



New Bedford, Massachusetts Motor Vehicle Special Permit APPLICATION

The undersigned petitions the City Council to grant a **SPECIAL PERMIT** in the manner and for the reasons hereinafter set forth under the provisions of the Zoning Ordinance to the following described premises:

DATE: 8-5-22

Type of service to be provided:

☒ Sales and/or Rentals ☐ Body Repair ☐ General Repair ☐ Light Service

Owner/Landlord Information:

X J + M Reatty Trust
Full Legal Name

Company Name (if applicable)

X 194 Richard St. S.D.
Address

MASS 02748
City, State, Zip

X 508-971-3705
Phone Number

Cabralmaria05@gmail.com
Email Address

OTHER Owner/Landlord Information: (if applicable)

Jose C. Cabral + Maria M. Cabral

Lessee Information: (if different from above)

Zainab Absing
Full Legal Name

ABBA Auto Sales
Company Name

93rd St
Address

North Providence RI 02911
City, State, Zip

4013590685
Phone Number

Jummyreal10@yahoo.com
Email Address

OTHER Lessee Information: (if applicable)

Location Information:

Address of Premises: (306-310 Rivet St) 227 Bonny St NW Bedford 02744
Street Number & Name Zip Code

Assessor's Plot: 24 1 8257 84
Plot # Lot # Book # Page #

Lot Dimensions: 6343
Frontage Depth Area in Sq. Ft.

Zoning District(s) in which premises are located: MUB

Premises in present ownership since: (date of purchase) 08/04/2006

Present use of premises: Auto repair shop

Number of buildings on Lot: 1 Size of existing building(s): 6343

Number of cars on premises at any given time: 10

Number of people on premises at any given time: 2

Size of proposed buildings (if applicable): N/A

Extent of proposed alterations (if applicable): N/A

Have plans been submitted to the Department of Inspectional Services? YES
(Recorded Plans, accurately scaled as required by DIS, must be included with this application.)

Has the Department of Inspectional Services Commissioner refused to issue a permit? YES

If so, the reason: Special permit is required.

Signature Page:

A non-refundable filing fee is required when submitting the application, payable by cash, check or money order made payable to the City of New Bedford. The filing fee is non-refundable regardless of whether or not the petition is granted.

The FEE SCHEDULE as of January 2018:

Up to 10,000 square feet - \$700
10,001 - 20,000 square feet - \$800
20,001 - 30,000 square feet - \$900

If the petition is granted, the permission is specific to the plans submitted, unless the City Council states otherwise.

By signing this application, the Petitioner is stating that they have read and understand this application and the accompanying instructions and information. If granted, the Special Permit needs to be recorded and acted on within one year or the application process must begin again with a new, non-refundable fee.

I have read and understand this application and the accompanying instructions and information.

Respectfully submitted:

X Owner Signature: Maria M. Cabral
(Must be the signature of the current owner on record.)

Date: 8-5-22

Lessee Signature: Zarb
(If the Lessee is a corporation, we must have a letter authorizing this person to sign on the corporation's behalf, on company letterhead.)

Date: 8/8/22

Representative Signature: _____
(Although not a requirement for submission, you may wish to contact an attorney to assist you with the application process.)

Date: _____

OTHER Owner Signature: _____

Date: _____

OTHER Lessee Signature: _____

Date: _____



New Bedford, Massachusetts Motor Vehicle Special Permit *Department Signature Page*

Business Name/Address: Abba Auto Sales / 306-310 Rivet Street (aka 227 Bonney Street)

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

Anne Louro
Planning Department

08/30/2022
Date

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

Will require a Special Permit approved by City Council for 5 cars. This Special Permit must be recorded at the Registry of Deeds after the 20-day appeal period has expired and it is stamped by the City Clerk attesting to the fact, then a copy must be returned to room 308 and a permit will be issued from Inspectional Services (Room 308).

Danny Romanowicz
D.I.S. Commissioner

08/25/2022
Date

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

NEEDS TO APPLY FOR A CLASS II USED CAR DEALER LICENSE

Nicholas Nanopoulos
Licensing Board Clerk

08/23/2022
Date

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

An MDC Trap must be installed and confirmed to be operating properly if one is not already existing and functional at the site. The MDC Trap MUST be inspected/cleaned by a professional company every six months. A copy of the receipt for the inspection/cleaning from the company MUST be sent to the DPI IPP Office after each inspection/cleaning. (08/23/2022) The new business will need to apply for an address due to 227 Bonney St. not being an existing address on record. (08/26/2022)

Laura Breig, Project Coordinator, Department of Public Infrastructure

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

Stephanie Macomber
Asst. City Clerk

08/30/2022
Date



City of New Bedford
REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY			
MAP #	24	LOT(S)#	1
ADDRESS: 306-310 Rivet Street			
OWNER INFORMATION			
NAME: Jose C Cabral, Maria M Cabral			
MAILING ADDRESS: 194 Richard Street S Dartmouth, Ma 0274			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Zainab Adesina			
MAILING ADDRESS (IF DIFFERENT): 9 3rd Street North Providence, RI 029			
TELEPHONE #	401-359-0685		
EMAIL ADDRESS:	jummy4real10@yahoo.com		
REASON FOR THIS REQUEST: <i>Check appropriate</i>			
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION		
<input type="checkbox"/>	PLANNING BOARD APPLICATION		
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION		
<input checked="" type="checkbox"/>	LICENSING BOARD APPLICATION		
<input checked="" type="checkbox"/>	OTHER (Please explain): Special Permit		

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.
Submit this form to the Department of City Planning, Room 303 in City Hall, 133 William Street, or Email to Angela.Goncalves@newbedford-ma.gov. The applicant is responsible for picking up and paying for the certified abutters list from the Assessor's Office (city hall, room #109).

Official Use Only:

As Assistant City Assessor to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Judith M. Sordahl

Printed Name

Judith M. Sordahl

Signature

8/17/2022

Date

Amount Due

\$5.00

Date Paid

8/10/2022

Confirmation Number

1429595

August 9, 2022
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 306-310 Rivet Street (Map: 24, Lot: 1). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
23-33	SS RIVET ST	CITY OF NEW BEDFORD, ASHLEY PARK 131 WILLIAM ST NEW BEDFORD, MA 02740
24-332	ES ORCHARD ST	CABRAL JOSE C "TRUSTEE", J & M REALTY TRUST 194 RICHARD STREET S DARTMOUTH, MA 02748
24-277	476 ORCHARD ST	REBELO JOSE C, REBELO ILDA 476 ORCHARD STREET NEW BEDFORD, MA 02740
24-226	312 314 RIVET ST	KELADA NIVIN S "TRS", MIKHAEL OKASHA H "TRS" 312-314 RIVET STREET REALTY TRUST (THE) 61 MILLERS DRIVE DARTMOUTH, MA 02747
24-1	306 310 RIVET ST	CABRAL JOSE C "TRUSTEE", J & M REALTY TRUST 194 RICHARD STREET S DARTMOUTH, MA 02748
24-278	486 ORCHARD ST	CABRAL JOSE C "TRUSTEE", J & M REALTY TRUST 194 RICHARD STREET S DARTMOUTH, MA 02748
30-173	329 RIVET ST	MEDEIROS JOHN L, MELO ADELINO F 329 RIVET ST NEW BEDFORD, MA 02744
24-2	230 BONNEY ST	ROMAN CATHOLIC BISHOP OF, FALL RIVER MT CARMEL 230 BONNEY ST NEW BEDFORD, MA 02744
30-187	317 RIVET ST	ALAM MOHAMMAD MAHBUB, SARKER MD MASHUM 321 RIVET STREET NEW BEDFORD, MA 02744
30-195	291 293 RIVET ST	SOUSA CLUVERIO M A, SOUSA CONNIE 2 GREEN ST NEW BEDFORD, MA 02740
30-189	305 309 RIVET ST	ESCOBAR ANGELINA 331 ORCHARD STREET NEW BEDFORD, MA 02740
24-221	300 RIVET ST	ESCOBAR ANGELINA 331 ORCHARD STREET NEW BEDFORD, MA 02740
30-188	315 RIVET ST	CARREIRO SILVINO, CARREIRO LUCIA 315 RIVET STREET NEW BEDFORD, MA 02744

