Yasmine Manavoglu (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

Stuart J. Allen  
Name:  
Notary Public

My Commission Expires: April 15, 2022

**AFFIDAVIT OF ELIGIBILITY FORM**

Developer's Name: YASINE MANAVOGU

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

NO

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

NO

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY: 2 Woodrow Ave  
4-6 Woodrow Ave, 145 Norfolk
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: sale
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: Dept. of Neighborhood Development
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):  
Yasime Maravoglu
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):

Lessor/Landlord                       Lessee/Tenant  
 Seller/Grantor                           Buyer/Grantee  
 Other (Please describe): \_\_\_\_\_

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
Yasime Maravoglu	38 Meadowview Rd Milton MA 02186

- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none): None
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been*



**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

*filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.*

*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

Yasine Maravoglu  
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

Yasine Maravoglu 02/14/2017  
AUTHORIZED SIGNATURE of DISCLOSING PARTY      DATE (MM / DD / YYYY)

Yasine Maravoglu  
PRINT NAME & TITLE of AUTHORIZED SIGNER

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

**INSTRUCTION SHEET**

**NOTE:** The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

**Section (1):** Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

**Section (2):** Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

**Section (3):** Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

**Section (4):** Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

**Section (5):** Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

**Section (6):** List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

**Section (7):** Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

**Section (8):** The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

**Section (9):** Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate  
Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108

PASTILVERIA BUILDERS INC  
 DORCHESTER, MA 02125  
 P.O. BOX 255244  
 TEL: (617) 224-5100  
 FAX: (617) 250-2104

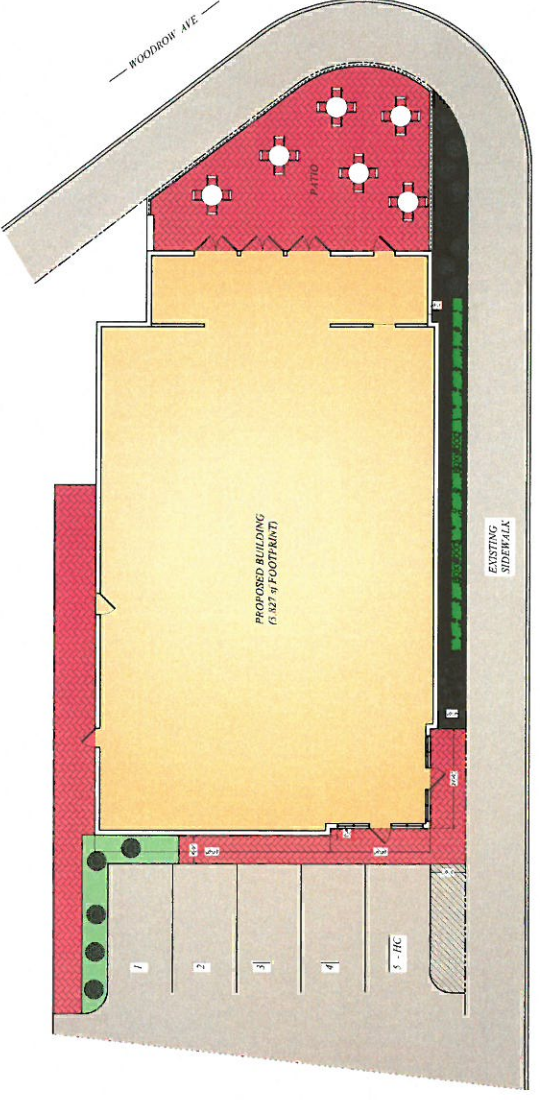
PROPOSED BUILDING  
 141 NORFOLK STREET  
 BOSTON, MA

REVISION 10-19-16  
 DATE 09-02-15  
 02-13-17

SITE LAYOUT

LEADING NUMBER:  
**A-7**

**PROPOSED BUILDING**  
 141 NORFOLK STREET  
 BOSTON, MA



NORFOLK STREET  
 PROPOSED SITE LAYOUT  
 1/8" = 1'-0"

