
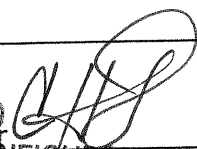
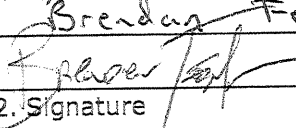


Appendix 1

<b>SOLICITATION, OFFER AND AWARD</b>		3. Date Issued		
1. PROJECT NAME	2. TYPE OF SOLICITATION		August 25, 2014	
280-290 & ES Warren Street Roxbury	<input checked="" type="checkbox"/> Invitation for Bids <input checked="" type="checkbox"/> Negotiated (RFP)			
4. ISSUED BY: City of Boston, Department of Neighborhood Development 26 Court Street, 9 <sup>th</sup> Floor Boston, MA 02180			5. ADDRESS OFFER TO: (if other than item 4)	
NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid" and "bidder"				
<b>SOLICITATION</b>				
6. Sealed offers (original and 3 copies) will be received at the place specified in item 4 until 4:00 p.m. (EST) November 6, 2014.				
CAUTION: Late submissions, Modifications, and Withdrawals: See Section 10. All offers are subject to all terms and conditions contained in this solicitation.				
7. For Information Contact:	7a. Name	7b. Telephone	7c. Fax	7d. E-mail
	Christopher Rooney	(617) 635-0493	(617) 635-0282	Christopher.M.Rooney@Boston.gov
<b>OFFER</b>				
8. In accordance with the terms of this RFP, the undersigned agrees, if this offer is accepted, to furnish any and all supporting documentation upon request by DND.				
<b>OFFER PRICE:</b>				
<b>9. SUBMISSION CHECKLIST</b>				
<input checked="" type="checkbox"/>	Appendix 1: COVER SHEET	<input checked="" type="checkbox"/>	Appendix 6: CONSTRUCTION EMPLOYMENT STATEMENT	
<input type="checkbox"/>	PROPOSAL SUMMARY	<input type="checkbox"/>	Appendix 7: PROPERTY AFFIDAVIT	
<input type="checkbox"/>	Appendix 2: STATEMENT OF BIDDER'S QUALIFICATIONS	<input type="checkbox"/>	Appendix 8: AFFIDAVIT OF ELIGIBILITY	
<input type="checkbox"/>	Appendix 3: PRELIMINARY DEVELOPMENT BUDGET	<input type="checkbox"/>	Appendix 9: CHAPTER 803 DISCLOSURE STATEMENT	
<input type="checkbox"/>	Appendix 4: PRELIMINARY OPERATING BUDGET	<input type="checkbox"/>	Appendix 10: BENEFICIAL INTEREST STATEMENT	
<input type="checkbox"/>	Appendix 5: DEVELOPMENT TIMETABLE			
10. ADDRESS OF OFFEROR			11. Name and Title of Authorized Signatory (Print)	
			Brenda Feerey	
RECEIVED  Phone Number			12. Signature	13. Offer Date
				

DEPT. OF NEIGHBORHOOD DEVELOPMENT  
 26 COURT STREET  
 BOSTON, MA 02108  
 DATE: 11/6/14  
 PROPOSAL FOR: ES Warren St

### STATEMENT OF PROPOSER'S QUALIFICATIONS

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

1. Name of proposer: FPM LLC.
2. Names and titles of principals: Brendan Feeney President.  
Aiden G. Feeney Vice President.
3. Names of authorized signatories: Brendan Feeney  
Aiden G Feeney. Sean Devlin.
4. Permanent main office address: 103 Clayton St.
- Phone: 617-257-1004 Fax: \_\_\_\_\_ Email: BFeeney@feeneybrothers.com.
5. Date organized: 07-10-2012.
6. Location of incorporation: 103 Clayton St. Dor. MA.  
02122.
7. Number of years engaged in business under your present name: 2 years.
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
  - a. Feeney Brothers
  - b. 522 River St. LLC.
  - c. 493 Dudley St. LLC.

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.

Brendan Feeney  
Signature of individual submitting proposal

President  
Title

FPM LLC.  
Legal Name of Organization

11/06/2014.  
Date

**PRELIMINARY DEVELOPMENT BUDGET**

PROPOSER'S NAME: FPM LLC

Complete this Preliminary Development Budget or you may substitute another form that provides substantially equivalent information. Note: Total of Uses of Funds should equal Total of Sources of Funds.

USES OF FUNDING	AMOUNT
Acquisition - Land	\$ 148,650
Site Prep/Environmental	\$ 70,000
Construction	\$ 500,000
Construction Contingency	\$ 100,000
Architect(s) and Engineer(s)	\$ 12,000
Development Consultant	\$ 5,000
Survey and Permits	\$ 10,000
Legal	\$ 5,000
Title and Recording	\$ 1,200
Real Estate Taxes	\$ 18,867.
Insurance	\$ 4,000
Construction Loan Interest	\$ 0
Construction Inspection Fees	\$ 0
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Soft Cost Contingency	\$ 25,000
Developer Overhead	\$ 50,000
Developer Fee	\$ 50,000
<b>TOTAL: ALL USES</b>	<b>\$ 999,717</b>

SOURCES OF FUNDING	AMOUNT
Sponsor Cash In Hand	\$ 500,000.00
Additional Sponsor Fundraising	\$
Philanthropic Funding	\$
Philanthropic Funding	\$
Bank Loans	\$ 499,717.00
Donated Materials/Services:	\$
Other:	\$
Other:	\$
<b>TOTAL ALL SOURCES:</b>	\$ 0

Committed

If any of the above-listed funding sources are already in hand or have been committed subject to designation/conveyance by DND, check off the right-hand box under "Committed".

Explanatory notes:

**PRELIMINARY OPERATING BUDGET**

PROPOSER'S NAME: FPM LLC.

Provide a Preliminary Operating Budget on the form provided below. You may substitute another form that provides substantially equivalent information.

SOURCES OF FUNDS: ANNUAL OPERATING INCOME	AMOUNT	Committed
Brendan Feeney.	\$ 250,000.00	<input checked="" type="checkbox"/>
Greg Feeney	\$ 250,000.00	<input checked="" type="checkbox"/>
Webster Bank	\$ 499,717.00	<input checked="" type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
<b>ANNUAL OPERATING INCOME: ALL SOURCES</b>	<b>\$ 999,717.00</b>	

If any of the above-listed funding sources are already in hand or have been committed subject to completion of the new facility, check off the right-hand box under "Committed".