Location: 306 310 RIVET ST **Parcel ID:** 24 1 **Zoning:** MUB **Fiscal Year:** 2022 **Card #:** 1 **Account Number:** 29020

Current Owner Information:

CABRAL JOSE C "TRUSTEE"
J & M REALTY TRUST
194 RICHARD STREET

S DARTMOUTH , MA 02748

Current Sales Information:

Sale Date:

08/04/2006

Sale Price:

\$0.00

Legal Reference:

8257-84

Grantor:

CABRAL JOSE CARLOS P,

This Parcel has 2 cards :

- 1 - 2 -

This Parcel contains 0.30482 acres of land mainly classified for assessment purposes as RETAIL with a(n) GENERAL RETAIL style building, built about 1935, having Conc Blk exterior, Asphalt Shingles roof cover and 6343 Square Feet, with 2 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 1 total half bath(s).

Building Value:

262200

Land Value:

120700

Yard Items Value:

7100

Total Value:

390000



Fiscal Year 2022

Tax Rate Res.: 15.54

Tax Rate Com.: 33.51

Property Code: 325

Total Bldg Value: 377800

Total Yard Value: 7100

Total Land Value: 120700

Total Value: 505600

Tax: \$16,942.66

Fiscal Year 2021

Tax Rate Res.: 15.59

Tax Rate Com.: 32.76

Property Code: 325

Total Bldg Value: 376700

Total Yard Value: 7100

Total Land Value: 114300

Total Value: 498100

Tax: \$16,317.76

Fiscal Year 2020

Tax Rate Res.: 16.16

Tax Rate Com.: 33.59

Property Code: 325

Total Bldg Value: 357800

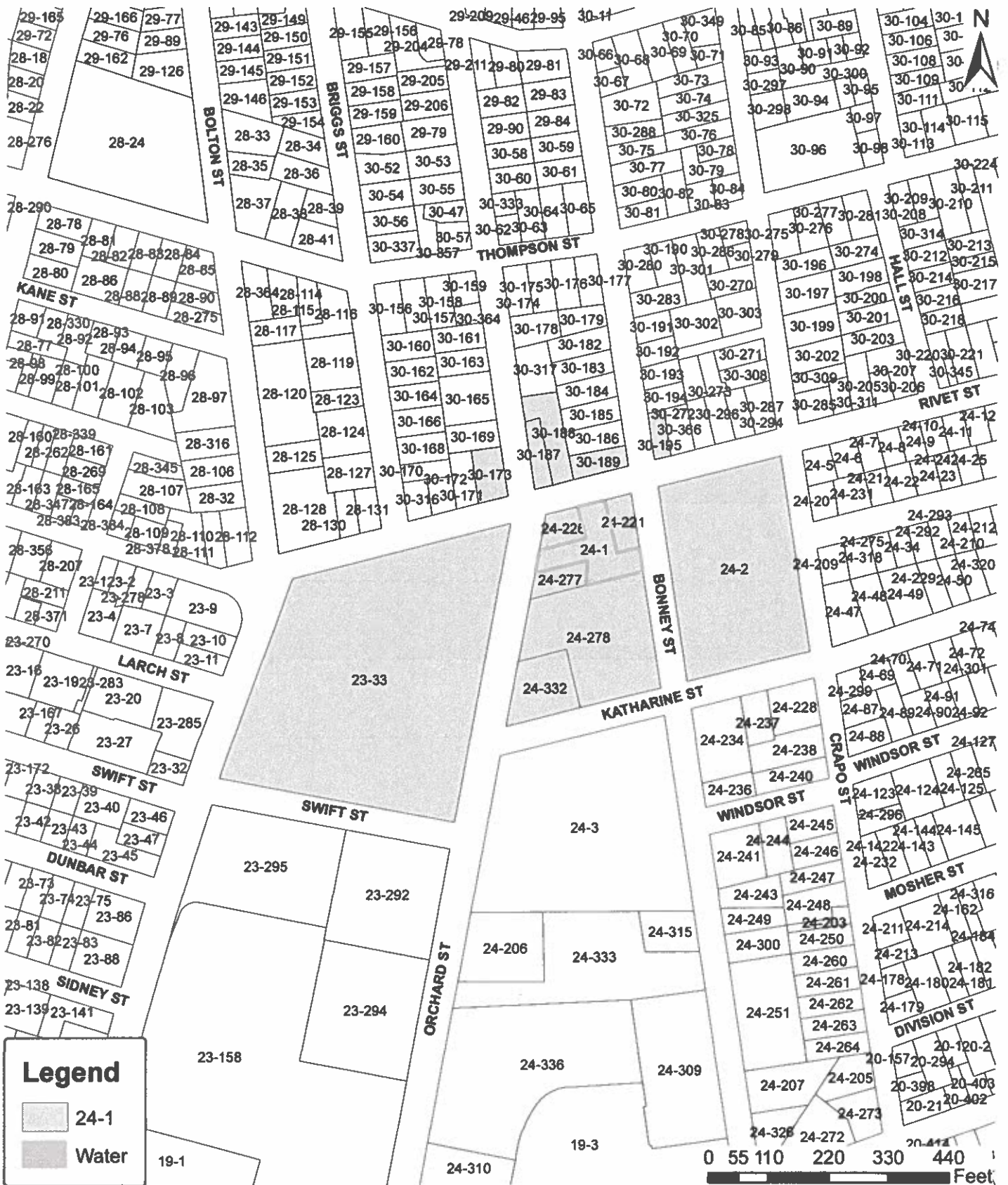
Total Yard Value: 7100

Total Land Value: 114300

Total Value: 479200

Tax: \$16,096.33

Disclaimer: Classification is not an indication of uses allowed under city zoning.
This information is believed to be correct but is subject to change and is not warranted.



City of New Bedford, Massachusetts
Department of City Planning

Parcel within 300FT



August 2022

RES.C

BUS. 80'

BUS.