- DAY LILIES ASSORTED COLORS
- ☉ HYDRANGEA 3' TALL MINIMUM
- DOGWOOD

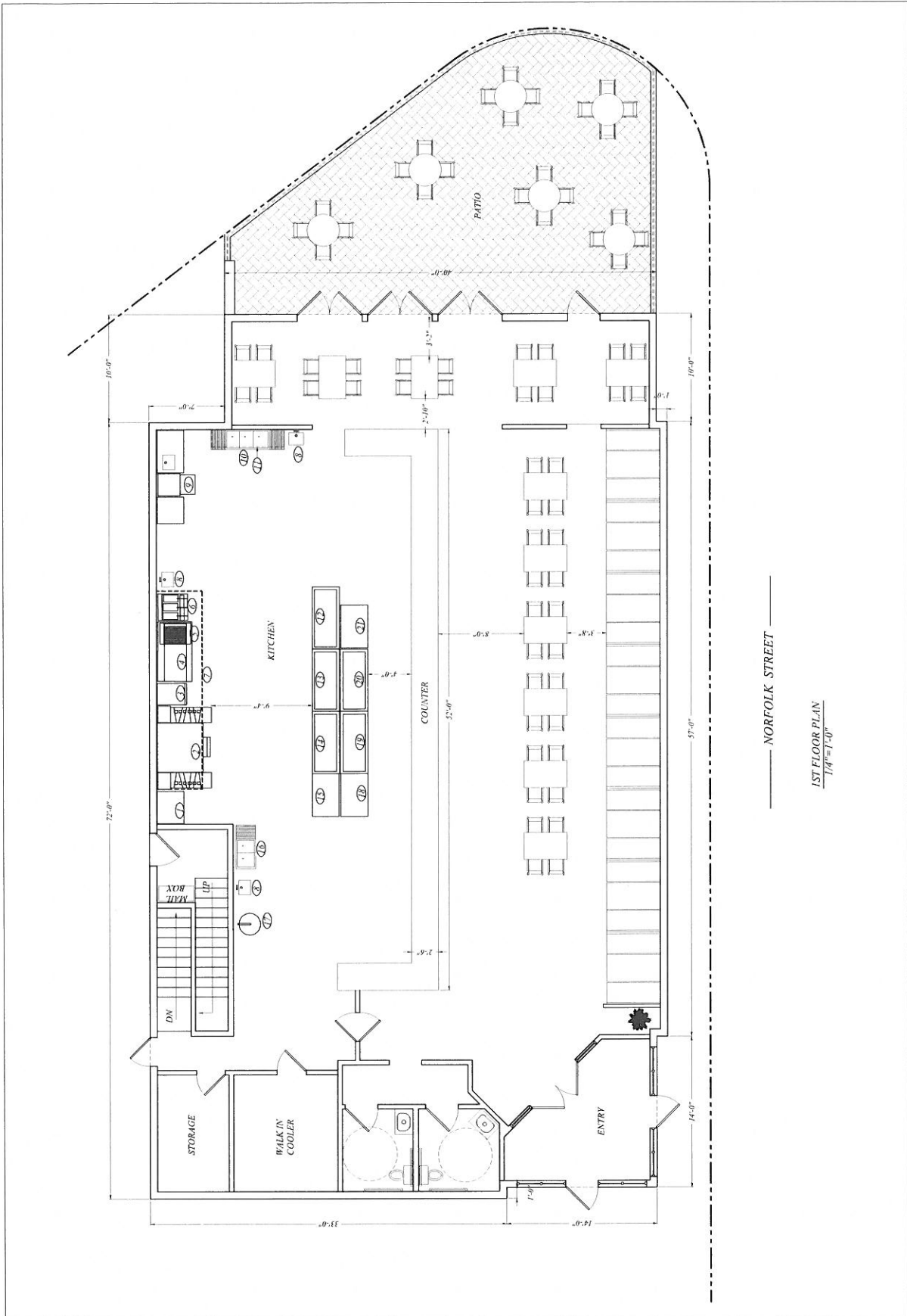
DASILVERIA BUILDERS INC  
 DORCHESTER, MA 02125  
 P.O. BOX 25244  
 TEL. (617) 524-5300  
 FAX (660) 230-2364