USES OF FUNDS: ANNUAL OPERATING COSTS	AMOUNT
	\$
	\$
	\$
	\$

**DEVELOPMENT TIMETABLE**

PROPOSER'S NAME: FPM LLC.

Assuming that you are designated on November 01, 2014, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	3/1/2015
Apply for Permit(s)	3/15/2015
Zoning Relief Anticipated?	<input type="radio"/> YES <input checked="" type="radio"/> NO
All Development Financing Committed	3/15/2015
Permit(s) Issued	6/1/2015
Financing Closed	6/15/2015
Construction Begins	7/1/2015
Construction Complete	6/1/2016

# CONSTRUCTION EMPLOYMENT STATEMENT

PROPOSER'S NAME: \_\_\_\_\_

How many full time employees does your firm currently have?

Under 25       25 -99       100 or more

Are you a Boston-based business?     YES     NO

"Boston Based": where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.

Are you a Minority-owned Business Enterprise?     YES     NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?     YES     NO

Are you a Woman-owned Business Enterprise?     YES     NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?     YES     NO

## RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT

DND encourages developers to seek to achieve the following construction employment goals:

<b>Boston Residents</b>	<b>50% of project hours</b>
<b>Minority</b>	<b>25% of project hours</b>
<b>Female</b>	<b>10% of project hours</b>

These are targets, not requirements, but proposals that provide better evidence of their ability to achieve these targets will be more highly ranked. Explain what actions you will undertake to promote employment of these groups:

We will hire local Boston based subcontractors. This will be comprised of all walks of life.

If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name.

Note: if you are, according the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here:

\_\_\_\_\_





**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) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

(3) PUBLIC AGENCY PARTICIPATING IN TRANSACTION:

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

(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>
Brian Feeney	352 Tremont St. Braintree, MA
Aidan G. Feeney	6 Colonial Ln. Canton, MA 02021

(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):

(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.

---

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

---

AUTHORIZED SIGNATURE of DISCLOSING PARTY      DATE (MM/DD/YYYY)

---

PRINT NAME & TITLE of AUTHORIZED SIGNER

**FPM, LLC**  
103 Clayton Street  
Dorchester, MA 02122  
617-590-1329

November 6, 2014

Department of Neighborhood Development  
Bid Counter  
26 Court Street, 10<sup>th</sup> Floor  
Boston, MA 02108

With this letter, FPM, LLC would like to show its interest in referenced Request for Proposal for the development of 280-290 & ES Warren Street in the Roxbury district of the City of Boston.

FPM, LLC intend to comprehensively rehabilitate the existing buildings to create five retail storefronts. We hope that the extensive renovation will significantly improve the aesthetic appeal of the neighborhood, offer brand-new, attractive commercial spaces for local store owners to grow or start their businesses, and create a vibrant retail center for the neighborhoods residents.

FPM, LLC proposes to purchase the property for \$148,650.00 and, if successful, can begin the development process immediately.

The development team will consist of:

- *Developer:* FPM, LLC, 103 Clayton Street, Dorchester, MA 02122
- *Proposed architect:* Roche-Christopher Architecture
- *General contractor:* Boston Construction, 100 Hallet Street, Dorchester, MA 02124

We thank you for your consideration and hope that you find our proposal favorable.

Sincerely,

Brendan M. Feeney  
FPM, LLC  
103 Clayton Street  
Dorchester, MA 02122

## Experience of Development Team

Edward Ahern, a former Principal of Boston Property Development, began purchasing mixed-use and commercial property in 2005. His commercial development projects include: in partnership with the City of Boston's Main Streets Program, the redevelopment of the 4,500 square-foot building located at 7-11 River Street in Dorchester, which he sold to its current owner, who now owns and operates a successful karate studio out of the building; the purchase and development of a five-unit retail space located at 16-24 Hancock Street in Dorchester; the purchase and development of a mixed-use property located at 400-408 West Broadway in South Boston; and the purchase and development of an eight-unit commercial building located at 28-42 Commercial Street in Braintree. Edward Ahern has also recently purchased properties located at 3383 Washington Street in Jamaica Plain, Dorchester, and 522 River Street, Mattapan Square, with the intent to rehabilitate them for use as commercial spaces.

Edward Ahern has been acquiring, developing, and managing real estate since 2001. In the early mid 2000s, his business activities were primarily focused on redeveloping multi-family buildings for sale as condominiums. Over this period, Edward Ahern converted 16 buildings into 52 condominium units generating more than 22 million in sales revenue. These buildings were located in Boston neighborhoods, primarily South Boston, Dorchester and the South End. Beginning in 2005, he adjusted his strategy and, in addition to his residential projects, began focusing on retail and mixed-use properties. Continuing to target neighborhoods in the Greater Boston area Edward Ahern and FPM, LLC have acquired more than 25 million in properties consisting of 45 commercial units and 72 residential units.

Brendan Feeney has over 32 years of experience in the utility industry and serves as the president of Feeney Brothers Excavation Corporation. Starting out in the field, Brendan has taken that frontline knowledge and experience to lead the strategic planning, business development and marketing efforts of the company.

Aiden (Greg) Feeney. Greg's knowledge of the underground utility excavation has been gained through 30 plus years of hands-on experience in the field and in the conference room. He has managed construction projects for a variety of clients since 1985. Today he continued to be involved with all major decisions within the company. His teamwork approach allows him the opportunity to work one on one with all levels of the staff. This dedication has produced a corporate culture dedicated

to quality projects completed with utmost safety and commitment to all of his customers.

William Christopher is a principal architect at Roche-Christopher Architects. Mr. Christopher has more than 30 years of experience in the planning/cost estimating/design and construction of buildings both old and new. Founding Roche-Christopher Architecture, former DND Architect performed extensive analysis and provided new options.

In addition, Edward Ahern and FPM, LLC will be using the services of Stuart T. Schrier as its primary for all legal needs related to the project; Doug Bosse of Olde Towne Real estate to market and lease the finished units; Boston Construction LLC as the general contractor; and Boston based sub-contractors and tradesmen.