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106.01

1

HARD ST

IX. HOMEOWNER LICENSE EXEMPTION

Supplement #1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.5)

DEFINITION OF HOMEOWNER:

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and /or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner shall submit to the Building Official, on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 110.5)

The undersigned "homeowner assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE _____

X. CONSTRUCTION DEBRIS DISPOSAL

Supplement #2

In accordance with provisions of Massachusetts General Law C40, S54, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, S150A

The debris will be disposed of in: _____
(Location of Facility)

Signature of Permit Applicant _____

Date _____

XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

Supplement #3

MGLc. 142 A requires that the "reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units... or to structures which are adjacent to such residence of building" be conducted by registered contractors, with certain exceptions, along with other requirements

Type of Work Used Car lot 5 Cars Est. Cost _____

Address of Work 306-310 RIVET STREET

Owner Name _____ Date of Permit Application: _____

I hereby certify that Registration is not required for the following reason(s):

_____ Work excluded by law _____ Job under \$1,000 _____ Building not owner-occupied _____ Owner obtaining own permit

Other (specify) _____

Notice is hereby given that:

OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLC. 142A.

signed under penalties of perjury:

I hereby apply for a permit as the agent of the owner:

Date _____

Contractor Signature _____

Registration No. _____

OR:

Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date _____

Owner Signature _____

XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C Building Permit Rejected ☒

Reason For Rejection:

CITY COUNCIL - SPECIAL PERMIT
"SEE ATTACHMENTS"

Fee _____

Permit # _____

Comments and Conditions:

Signed _____

Date: 7-28- 20 22

Title _____

Not valid unless signed (not stamped) by Building Commissioner



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

DEPARTMENT OF INSPECTIONAL SERVICES
133 WILLIAM STREET – ROOM 308
NEW BEDFORD, MA 02740

New Bedford Comprehensive Zoning Code Review
Code of Ordinances – Chapter-9

306-310 Rivet Street (aka 227 Bonney Street) – PLOT: 24 – LOT: 1 – ZONED DISTRICT: MUB
Special Permit Required from the City Council

Zoning Code Review as follows:

Special Permit

City Council

- ❖ **2000 – Use and Dimensional Regulation**
 - **2200 – Use Regulations**
 - **2210 – General**
 - **2230 – Table of Principal Use Regulations – Appendix A**
 - ♦ **Commercial - #18. Motor vehicle sales and rental**
- ❖ **5000 – Administration and Procedures**
 - **5300-5330 & 5360-5390 – Special Permit**

2200. - USE REGULATIONS.

2210. General. No structure shall be erected or used or land used except as set forth in Section 2230, "Table of Use Regulations", unless otherwise provided by this Ordinance or by statute. Uses not expressly provided for herein are prohibited. Not more than one principal structure shall be placed on a lot, except in accordance with Section 2330.

Symbols employed below shall mean the following:

Y - A permitted use.

N - An excluded or prohibited use.

BA - A use authorized under special permit from the Board of Appeals as provided under Section 5300.

CC - A use authorized under special permit from the City Council as provided under Section 5300.

PB - A use authorized under special permit from the Planning Board as provided under Section 5300.

2220. Applicability. When an activity might be classified under more than one of the following uses, the more specific classification shall govern; if equally specific, the more restrictive shall govern.

2230. Table of Use Regulations. See Appendix A.

(Ord. of 12-23-03, § 1)

DISTRICTS

DISTRICTS

13. Grocery stores	N	N	N	N	N	N	Y	Y	BA	BA	BA	N	Y
14. Big Box Retail (60,000 Sq. ft. or greater)	N	N	N	N	N	BA	BA	N	N	N	N	N	Y
15. Health clubs	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y
16. Mixed use	N	N	N	N	N	Y	Y	N	N	N	N	N	Y
17. Live /work	N	N	N	N	N	BA	BA	N	N	N	N	N	Y
18. Motor vehicle sales and rental	N	N	N	N	N	CC	CC	CC	CC	N	N	N	N
19. Motor vehicle general repairs	N	N	N	N	N	CC	CC	N	CC	N	N	Y	N
20. Motor Vehicle body repairs	N	N	N	N	N	N	N	N	CC	N	N	N	N
21. Motor vehicle light service	N	N	N	N	N	CC	CC	CC	CC	N	CC	N	N
22. Restaurant	N	N	N	N	N	Y	Y	Y	N	SP	Y	Y	Y
23. Restaurant, fast-food	N	N	N	N	N	BA	BA	BA	N	N	BA	BA	BA
24. Business or professional office	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y
25. Medical offices, center, or clinic	N	N	N	N	N	BA	BA	BA	N	BA	BA	BA	Y

5300. - SPECIAL PERMITS

5310. Special Permit Granting Authority. The Zoning Board of Appeals, the Planning Board or the City Council shall act as the Special Permit Granting Authority under this Chapter as specifically designated in a particular Section or in accordance with the Specific Designations in the Table of Principal Use Regulations under Appendix A of this Chapter.

(Ord. of 12-23-03, § 1; Ord. of 12-8-05, § 1)

5320. Criteria. Special permits shall be granted by the special permit granting authority, unless otherwise specified herein, only upon its written determination that the benefit to the City and the neighborhood outweigh the adverse effects of the proposed use, taking into account the characteristics of the site and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Ordinance, the determination shall include consideration of each of the following:

5321. Social, economic, or community needs which are served by the proposal;

5322. Traffic flow and safety, including parking and loading;

5323. Adequacy of utilities and other public services;

5324. Neighborhood character and social structures;

5325. Impacts on the natural environment; and

5326. Potential fiscal impact, including impact on City services, tax base, and employment.

(Ord. of 12-23-03, § 1)

5330. Procedures. Applications for special permits shall be filed in accordance with the rules and regulations of the various special permit granting authorities, as may be applicable.

(Ord. of 12-23-03, § 1)

5340. Plans. An applicant for a special permit shall submit a plan in substantial conformance with the requirements of Section 5400, herein.

(Ord. of 12-23-03, § 1)

5350. Development Impact Statement (DIS). At the discretion of the special permit granting authority, the submittal of a development impact statement (DIS) may be required. The DIS shall be prepared by an interdisciplinary team including a Registered Landscape Architect or Architect, a Registered Professional or Civil Engineer, and a Registered Surveyor.

5351. Physical Environment.

- (a) Describe the general physical conditions of the site, including amounts and varieties of vegetation, general topography, unusual geologic, archeological, scenic and historical features or structures, location of significant viewpoints, stone walls, trees over sixteen (16) inches in diameter, trails and open space links, and indigenous wildlife.**
- (b) Describe how the project will affect these conditions, providing a complete physical description of the project and its relationship to the immediate surrounding area.**

5352. Surface Water and Subsurface Conditions.

- (a) Describe location, extent, and type of existing water and wetlands, including existing surface drainage characteristics, both within and adjacent to the site.**
- (b) Describe any proposed alterations of shore lines, marshes, or seasonal wet areas.**
- (c) Describe any limitations imposed on the project by the site's soil and water conditions.**
- (d) Describe the impact upon ground and surface water quality and recharge, including estimated phosphate and nitrate loading on groundwater and surface water from septic tanks, lawn fertilizer, and other activities within the site.**

5353. Circulation Systems.

Project the number of motor vehicles to enter depart the site per average day and peak hour. Also state the number of motor vehicles to use streets adjacent to the site per average day and peak hour. Such data shall be sufficient to enable the special permit granting authority to evaluate (i) existing traffic on streets adjacent to or approaching the site, (ii) traffic generated or resulting from the site, and (iii) the impact of such additional traffic on all ways within and providing access to the site. Actual study results, a description of the study methodology, and the name, address, and telephone number of the person responsible for implementing the study, shall be attached to the DIS.