PROPOSED BUILDING  
 141 NORFOLK STREET  
 BOSTON, MA

DATE 09-02-13  
 REVISION 10-19-16  
 02-15-17

FLOOR PLANS

DRAWING NUMBER  
**A-2**



NORFOLK STREET

1ST FLOOR PLAN  
 1/4" = 1'-0"

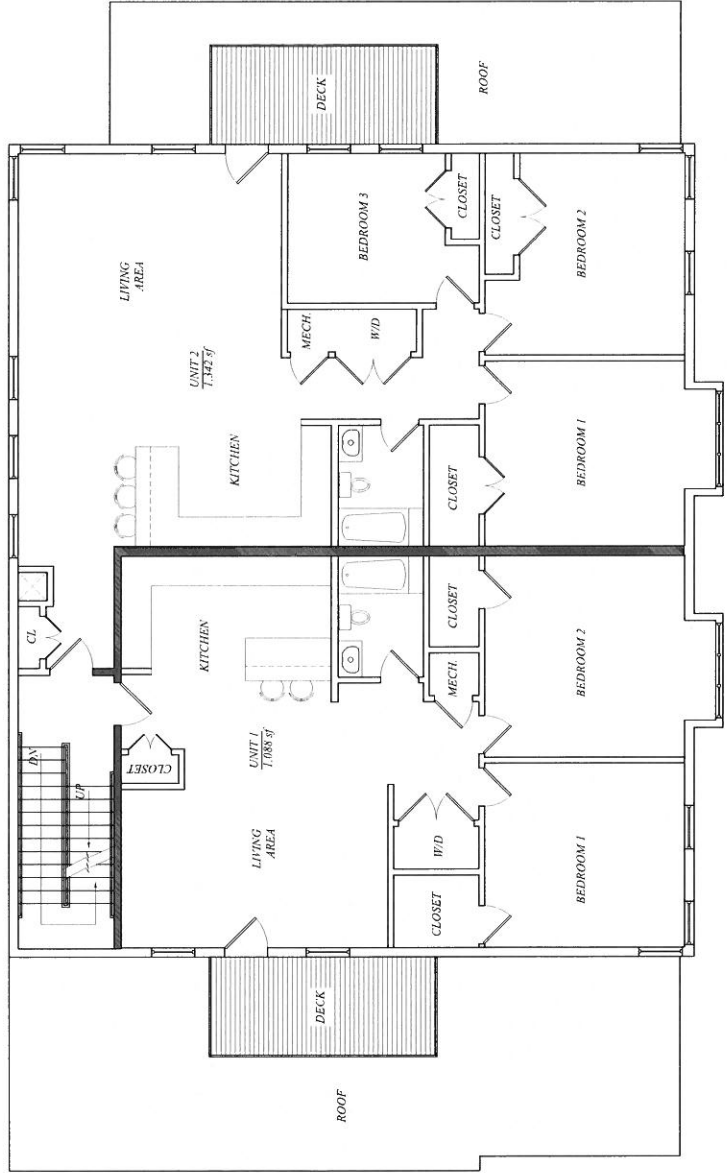
DASIVERIA BUILDERS INC.  
DORCHESTER, MA 02125  
P.O. BOX 25244  
TEL: (617) 524-5300  
FAX: (666) 230-2364