## Development Team Summary

**Development/Sponsor:**

**Form of Legal Entity:** FPM, LLC

**Address:** 103 Clayton Street, Dorchester, MA 02122

**Contact Person:** Brendan Feeney

**Email:**

**Owner/Mortgagor:**

**Legal Name:** FPM LLC

**Address:** 103 Clayton Street, Dorchester, MA 02122

**Has this entity already been formed:** Yes

**Principals:** Brendan M. Feeney, Aiden G. Feeney

**Contact Person:** Brendan M. Feeney

**Telephone No.** 617-590-1329

**Email:**

**General Partner:**

N/A

**Development Consultant:**

N/A

**Contractor:**

**Name:** Boston Construction LLC

**Address:** 100 Hallet Street, Dorchester, MA 02124

**Federal Tax ID:**

**Contact Person:** Edward Ahern

**Telephone No.** 617-510-1013

**Email:** [teddyahern@yahoo.com](mailto:teddyahern@yahoo.com)

**Architect:**

**Name:** Roche-Christopher Architecture

**Address:** 415 Neponset Avenue, Boston, MA 02122

**Contact Person:** William Christopher

**Telephone No.** 617-282-0030

**Email:** [wchristopher@roche-christopher.com](mailto:wchristopher@roche-christopher.com)

**Attorney (Real Estate):**

**Name:** Stuart T. Schrier & Associates, PC

**Address:** 1011 Dorchester Avenue, Boston, MA 02125

**Contact Person:** Christine Reid

**Telephone No.** 617-436-1200

**Email:** [christinereid@verizon.net](mailto:christinereid@verizon.net)

**Guarantor:**

N/A

**Marketing Agent:**

**Name:** Olde Towne Real Estate

**Address:** 862 Dorchester Avenue, Boston, MA 02125

**Contact Person:** Doug Bosse

**Telephone No.** 617-201-6838

**Email:** [dbossee@oldtownere.com](mailto:dbossee@oldtownere.com)

**Other Role:**

N/A

**Please describe the relationship of the development entity to sponsoring organizations. Is the entity newly formed or to-be-formed? Is it a single-purpose corporation? How will the parent corporation provide support to this entity? Include an organizational chart showing other affiliates of the parent corporation as appropriate, and principals of each.**

Owner will purchase property into a single-purpose entity. Owner will oversee the development of the building using Boston Construction LLC as his general contractor.

## DEVELOPMENT TIMETABLE

The anticipated timeframe for the completion of the project will be 12-18 months with the following estimated timeline:

Process	Approximate Time Period*
<b>Zoning and Permitting</b>	<b>7-10 months</b>
Permitting	
Zoning Board of Appeal	
Decision Return	
Appeal Period	
Issue of Permit	
<b>Construction</b>	<b>5-8 months</b>
Framing, sheathing, installation of new roof	
Exterior Rehab	
Installation of mechanical/electrical systems	
Finish	
<b>Leasing</b>	<b>1 month</b>
Anticipated vacancy before full occupancy	
*Depending on date of purchase; project would commence immediately	



## DEVELOPMENT PLAN

As the applicant FPM proposes to provide a significant enhancement of the current site into a high quality and complimentary commercial development. After attending all meetings held by DND, the community preference is to be commercial business servicing the community which fits into the current zoning and would rely on no required variances.

We will be looking for local, national, non-profit, and service related business.

## ADDITIONAL DATA

We are abutting owner of 274 Warren Street, a former liquor store, which is very relevant to this project. Additionally we have spoken to Myan Stone and Granite and have been negotiating with them for the possible purchase of additional retail space which could potentially be used to enlarge this project for retail use only.

Also being the Owner of 384 Warren St. and 5-11 Maywood street Roxbury which presently houses 9700 sq. feet of retail space operated by Dollar Country. Additionally there are 30,000 sq. feet of space being used as a charter school. This has enabled a lot of neighborhood residence to use the retail space and additionally to send their children to a local school within walking distance.

## OPERATIONAL PLAN

Our plan for the operation of the facility once development is complete will be:

Annual maintenance of all exterior.

Annual fall cleanup and snow removal.

Tenants will be responsible for their own space and interior maintenance.

The anticipated annual costs as well as planned sources of funding will be minimal due to the new construction of the project. Therefore, all cost of all funding will be handled by the owners of the LLC and the management company.

DRAFT

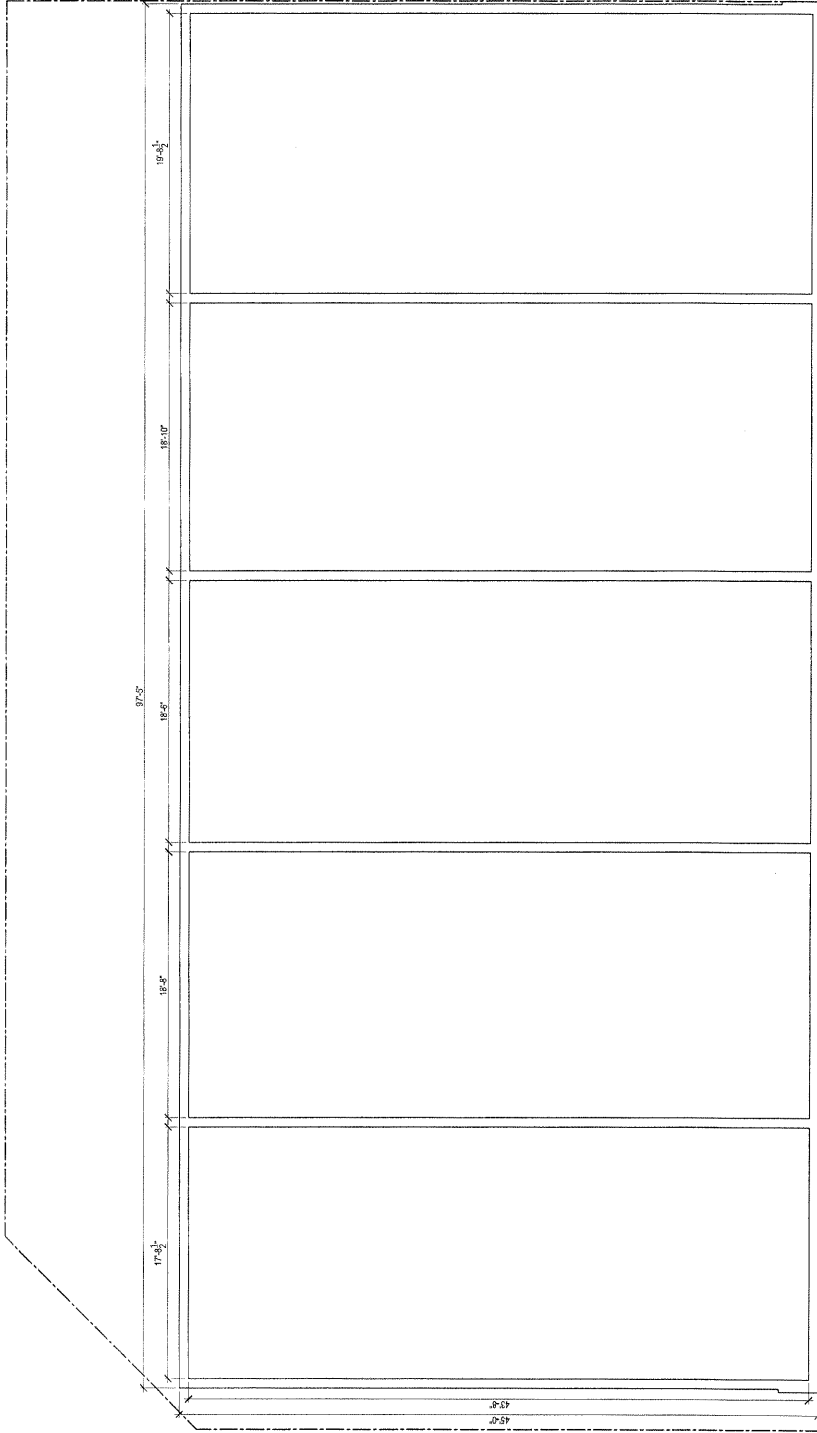
ROCHE - CHRISTOPHER ARCHITECTURE, LLC  
117 Beacon Ave., www.rochechristopher.com  
Boston, Massachusetts 02112  
Tel: 617-232-0199