5354. Support Systems.

- (a) Water Distribution: Discuss the types of wells or water system proposed for the site, means of providing water for firefighting, and any problems unique to the site.**
- (b) Sewage Disposal: Discuss the type of on-site or sewer system to be used, suitability of soils, procedures and results of percolation tests, and evaluate impact of disposal methods on surface and groundwater.**
- (c) Refuse Disposal: Discuss the location and type of facilities, the impact on existing City refuse disposal capacity, hazardous materials requiring special precautions.**
- (d) Fire Protection: Discuss the type, location, and capacity of fuel storage facilities or other**

flammables, distance to fire station, and adequacy of existing firefighting equipment to confront potential fires on the proposed site.

- (e) **Recreation:** Discuss the distance to and type of public facilities to be used by residents of the proposed site, and the type of private recreation facilities to be provided on the site.
- (f) **Schools:** Project the increase to the student population for nursery, elementary, junior high school, and high school levels, also indicating present enrollment in the nearest public schools serving these categories of students.

5355. Phasing. Where development of the site will be phased over more than one year, indicate the following:

- (a) Describe the methods to be used during construction to control erosion and sedimentation through use of sediment basins, mulching, matting, temporary vegetation, or covering of soil stockpiles. Describe the approximate size and location of portion of the parcel to be cleared at any given time and length of time of exposure.
- (b) Describe the phased construction, if any, of any required public improvements, and how such improvements are to be integrated into site development.

(Ord. of 12-23-03, § 1)

5360. Conditions. Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the special permit granting authority may deem necessary to serve the purposes of this Ordinance.

(Ord. of 12-23-03, § 1)

5370. Lapse. Special permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within twelve (12) months following the filing of the special permit approval (plus such time required to pursue or await the determination of an appeal referred to in M.G.L.A. c. 40A, § 17, from the grant thereof) with the City Clerk.

(Ord. of 12-23-03, § 1)

5380. Regulations. The special permit granting authority may adopt rules and regulations for the administration of this Section.

(Ord. of 12-23-03, § 1)

5390. Fees. The special permit granting authority may adopt reasonable administrative fees and technical review fees for applications for special permits.

(Ord. of 12-23-03, § 1)

State Law reference— Special permits, M.G.L.A. c. 40A, § 9.

Commercial Net Lease for Part of Building

1. Names. This lease is made by CHRISTOPHER BASTONI, Landlord and ZAINAB ADESIYIN (ABBA AUTO SALES) Tenant.

2. Premises Being Leased. Landlord is leasing to Tenant and Tenant is leasing from Landlord the following premises:

2 SPOTS IN GARAGE + 50% OF PARKING LOT

☒ Part of Building Only. Specifically, Tenant is leasing the 2 SPOTS IN GARAGE + LOT 50% of the building.

☒ Shared Facilities. As part of this lease, Tenant and Tenant's employees and customers may use the following additional facilities in common with other tenants, employees, and customers:

☒ Parking spaces: 3

☒ Restroom facilities: 2

☒ Storage areas: N/A

☒ Hallways, stairways, and elevators: N/A

☐ Conference rooms: N/A

☐ Other: _____

3. Term of Lease. This lease begins on 1ST JUNE and ends on MONTH TO MONTH.

4. Rent. Tenant will pay rent in advance on the 1ST day of each month. Tenant's first rent payment will be on JUNE 1ST in the amount of \$ \$1,850.00. Tenant will pay rent of \$ \$1,400.00 per month thereafter. \$1,700.00 CB \$850.00 CB

☐ Tenant will pay this rental amount for the entire term of the lease.

☐ Rent will increase each year, on the anniversary of the starting date in paragraph 3, as follows:

* RENT IS MONTH TO MONTH 1ST PAYMENT INCLUDES \$1,400.00 FOR 1ST MONTH AND \$850.00 FOR LAST MONTH (\$1,850.00).

* THIS AGREEMENT IS MONTH TO MONTH AND LANDLORD CAN CANCEL AGREEMENT AT ANY TIME WITH A 30 DAY NOTICE.

5. Option to Extend Lease

☐ First Option. Landlord grants Tenant the option to extend this lease for an additional _____ years. To exercise this option, Tenant must give Landlord written notice on or before _____.

Tenant may exercise this option only if Tenant is in substantial compliance with the terms of this lease. Tenant will lease the premises on the same terms as in this lease except as follows:

N/A

☐ Second Option. If Tenant exercises the option granted above, Tenant will then have the option to extend this lease for _____ years beyond the first option period. To exercise this option, Tenant must give Landlord written notice on or before _____. Tenant may exercise this option only if Tenant is in substantial compliance with the terms of this lease. Tenant will lease the premises on the same terms as in this lease except as follows:

N/A

6. Security Deposit. Tenant has deposited \$ N/A with Landlord as security for Tenant's performance of this lease. Landlord will refund the full security deposit to Tenant within 14 days following the end of the lease if Tenant returns the premises to Landlord in good condition (except for reasonable wear and tear) and Tenant has paid Landlord all sums due under this lease. Otherwise, Landlord may deduct any amounts required to place the premises in good condition and to pay for any money owed to Landlord under the lease.

7. Improvements by Landlord

☐ Before the lease term begins, Landlord (at Landlord's expense) will make the repairs and improvements described in Exhibit 1 to this contract.

☐ Tenant accepts the premises in "as is" condition. Landlord need not provide any repairs or improvements before the lease term begins.

8. Improvements by Tenant. Tenant may make alterations and improvements to the premises after obtaining the Landlord's written consent. At any time before this lease ends, Tenant may remove any of Tenant's alterations and improvements, as long as Tenant repairs any damage caused by attaching the items to or removing them from the premises.

9. Tenant's Use of Premises. Tenant will use the premises for the following business purposes:

REPAIR OF CARS + TRUCKS + ETC
SALES OF CARS + TRUCKS + ETC

Tenant may also use the premises for purposes reasonably related to the main use.

10. Landlord's Representations. Landlord represents that:

A. At the beginning of the lease term, the premises will be properly zoned for Tenant's stated use and will be in compliance with all applicable laws and regulations.

B. The premises have not been used for the storage or disposal of any toxic or hazardous substance, and Landlord has received no notice from any governmental authority concerning removal of any toxic or hazardous substance from the property.

11. Utilities and Services.

A. Separately Metered Utilities. Tenant will pay for the following utilities and services that are separately metered or billed to Tenant:

☐ Water

☐ Electricity

☒ Gas

☐ Heating Oil

50-50 split per month

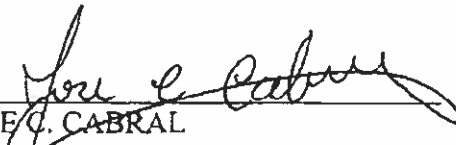
QUITCLAIM DEED

We, JOSE C. CABRAL, a/k/a JOSE CARLOS CABRAL a/k/a JOSE CARLOS
P. CABRAL and MARIA M. CABRAL a/k/a MARIA MARGARIDA CABRAL, of
North Dartmouth, Bristol County, in consideration of love and affection, grant to JOSE
C. CABRAL, Trustee of J & M REALTY TRUST under declaration of trust dated July
19, 2006, and recorded in the Bristol County (S.D.) Registry of Deeds in Book 8257
Page 79, with quitclaim covenants, the land with any buildings thereon situated in New
Bedford, Bristol County, Massachusetts described as follows:

W/S Bonney Street, New Bedford, MA
N/S Katharine Street and SE/S Orchard Street, New Bedford, MA
314 Rivet Street, New Bedford, MA
306 Rivet Street, New Bedford, MA
85 Windsor Street, New Bedford, MA
486 Orchard Street, New Bedford, MA
342 Hathaway Boulevard, Unit 7, New Bedford, MA
342 Hathaway Boulevard, Unit 44, New Bedford, MA

For legal description, see Exhibit A attached hereto and incorporated herein.