PROPOSED BUILDING  
141 NORFOLK STREET  
BOSTON, MA

REVISION  
10/19/16  
DATE  
09/02/15  
02/11/17

FLOOR PLAN

DRAWING NUMBER:  
**A-3**



NORFOLK STREET

2ND FLOOR PLAN  
1/4"=1'-0"

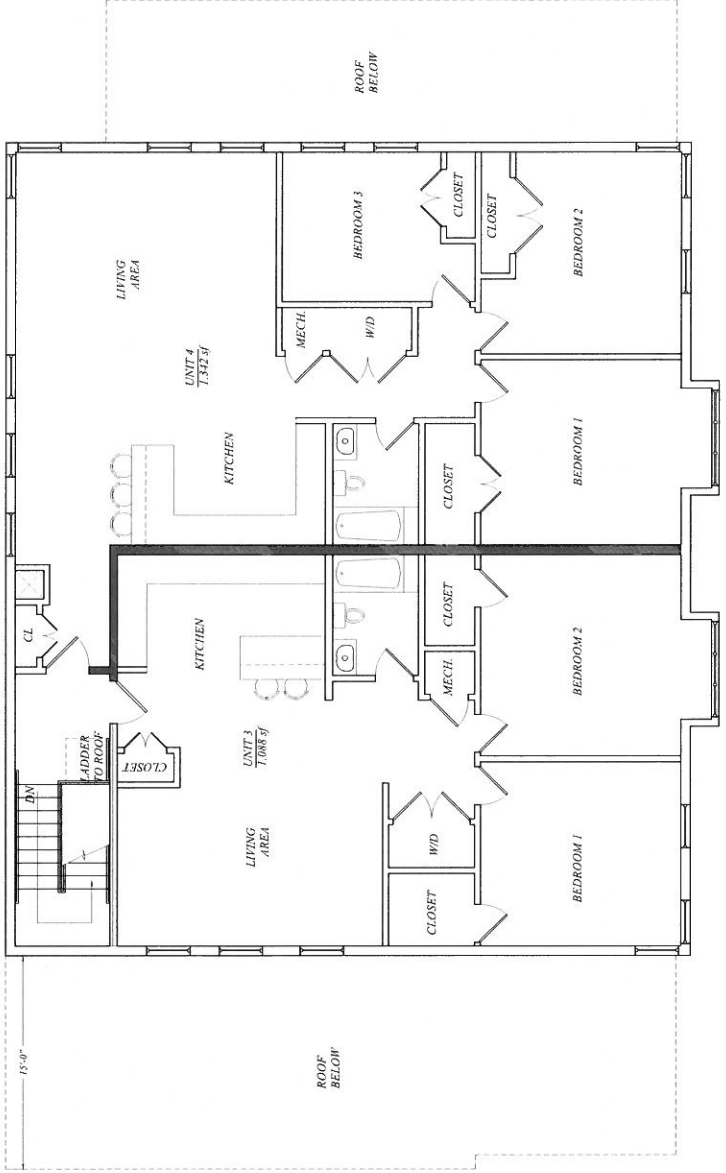
DASILFERIA BUILDERS INC  
 DORCHESTER, MA 02125  
 P.O. BOX 255244  
 TEL: (617) 524-5300  
 FAX: (660) 230-2364

PROPOSED BUILDING  
 141 NORFOLK STREET  
 BOSTON, MA

DATE: 02-14-17  
 REVISION: 10-19-16  
 09-02-15

FLOOR PLAN

DRAWING NUMBER:  
**A-4**



NORFOLK STREET

3RD FLOOR PLAN  
 1/4" = 1'-0"