280 - 290 Warren Street  
Roxbury, Ma

PROJECT # XX-XXX  
DATE: 2-14-11  
REV:  
SCALE: 1/8" = 1'-0"  
DRAWN BY: CD  
CHECKED BY: W. Christopher

EXISTING FLOOR PLAN  
& FRONT ELEVATION

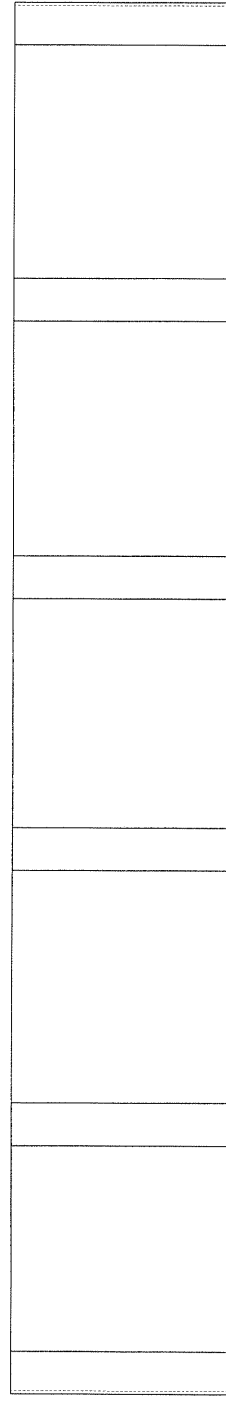
EX1



SIDEWALK

WARREN STREET

FIRST FLOOR & SITE USE PLAN



FRONT ELEVATION

GENERAL NOTE:  
VERIFY AND CORRECT ALL CONFLICTS AND/OR DIMENSIONS SHOWN  
HEREIN AND CONSULT WITH THE ENGINEER AND ARCHITECT FOR  
PROJECT ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND  
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

DRAFT

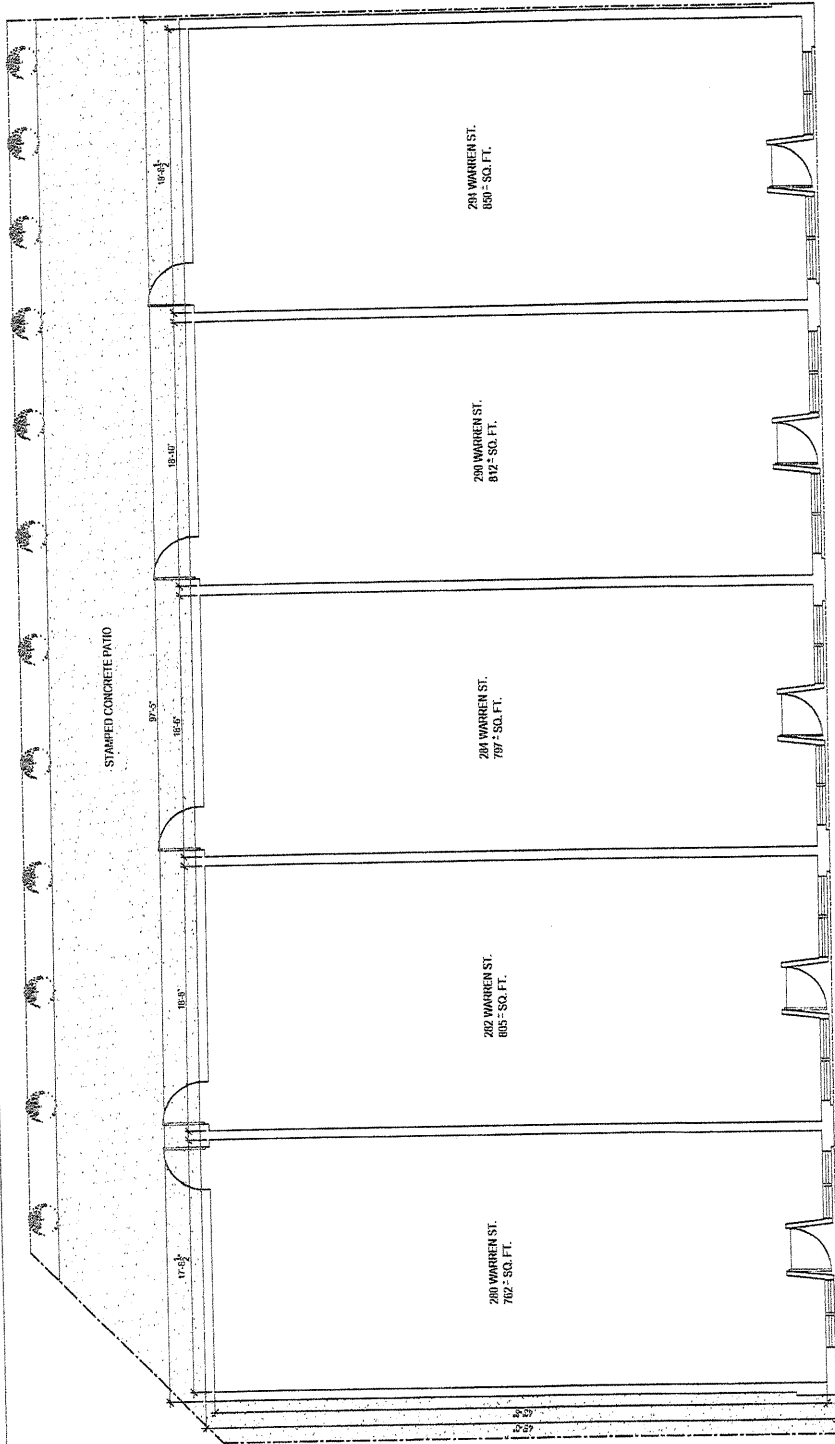
ROCHE - CHRISTOPHER ARCHITECTURE, LLC  
115 WARREN STREET, SUITE 200  
ROXBURY, MASSACHUSETTS 02119  
TEL: 617-552-1100 FAX: 617-552-1101