Witness our hands and seals this 19th day of July, 2006.


JOSE C. CABRAL


MARIA M. CABRAL

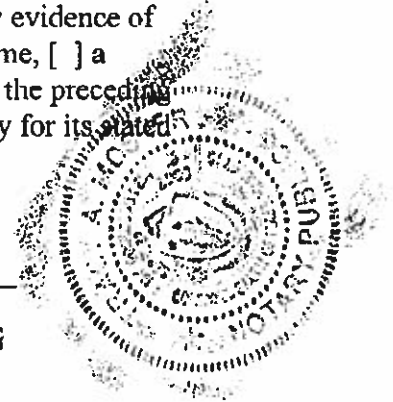
COMMONWEALTH OF MASSACHUSETTS

BRISTOL, SS.

July 19th, 2006

On this 19th day of July, 2006, before me, the undersigned notary public, personally appeared JOSE C. CABRAL, proved to me through satisfactory evidence of identification, which was [☒] that said individual is personally known to me, [☐] a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Tracy A. Mosher
 Tracy A. Mosher, NOTARY PUBLIC
 My Commission Expires: 9-12-08



COMMONWEALTH OF MASSACHUSETTS

BRISTOL, SS.

July 19th, 2006

On this 19th day of July, 2006, before me, the undersigned notary public, personally appeared MARIA M. CABRAL, proved to me through satisfactory evidence of identification, which was [☒] that said individual is personally known to me, [☐] a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Tracy A. Mosher
 Tracy A. Mosher, NOTARY PUBLIC
 My Commission Expires: 9-12-08

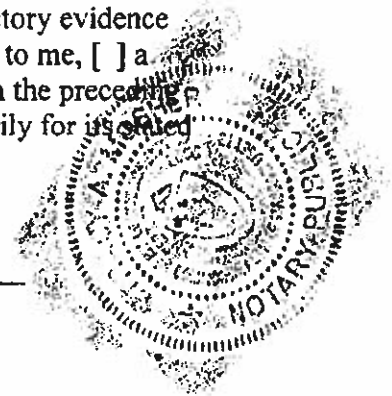


EXHIBIT A

Parcel One: W/s Bonney Street, New Bedford, MA

BEGINNING at the northeast corner of the land herein described, at the southeast corner of Lot #1, as shown on plan of land hereinafter mentioned, at a point in the westerly line of Bonney Street, one hundred and $5/10$ (100.5) feet south of the southerly line of Rivet Street;

thence WESTERLY in line of last-named lot, Lot #2 and Lot #4, as shown on said plan ninety-eight and $38/100$ (98.38) feet to Lot #5, as shown on said plan;

thence SOUTHERLY in line of last-named lot, forty-three and $60/100$ (43.60) feet to Lot #7, as shown on said plan;

thence EASTERLY in line of last-named lot, one hundred five and $98/100$ (105.98) feet to the said westerly line of Bonney Street; and

thence NORTHERLY in line of said Bonney Street, forty-three and $10/100$ (43.10) feet to the point of beginning.

CONTAINING fifteen and $75/100$ (15.75) square rods, more or less.

BEING shown as Lot #6 on a Plan of Land of Manuel L. Sylvia, et al, and filed in the Bristol County S.D. Registry of Deeds in Plan Book 14, Page 25.

FOR TITLE, see deed from Vincent Fernandes dated September 8, 2000 and recoded in said Registry of Deeds in Book 4771, Page 131.

Parcel Two: N/s Katharine Street and SE/s Orchard Street, New Bedford, MA

BEGINNING at the southwest corner of the land herein described, at a point formed by the intersection of the northerly line of Katharine Street, with the Southeasterly line of Orchard Street;

thence NORTH 28 DEGREES 54' 52" EAST in line of said Orchard Street, one hundred twenty and $00/100$ (120.00) feet to Lot #1, as shown on plan of land hereinafter mentioned;

thence SOUTH 85 DEGREES 47' 20" EAST in line of last-named lot, eighty-five and $64/100$ (85.64) feet to a point for a corner;

thence SOUTH 04 DEGREES 37' 36" WEST still in line of last-named lot, one hundred ten and $00/100$ (110.00) feet to the said northerly line of Katharine Street; and

thence NORTH 85 DEGREES 22' 24" WEST in line of said Katharine Street, one hundred thirty-five and 00/100 (135.00) feet to the said southeasterly line of Orchard Street and the point of beginning.

CONTAINING 12,093 square feet, more or less.

BEING shown as Lot #2 on a Plan of Land in New Bedford, MA, drawn for Rockdale Management Co., Inc." Scale: 1" = 30', August 23, 1994, Olde Boston Land Survey Co., Inc., Surveyors and Engineers, and filed in the Bristol County S.D. Registry of Deeds in Plan Book 132, Page 29.

SUBJECT to a Notice of Activity and use Limitation, as set forth in an instrument dated February 22, 2000 and recorded in said Registry of Deeds in Book 4627, Page 141.

FOR TITLE, see deed dated September 8, 2000 and recorded in said Registry of Deeds in Book 4741, Page 134.

Parcel Three: 314 Rivet Street, New Bedford, MA

BEGINNING at the northwest corner of the land herein described at a point formed by the intersection of the southerly line of Rivet Street with the easterly line of Orchard Street;

thence EASTERLY in line of said Rivet Street, sixty and 45/100 (60.45) feet to land now or formerly of Manuel L. Sylvia, Trustee;

thence SOUTHERLY in line of last-named land and Lot #2 as shown on plan of land hereinafter mentioned, one hundred (100) feet to Lot #6 as shown on said plan;

thence WESTERLY in line of last-named lot and Lot #5 as shown on said plan, one hundred six and 45/100 (106.45) feet to the said line of Orchard Street; and

thence NORTHERLY in line of said Orchard Street, one hundred ten and 05/100 (110.05) feet to the said line of Rivet Street and the point of beginning.

CONTAINING thirty and 64/100 (30.64) square rods, more or less.

BEING shown Lots #3 and #4 on Plan of Land of Joseph F. Francis, et al, dated March 10, 1915 and filed in Bristol County (S.D.) Registry of Deeds in Plan Book 14, Page 25.

FOR TITLE, see deed to Jose Carlos Cabral and Maria M. Cabral dated May 14, 1985 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 1921, Page 1013.

Parcel Four: 306 Rivet Street, New Bedford, MA

BEGINNING at the northeasterly corner thereof at a point in the south line of Rivet Street 50 feet distant therein westerly from its intersection with the west line of Bonney Street;

thence SOUTHERLY 100 feet to Lot No. 6 on plan hereinafter mentioned;

thence WESTERLY in line of last named lot 50 feet to Lot No. 4 on said plan;

thence NORTHERLY in line of last named lot and Lot No. 3 on said plan 100 feet to said south line of Rivet Street; and

thence EASTERLY therein 50 feet to the point of beginning.