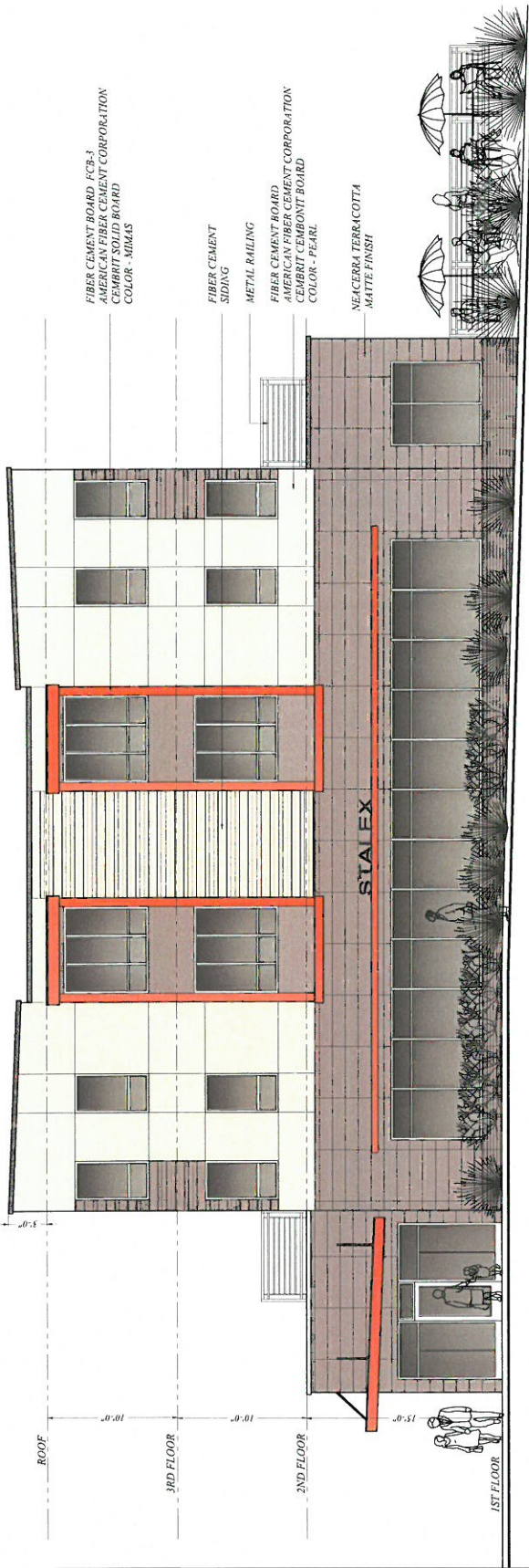
DASILVERIA BUILDERS INC  
 DORCHESTER, MA 02125  
 P.O. BOX 252244  
 TEL: (617) 524-5300  
 FAX: (660) 230-2364

PROPOSED BUILDING  
 141 NORFOLK STREET  
 BOSTON, MA

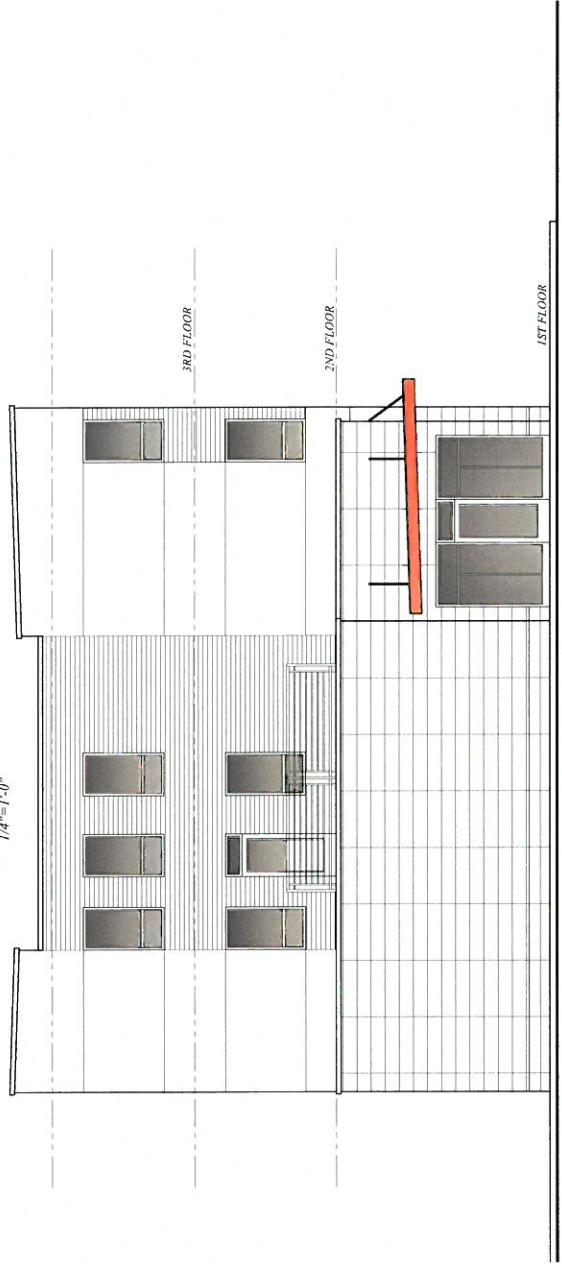
DATE: 06-02-15  
 REVISION: 10-19-16  
 02-13-17