280 - 290 Warren Street  
Roxbury, Ma

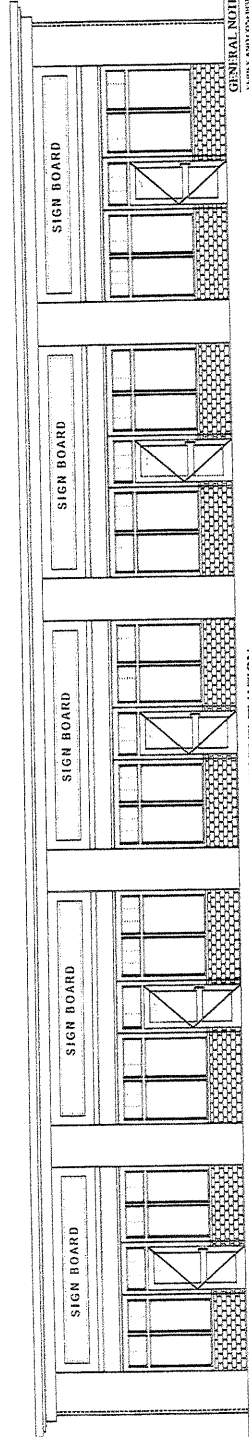
PROJECT # XX-XXX  
DATE: 2-14-11  
REV:  
SCALE: 1/8" = 1'-0"  
DRAWN BY: CD  
CHECKED BY: W. Christopher

PROPOSED FLOOR PLAN  
& FRONT ELEVATION  
SCHEME A

SKI



WARREN STREET  
FIRST FLOOR & SITE USE PLAN



WARREN STREET  
FRONT ELEVATION

GENERAL NOTE:  
VERIFY ALL REGULATORY COMPLIANCE REQUIREMENTS SHOWN  
PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE  
APPROVALS IN FULL COMPLIANCE WITH CONSTRUCTION

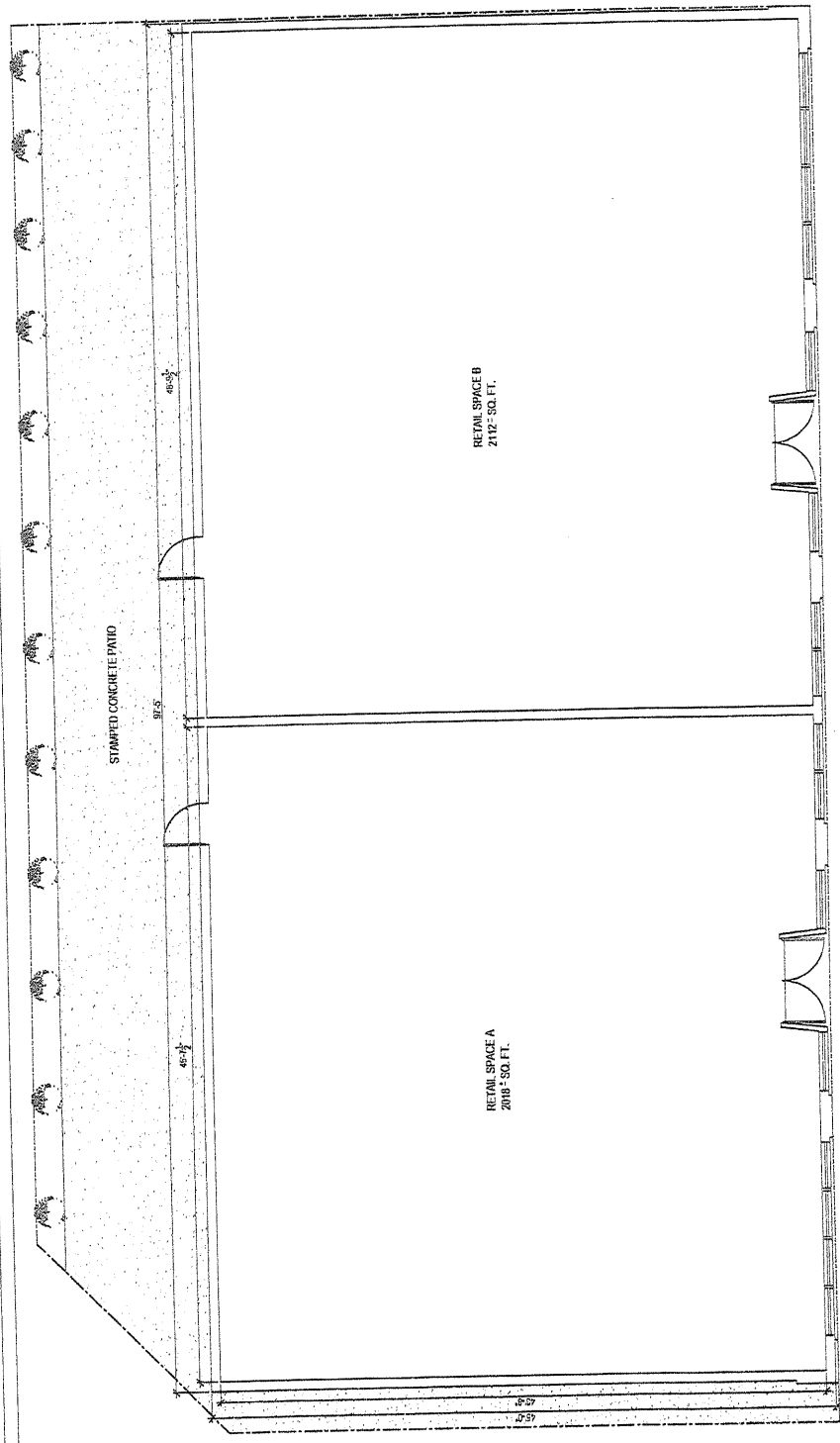
DRAFT

ROCHE - CHRISTOPHER ARCHITECTURE, LLC  
111 WARREN STREET, SUITE 200, ROXBURY, MA 02119  
TEL: 617.552.1111 FAX: 617.552.1112