BEING Lot No. 2 and the westerly ten foot strip of Lot No. 1 on Plan of Land of Manuel L. Sylvia et al filed in Bristol County (S.D.) Registry of Deeds, Plan Book 14, Page 25.

BEING the same premises conveyed to Jose Carlos P. Cabral and Maria Margarida Cabral by deed dated September 26, 1990 and recorded in said Registry in Book 2547, Page 80.

Parcel Five: 85 Winsor Street, New Bedford, MA

BEGINNING at the southwest corner of the land herein described at a point in the north line of Winsor Street, distant therein eighty-five and 89/100 (85.89) feet east from the east line of Crapo Street, said point being the southeast corner of land now or formerly of Mary Stockdale;

thence NORTHERLY in line of last-named land, one hundred and 02/100 (100.02) feet to land of parties unknown;

thence EASTERLY in line of last-named land, thirty-eight and 11/100 (38.11) feet to land now or formerly of one Williams;

thence SOUTHERLY in line of last-named land, one hundred (100) feet to said north line of Winsor Street; and

thence WESTERLY in line of said Winsor Street, forty and 11/100 (40.11) feet to said land of Mary Stockdale and point of beginning.

CONTAINING 14 square rods, more or less.

FOR TITLE, see deed to Jose Carlos Cabral and Maria M. Cabral dated October 5, 1988 and recorded in said Registry in Book 2214, Page 246.

Parcel Six: 486 Orchard Street, New Bedford, MA

BEING shown as Lot No. 1 on Plan of Land in New Bedford, Massachusetts, drawn for Rockdale Management Co., Inc., dated August 23, 1994, prepared by Olde Boston Land Survey Co., Inc. and filed with the Bristol County S.D. Registry of Deeds in Plan Book 132, Page 29.

TOGETHER with the right to use the 40' wide driveway easement shown on said plan in common with the owner of Lot No. 2 shown on said Plan, for ingress and egress to and from said Lot No. 1.

FOR TITLE see deed to Jose C. Cabral and Maria M. Cabral dated September 8, 2000 and recorded in said Registry in Book 4771, Page 135.

Parcel Seven: 342 Hathaway Boulevard, Unit 7, New Bedford, MA

Property in New Bedford known as Unit 7 ("Unit") in Sintra Heights Condominium (the "Condominium"), located at 248 Hathaway and Potter Streets, Unit 7, Bristol County, New Bedford, Massachusetts, which Condominium was created pursuant to M.G.L. Chapter 183A by the recording of a Master Deed dated March 31, 1988 and recorded with the Bristol County (S.D.) Registry of Deeds in Book 2115, Page 140, and as amended ("Master Deed") from time to time.

Said Unit is shown on the floor plans of the building filed simultaneously with said Master Deed, to which is affixed a verified statement in the form required by Section 9 of said Chapter 183A. Reference is hereby made to the Master Deed and Plans for a more particular description of the Unit and the rights and interests appurtenant thereto.

Together with an undivided percentage interest appertaining to said Unit in the common areas and facilities of the Condominium as set forth in the Master Deed and Unit Deed, and together with and subject to the rights, easements and restrictions appurtenant to said Condominium Unit referred to or set forth in the Master Deed and Unit Deed.

The Unit is subject to and has the benefit of all rights, easements, agreements, interest and provisions contained in the Master Deed and the Rules and Regulations and Bylaws adopted pursuant to the provisions thereof, as well as the provisions of Chapter 183A of the Massachusetts General Laws as the same may be amended from time to time.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TOGETHER with all and singular improvements, ways, streets, alley, passages, water, watercourses, right, liberties, privileges, hereditaments, and appurtenances whatsoever hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of he said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

FOR TITLE, see deed to Jose C. Cabral and Maria M. Cabral dated January 20, 1993 and recorded in said Registry in Book 2988, Page 289.

Parcel Eight: 342 Hathaway Blvd., Unit 44, New Bedford, MA

The following premises in Phase II of the Sintra Heights Condominium in New Bedford, Bristol, Massachusetts, created by Master deed dated March 31, 1988, and recorded on March 31, 1988 with the Bristol County, Southern District, Registry of Deeds at Book 2115, Page 140, as amended by First Amendment creating Phase II dated December 19, 1989 and recorded at Bristol County Southern District, Registry of Deeds at Book 2426, Page 152, UNIT NO. 44, the address of which is: Unit 44, 342 Hathaway Blvd., New Bedford, Massachusetts, together with an undivided percentage interest appertaining to said units in the common areas and facilities of said Condominiums, and together with the rights and easements appurtenant to said unit as set forth in said Master Deed as amended.

Said units and the common areas and facilities of the Condominium shall be subject to the restrictions that:

- (a) No unit shall be used for any purpose other than a dwelling;
- (b) No business activities of any nature shall be conducted in any unit, except (i) as provided in Paragraph (C) of Article 8, above, and (ii) that a person residing in any unit may, if permitted by and duly authorized in accordance with applicable law and governmental regulation, maintain therein an office for his or her personal and professional use, but no employees or persons other than a resident of such unit shall engage there in any such activities and no such office shall be advertised, held out, or used as a place for services to clients or patients;
- (c) Units may be leased for use by other than the owners thereof provided (i) the lease is in writing, (ii) the lease is for not less than the entire unit; and (iii) the lease is not transient or hotel purposes; (iv) the term of any such lease is not less than six (6) months; (v) such leasing is specifically made subject to the provisions of this Master Deed, the Condominium Trust and By-Laws and all Rules and Regulations issued thereunder and provides that any failure to comply with the terms of such documents shall be a default thereunder; and (vi) such lease executes a written agreement

directly with the Trustees of the Condominium under which he or she specifically agrees to observe and be bound by the same. The foregoing provisions, however, shall not apply to leasing of units by Declarant prior to the initial sale thereof;

- (d) No pets of any nature other than reasonable numbers of small birds and fish may be physically present in any unit or in any portion of the Common Elements at any time, without the prior written consent of the Trustees of the Condominium Trust;
- (e) The architectural integrity of the buildings and the units shall be preserved without modification, and to that end, without limiting the generality of the Trustees of the Condominium Trust, no awning, screen, antenna, sign, banner or other device, and no exterior change addition, structure, projection, decoration, or other feature shall be erected or placed upon or attached to any such unit or any part thereof, no addition to or change or replacement of any exterior light, door knocker, or other exterior hardware shall be made, and no painting, attaching of decalcomania or other decoration shall be done on any exterior part or surface of any unit nor on the interior surface of any window; provided, however, that the provisions of this subparagraph (e) shall not restrict the right of unit owners to decorate the interiors of their units as they may desire;
- (f) All maintenance and use by unit owners of all facilities shall be done so as to preserve the appearance and character of the same and of the grounds and building without modification;
- (g) All use and maintenance of such units shall be conducted in a manner consistent with the comfort and convenience of the occupants of other units and in accordance with the provisions with respect thereto from time to time promulgated by the Trustees of the Condominium Trust and in accordance with the provisions of the By-Laws of said Condominium Trust;
- (h) No improper, offensive, or unlawful use shall be made of the units or any part thereof, and all applicable laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be strictly observed by all unit owners;
- (i) There shall be no restrictions upon any unit owner's right of ingress and egress to and from his unit, which right shall be perpetual and appurtenant to this unit ownership.