ELEVATIONS

DRAWING NUMBER  
**A-5**



NORFOLK STREET ELEVATION  
 1/4" = 1'-0"



LEFT SIDE ELEVATION  
 1/4" = 1'-0"

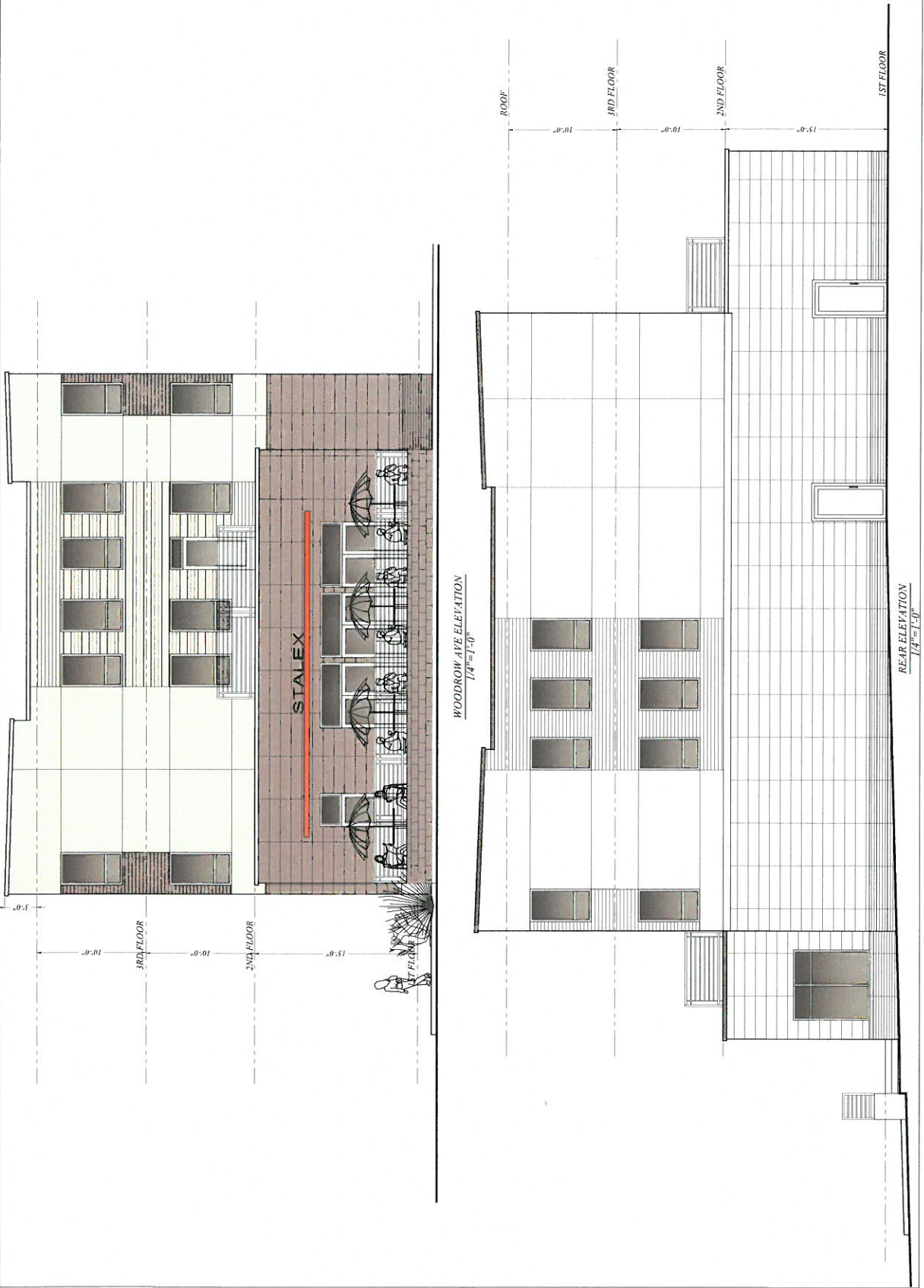
DASILVERIA BUILDERS INC  
 NORCHESTER, MA 02125  
 P O BOX 25244  
 TEL (617) 524-5300  
 FAX (666) 230-2364