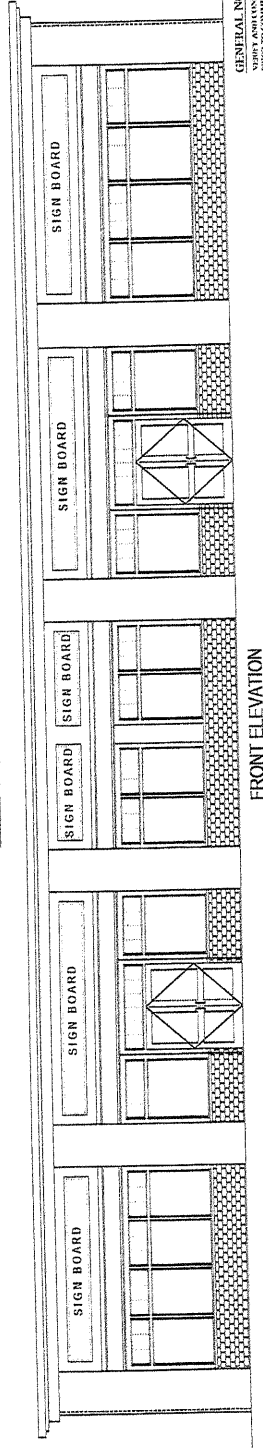
280 - 290 Warren Street  
Roxbury, Ma

PROJECT # XX-XXX  
DATE: 2-14-11  
REV:  
SCALE: 1/8" = 1'-0"  
DRAWN BY:  
CHECKED BY: W. Christopher  
CD

PROPOSED FLOOR PLAN & FRONT ELEVATION  
SCHEME B



WARREN STREET  
SIDEWALK  
FIRST FLOOR & SITE USE PLAN



GENERAL NOTE:  
VERIFY ALL UTILITIES AND ADJACENT BUILDINGS BEFORE COMMENCING CONSTRUCTION. VERIFY ALL PERMITS AND APPROVALS ARE IN PLACE BEFORE CONSTRUCTION. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

FRONT ELEVATION

DRAFT

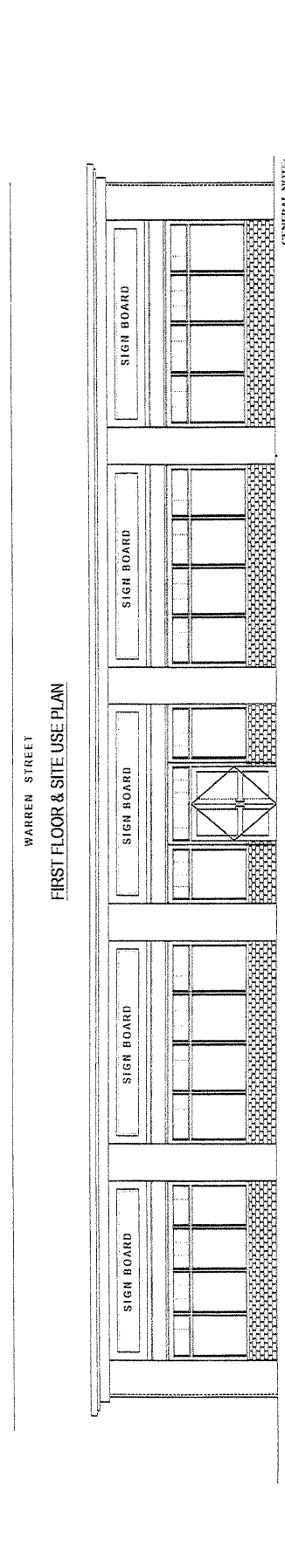
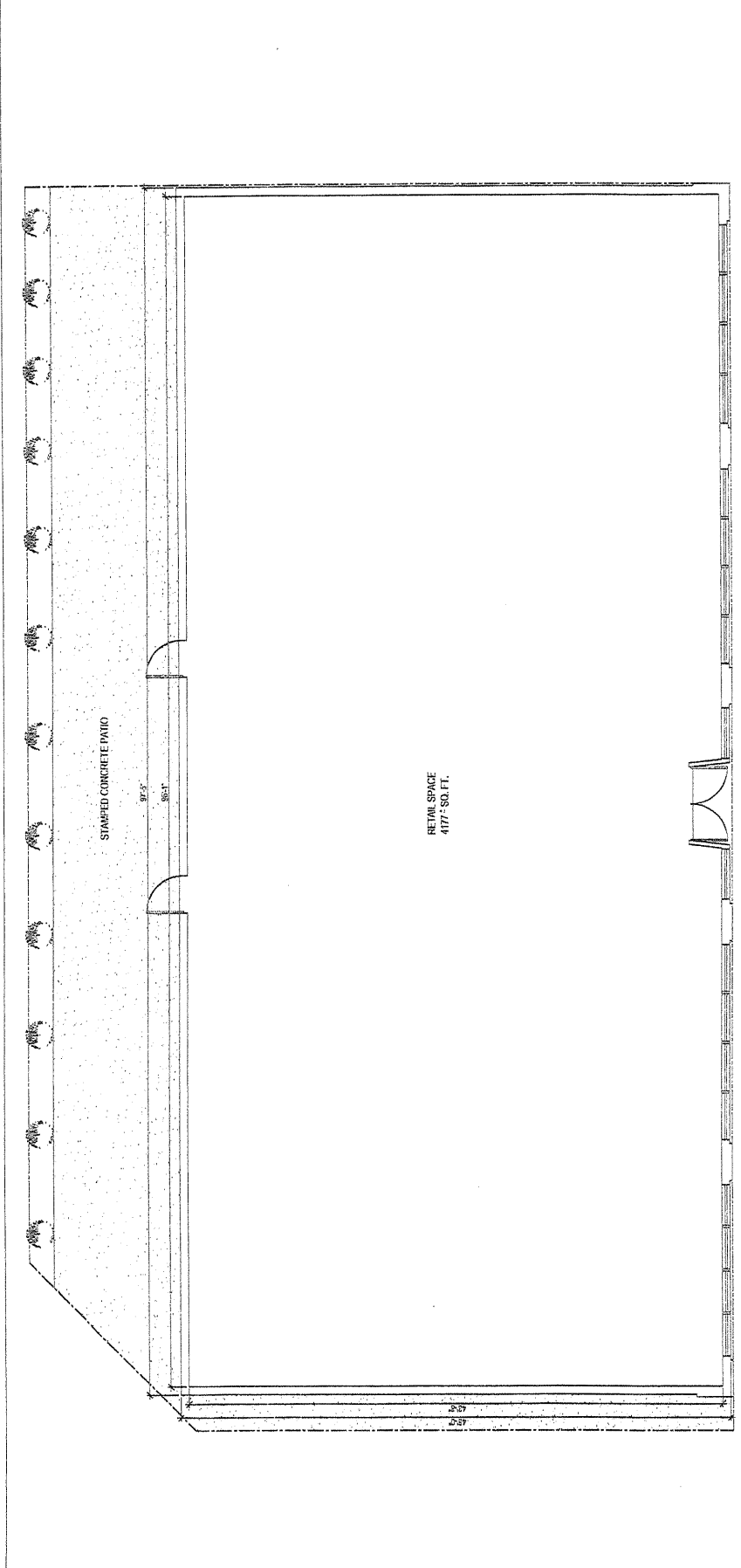
ROCHE - CHRISTOPHER ARCHITECTURE, LLC  
111 WARREN ST. 2ND FLOOR  
ROXBURY, MA 02119  
TEL: 617-552-1100