Said premises are hereby conveyed subject to and with the benefit of

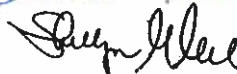
- (a) the provisions of Massachusetts General Laws, Chapter 183A;

- (b) the terms and provisions of said Master Deed, the Declaration of Trust of the Sintra Heights Condominium Trust, dated March 31, 1988 registered with Bristol County, Southern District, Registry of Deeds, and the By-Laws set forth in said Declaration of Trust and any Rules and Regulations promulgated thereunder, and the obligations thereunder to pay the proportionate share attributable to said unit of the common expenses duly established;
- (c) such taxes attributable to said unit for the current fiscal year as are not now due and payable, all of which the Grantee(s), by acceptance hereof, agree(s) to comply with, perform, assume and pay; and
- (d) all rights, reservations, easements, including utility easements, restrictions and other matters contained or referenced in said Master deed, or of record.

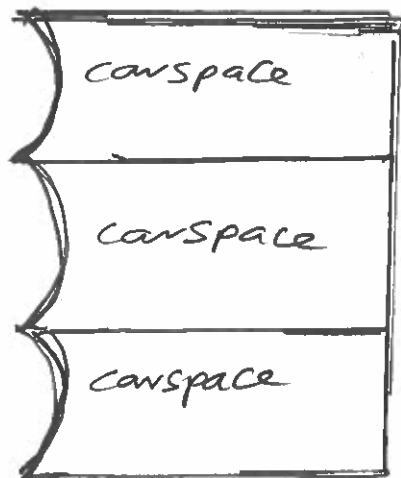
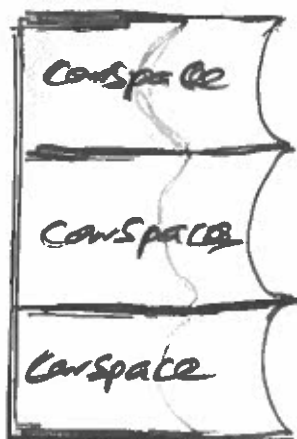
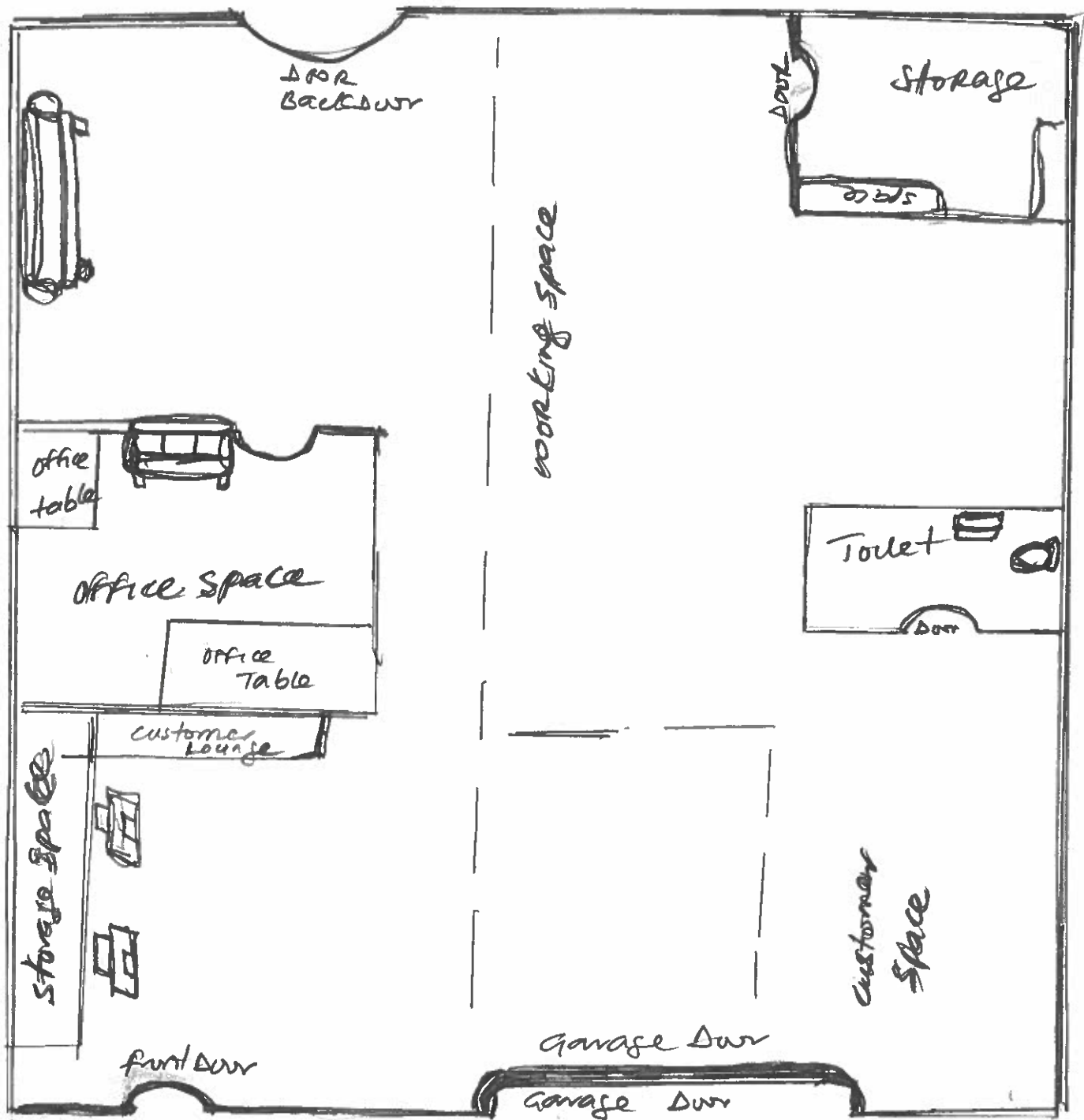
FOR TITLE, see deed to Jose C. and Maria M. Cabral dated February 4, 1991 and recorded at said Registry in Book 2599, Page 151.

A true copy of instrument as recorded in
Bristol County (S.D.) Registry of Deeds
in Book 8257 Page 84

ATTEST:

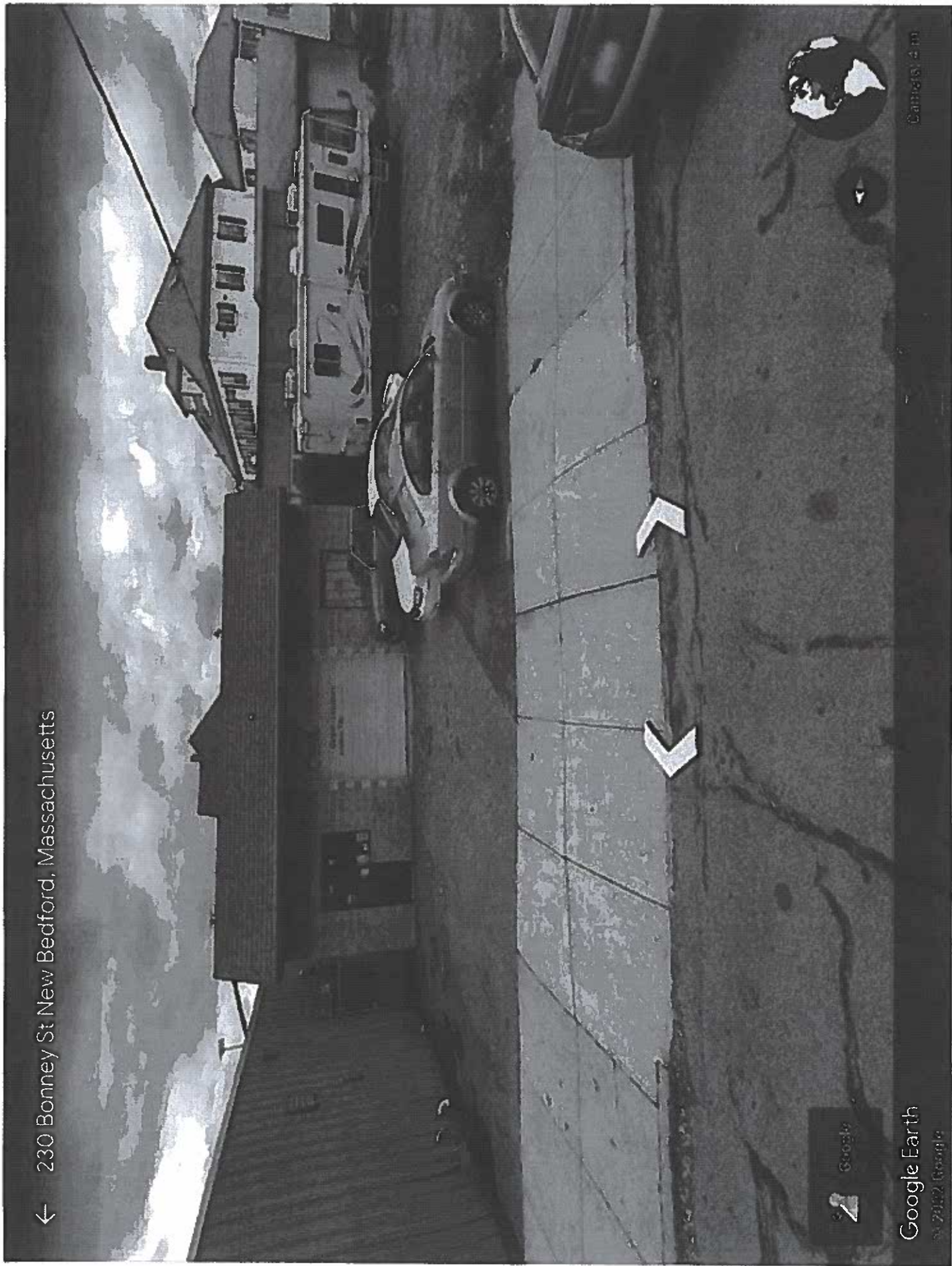


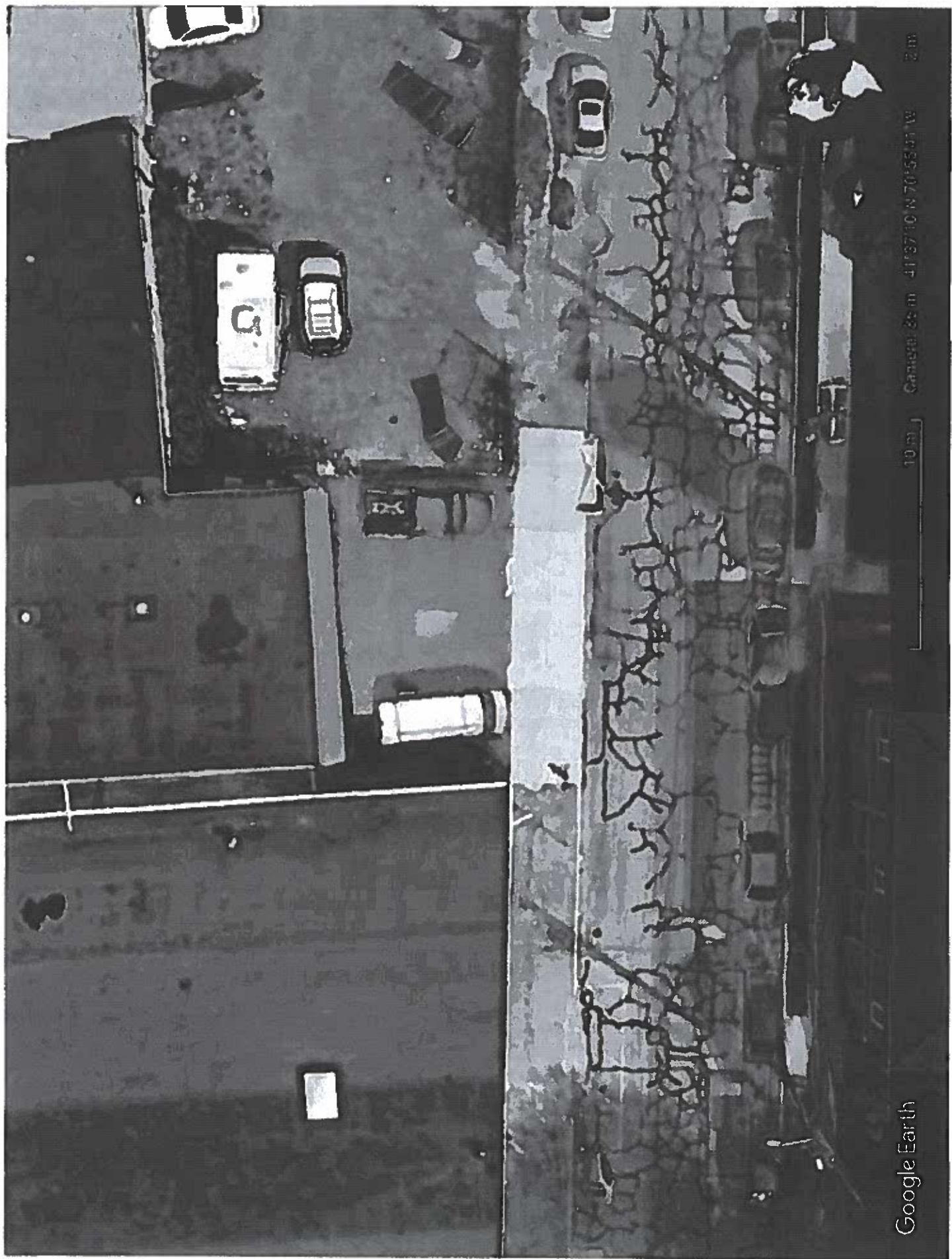
REGISTER



main road

← 230 Bonney St New Bedford, Massachusetts







Google Earth

7 m

Camera: 45 m 41°37'10"N 70°55'40"W

2 m

← 227 Bonney St
New Bedford
Street View 5.340°
MA
02744

not finding
in ViewPer it
or Parcel
Lookup B O

300 River St



Image captured Oct 2016 © 2022 Google

Street View - Oct 2019

Lot 1

C Hupfer

COMMITTEE ON APPOINTMENTS & BRIEFINGS

RECEIPT

DATE: 8/18/2022

OWNER(S): Zainab Adesina

BUSINESS NAME: Abba Auto Sales

BUSINESS ADDRESS: 227 Bunney St (306-310 Rivet St.)

FOR MOTOR VEHICLE: Sales and/or Rentals

Body Repair

General Repair

Light Service

AMOUNT RECEIVED: Eight Hundred Dollars (\$800.00)

Angelic Taylor
Angelic Taylor
Administrative Coordinator