PROPOSED BUILDING  
 141 NORFOLK STREET  
 BOSTON, MA

DATE 09-02-15  
 REVISION 16-19-16  
 02-11-17

ELEVATIONS

DRAWING NUMBER  
**A-6**





**Project Name: 147 Norfolk Street**  
**Date: 10/47/2017**

	56%	44%	
	Rental	Commercial	TDC
Acquisition	\$8,333	\$6,667	\$15,000
Hard Costs			
Construction	825,000	600,000	1,425,000
Utility Backcharges	15,000	15,000	30,000
Parking	-	-	-
Hard Costs	840,000	615,000	1,455,000
Hard cost contingency	84,000	61,500	145,500
Total Hard Costs	924,000	676,500	1,600,500
Soft Costs			
A/E Design & Inspection	11,111	8,889	20,000
Civil Engineering and Landscaping	2,222	1,778	4,000
Bonding	-	-	-
Permits	8,333	6,667	15,000
Survey	2,222	1,778	4,000
Geo. & Env. Assessment	1,944	1,556	3,500
Clerk	-	-	-
Insurance	5,000	4,000	9,000
Real Estate Taxes	2,222	1,778	4,000
Marketing/Lease-Up	1,944	1,556	3,500
Appraisal / Market Study	667	533	1,200
Title & Recording	1,333	1,067	2,400
Lender & LP Review & Inspection	1,111	889	2,000
Cost Certification & Accounting	-	-	-
Predevelopment Loan Interest	-	-	-
Legal	-	-	-
Developer-Zoning, Construction Closing	5,556	4,444	10,000
City Counsel-Construction Closing	4,444	3,556	8,000
Financing Costs	-	-	-
Permanent Lender	-	-	-
Legal-Permanent Closing	1,389	1,111	2,500
Construction Lender	-	-	-
Loan Fee	8,331	6,665	14,996
Legal-Construction lender	1,944	1,556	3,500
Construction Loan Interest Reserve (incl. Lease-Up)	41,667	33,333	75,000
Requisition Review	-	-	-
Developer Overhead	-	-	-
Developer Fee	-	-	-
Soft Cost Contingency	-	-	-
Operating Reserves	26,835	21,468	48,303
Total Soft Costs	128,277	102,622	230,899
<b>Total Development Costs</b>	<b>1,060,611</b>	<b>785,788</b>	<b>\$1,846,399</b>
Sources			
Permanent Mortgage	\$833,136	\$666,509	\$1,499,645
Owner Equity	227,475	119,280	346,755
<b>Total Sources</b>	<b>\$1,060,611</b>	<b>\$785,789</b>	<b>\$1,846,400</b>
	0	0	1