280 - 290 Warren Street  
Roxbury, Ma

PROJECT # XX-XXX  
DATE: 2/14/11  
REV: 1  
SCALE: 1/8" = 1'-0"  
DRAWN BY: CD  
CHECKED BY: W. Christopher

PROPOSED FLOOR PLAN & FRONT ELEVATION SCHEME C

SKS



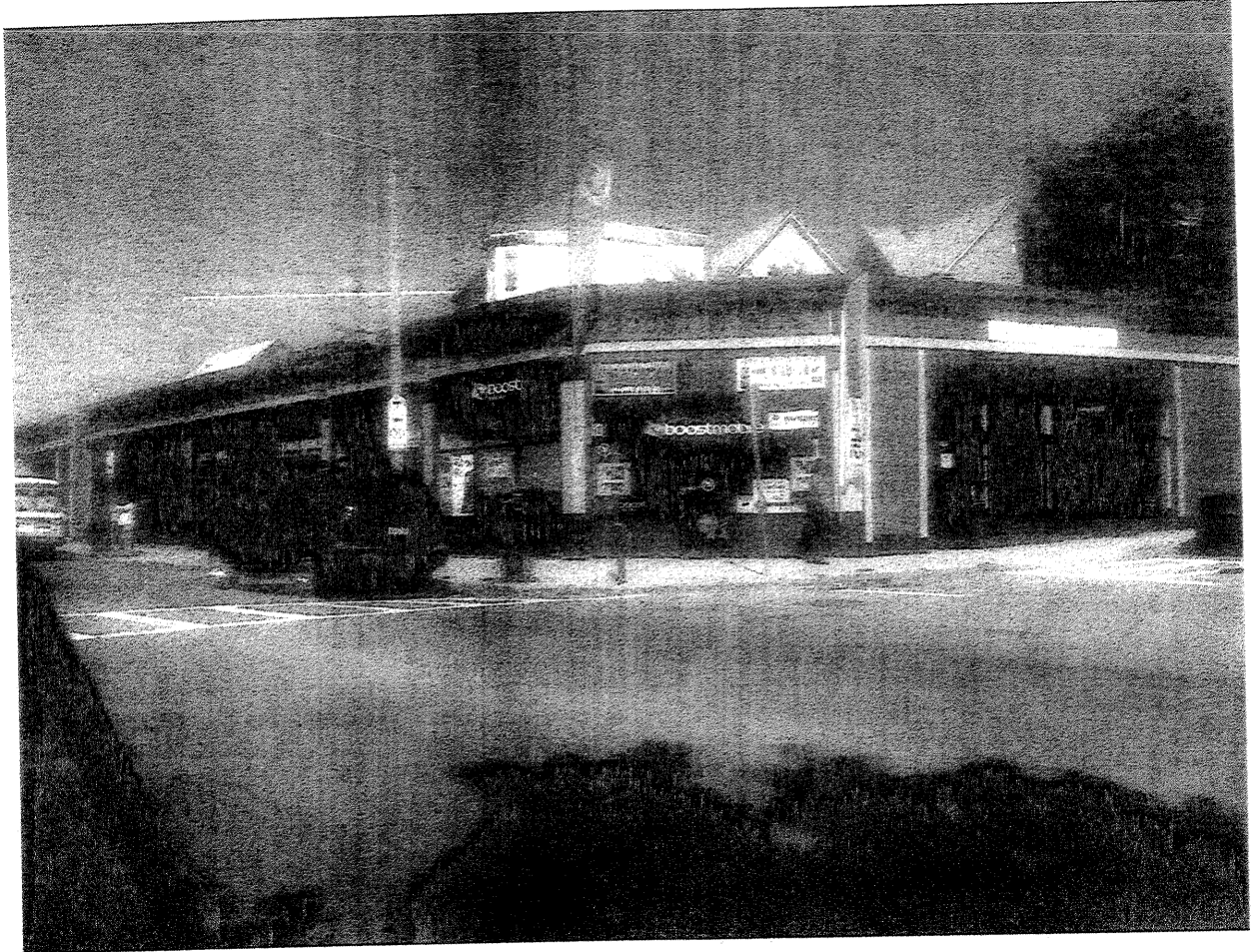
GENERAL NOTE:  
THIS DRAWING IS A CONCEPT AND NOT FOR CONSTRUCTION. ANY  
CHANGES TO THE DESIGN SHALL BE MADE AT THE CLIENT'S RISK AND  
APPROVAL IN WRITING PRIOR TO ANY CONSTRUCTION.