Project Name: 147 Norfolk Street

Date: 10/47/2017

<b>DEVELOPMENT PRO FORMA</b>				
<b>TOTAL NUMBER OF UNITS</b>	4			
<b>USES OF CASH</b>	<b>Residential Rental and Commercial</b>	<b>Residential Rental</b>	<b>Commercial</b>	<b>Residential Per Unit</b>
Acquisition	15,000	8,333	6,667	2,083
	0			0
	<b>15,000</b>	<b>8,333</b>	<b>6,667</b>	<b>2,083</b>
<b>Hard Costs</b>				
Construction	1,425,000	825,000	600,000	206,250
Utility Backcharges	30,000	15,000	15,000	3,750
<b>Subtotal</b>	<b>1,455,000</b>	<b>840,000</b>	<b>615,000</b>	<b>210,000</b>
Hard Costs Contingency	145,500	84,000	<b>61,500</b>	3,750
<b>Total Hard Costs</b>	<b>1,600,500</b>	<b>924,000</b>	<b>676,500</b>	<b>210,000</b>
<b>Soft Costs</b>				
A/E Design & Inspection	20,000	11,111	8,889	2,778
Civil Engineering and Landscaping	4,000	2,222	1,778	556
Bonding	0	0	0	0
Permits	15,000	8,333	6,667	2,083
Survey	4,000	2,222	1,778	556
Geo. & Env. Assessment	3,500	1,944	1,556	486
Insurance	9,000	5,000	4,000	1,250
Real Estate Taxes	4,000	2,222	1,778	556
Appraisal / Market Study	1,200	667	533	167
Title & Recording	2,400	1,333	1,067	333
Lender & LP Review & Inspection	2,000	1,111	889	278
Cost Certification & Accounting	0	0	0	0
Predevelopment Loan Interest	0	0	0	0
Legal	0	0	0	0
Developer-Zoning, Construction Closing	10,000	5,556	4,444	1,389
City Counsel-Construction Closing	8,000	4,444	3,556	1,111
Financing Costs	0	0	0	0
Permanent Lender	0	0	0	0
Legal-Permanent Closing	2,500	1,389	1,111	347
Construction Lender	0	0	0	0
Loan Fee	14,996	8,331	6,665	2,083
Legal-Construction lender	3,500	1,944	1,556	486
Construction Loan Interest Reserve (incl. Lease-Up)	75,000	41,667	33,333	10,417
Requisition Review	0	0	0	0
Developer Overhead	0	0	0	0
Developer Fee	0	0	0	0
Soft Cost Contingency	0	0	0	0
Operating Reserves	48,303	26,835	21,468	6,709
<b>Total Soft Costs</b>	<b>230,899</b>	<b>128,277</b>	<b>102,622</b>	<b>32,069</b>
<b>Total Development Costs</b>	<b>1,846,399</b>	<b>1,060,611</b>	<b>785,788</b>	<b>244,153</b>

Project Name: 147 Norfolk Street  
Date: 10/47/2017

	<u>Residential and</u> <u>Commercial</u>
<b><u>Construction Financing</u></b>	
Construction Loan	\$1,499,645
Developer Equity	\$346,755
<b>Total Construction Financing</b>	<hr/> \$1,846,400
<b>Surplus/Gap</b>	<b>\$1</b>
Permanent Financing	\$1,499,645
Developer Equity	\$346,755
<b>Total Permanent Financing</b>	<hr/> \$1,846,400
 Surplus/Gap	 \$1