**Similar Project #1**  
**7-11 River Street, Dorchester, MA**

In April of 2006, Edward Ahern purchased 4,500 square feet of retail space in Dorchester, MA. In partnership with the City of Boston's Main Streets Program, Edward redeveloped the 4,500 square-foot building and resold it to its current owner who now owns and operates a successful karate studio out of the building.



**Similar Project #2**  
**16-24 Hancock Street, Dorchester, MA**

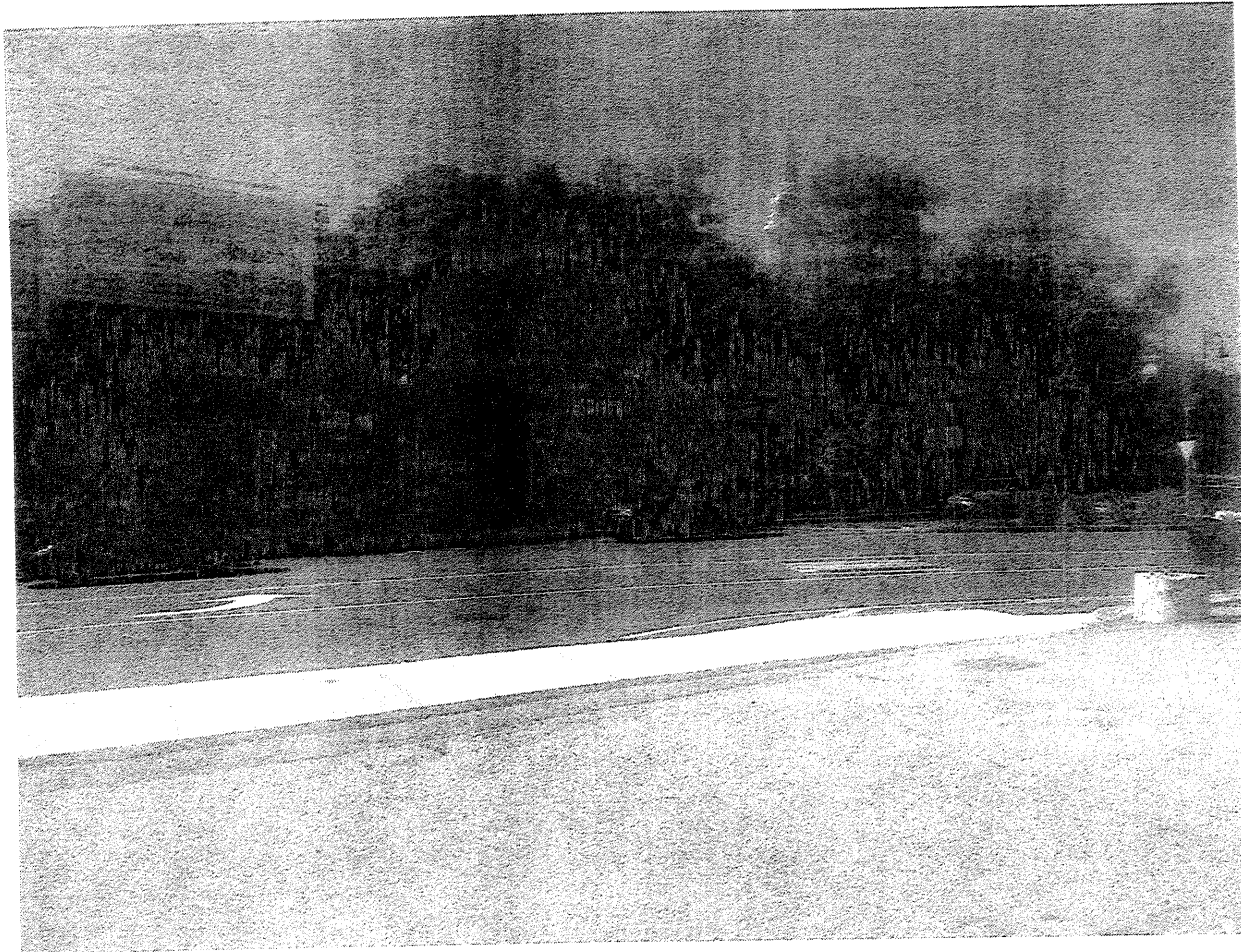


In December of 2007, Edward Ahern purchased a 5 unit commercial building located on a 15,000 square foot lot that had excellent expansion potential. An addition was made to the retail stores, all new glass store fronts have been framed and installed and the units have been completely renovated and re-released. In the summer of 2010, new signage – uniform across the length of the property – was added to each storefront. The City of Boston's Main Streets program provided funding for much of the exterior rehabilitation.

**Similar Project #3**  
**400-408 West Broadway, South Boston, MA**

In November of 2006, Edward Ahern purchased a 10,000 square foot, six-unit (four residential, two retail), 18 parking space building in South Boston at auction. Significant exterior and interior repairs have been made to the building including new exterior siding, a new roof and a completely rehabbed retail store. The rent roll of the building has tripled since its acquisition.

**Similar Project #4  
28-42 Commercial Street, Braintree, MA**



In November 2006, Edward Ahern purchased a 6,600 square-foot, 8 unit commercial building in Braintree, MA. The building is ideally situated in a very high traffic area and has two large billboards on its roof. Renovations to this building included reframing of glass store front design, new roof, all new utilities, bathrooms, walls, flooring, ceiling and lighting.

**Similar Project #5**  
**Ledge Restaurant, 2261 Dorchester Ave, Dorchester, MA**



Edward Ahern purchased a 3,000 square-foot, commercial building in Braintree, MA. Renovations to this building included reframing of glass store front design, new roof, all new utilities, bathrooms, walls, flooring, ceiling and lighting. The Ledge Restaurant has become one of Lower Mills favorite and busiest restaurants with offering such as a full service restaurant and bar, outdoor patio and dining and a function room .

**Similar Project #6**  
**1493-1501 Dorchester Avenue**

5,514 square feet of retail space divided into 5 stores. Store occupying spaces are T-Mobile, Boston Burger, Valente Insurance Agency, Golden Star Restaurant, and a rotisserie chicken restaurant that has yet to be named.

**Similar Project #7**  
**522 River Street, Mattapan, MA**

9900 square feet of retail space divided into 5 stores and Office space. Occupying spaces are Cricket Wireless, Right taste of Jamaica, Tedesco, Frugal Finders, and 1,000 sq. feet of available retail space.