

Date: DEC 08 2020

Time: 2:40

Received by:

Fee: Deborah M. Pedercini

CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

SPECIAL PERMIT APPLICATION

ALL REQUIRED INFORMATION MUST BE SUBMITTED BY THE APPLICATION DUE DATE OR
THE APPLICATION WILL NOT BE PROCESSED.

1. Name of applicant: SE EUN OH
2. Name of property owner (if different): SE EUN OH
3. Name of legal counsel (if appropriate): N/A
4. Address of project: 139 ASHLAND ST NORTH ADAMS, MA 01247-4522
5. Zoning district(s) of project: COMMERCIAL, MAP(152), BLOCK(0), LOT(1) CBD
6. Use classification of project (consult use schedule): USE CODE 326
7. The record title to project address stands in the name(s), address(es): _____

SE EUN OH139 ASHLAND STREET, NORTH ADAMS, MA 01247by a deed duly recorded in the Northern Berkshire Registry of Deeds in Book 1708 Page 397

**A COPY OF THE PROPERTY DEED MUST BE ATTACHED TO THIS APPLICATION FOR
THE APPLICATION TO BE PROCESSED.**

8. Type of special permit:

a. Use permits:

- ☐ Nursery schools/day care
- ☐ Theaters, taverns
- ☐ Shopping centers
- ☐ Industrial uses
- ☐ Solid waste facilities
- ☐ Research, experimental and testing laboratories
- ☒ Other: RETAIL SUSHI FOOD SERVICE RESTAURANT

b. Site plan approval:

- ☐ A change of use
- ☐ A change of land use
- ☐ New construction
- ☒ Addition to an existing use of a building or structure greater than 200 square feet
- ☐ Other: _____

9. If the site plan approval is required:

- ☒ Site plan materials are attached with application. See application checklist.
- ☒ Narrative is attached. See attached checklist for criteria to be explained within narrative.
- ☒ Please check here if the property in any district* will be creating or maintaining more than ten (10) new parking spaces. If yes, please provide detailed parking plan pursuant to Section 6 "Off Street Parking" in the North Adams Zoning Ordinance.
- ☒ Please check here if the proposed project will require additional signage. Please provide color elevation renderings of proposed signage. Please note if the dimensions, setback, duration, scale, or components of the signage will require a special permit by the Zoning Board of Appeals.
- ☒ Please check here if any part of the new construction will be sited within two hundred (200) feet of a river.** If yes, please provide a drainage plan for the site that ensures that safe runoff into catch basins, culverts, swales, etc.


10. Determination of applicability from the Conservation Commission is:


- ☐ Attached
- ☐ In progress. Hearing is scheduled for: _____
- ☒ Not required. Please explain why: An existing use of a building.

11. Is a request for a Determination of Applicability from the Massachusetts Department of Environmental Protection necessary? N/A If yes, request was filed (date): _____

12. Are there other boards to which this proposed project would be providing information? If yes, please list board and date of hearing/meeting:
NONE

13. Would you be willing to add a bike rack to the exterior of your business? NO If yes, please show on your site plan where the bike rack would be located.


Signature of Property Owner (REQUIRED)
Application will not be processed without it.


Signature of Applicant

12/01/2020
Date

SE EUN OH
Printed Name

(646) 584-2778
Phone Number

32 PARK ST 2ND FL, ADAMS, MA 01220
Address of Applicant

*Excluding CBD districts

**A river is defined as any natural flowing body of water that empties to any ocean, lake, or other river and which flows throughout the year. For additional information, please consult the Office of Community Development for information on the "Rivers Protection Act", Chapter 258, MGL c.131 40.

SITE PLAN APPROVAL CHECKLIST

1

Provide Application Filing Fee

As of

\$125.00

Payable to the “City of North Adams”

SITE PLAN APPROVAL CHECKLIST

2

Provide three (3) copies of the application, which must include the “correct” book and page number, copy of deed, title/ownership and copy of the assessor’s map.



2020 00001431

Bk: 1708 Pg: 397 Doc: DEED NB

Page: 1 of 4 03/19/2020 02:28 PM

QUITCLAIM DEED

I, THOMAS W. RUMBOLT, TRUSTEE OF THE RED MARKER NOMINEE TRUST, pursuant to a Declaration of Trust dated January 2, 2020, as evidenced by Trustee's Certificate pursuant to M.G.L., Chapter 184, Section 35, dated January 2, 2020 and recorded with the Northern Berkshire District Registry of Deeds on January 8, 2020 in Book 1703, Page 68, for consideration in the amount of ONE HUNDRED EIGHTY THOUSAND (\$180,000.00) DOLLARS paid, grant to SE EUN OH, whose residence and post office address is 2074 Cropsey Avenue - Apt 3A, Brooklyn, NY 11214, with QUITCLAIM COVENANTS, the land with any and all buildings thereon situate in North Adams, Massachusetts, bounded and described as follows:

PARCEL I:

Beginning at a stone monument set in the ground in the westerly bounds of Ashland Street at the southeast corner of land now or formerly of Harvey A. Gallup;

thence running northerly along the said westerly bounds of Ashland Street 45.5 feet to an iron pin at the southeast corner of land now or formerly of Abraham and Joseph Alpert;

thence running westerly in a line parallel to and distant 15.9 feet from the southerly face of a three (3) story brick building to land now or formerly of the Pittsfield and North Adams Railroad;

thence southerly along the east line of land of said Railroad to the southwest corner of land now or formerly of Harvey A. Gallup;

thence running easterly along the southerly line of land now or formerly of Harvey A. Gallup for a distance of 152.64 feet, more or less, to the point and place of beginning.

Also a right of way over a strip of land 10 feet in width and running westerly from Ashland Street along the north line of the above described premises for a distance of 108.52 feet.

MASSACHUSETTS EXCISE TAX

Northern Berkshire ROD #3 001

Date: 03/19/2020 02:28 PM

Ctl# 034874 20084 Doc# 00001431

Fee: \$820.80 Cons: \$180,000.00

Property Location: 139 Ashland Street, North Adams, MA 01247

SUBJECT TO the right, if any, of the City of North Adams to lay and maintain pipes through and across the above premises from Ashland Street to land now or formerly of the Pittsfield and North Adams Railroad Company.

SUBJECT ALSO TO an easement for the transmission of high and low voltage electric current granted to the Massachusetts Electric Co. as described in an instrument recorded with the Berkshire Northern District Registry of Deeds in Book 706, Page 465. **SUBJECT ALSO TO** a sanitary sewer easement granted to David Ashkar as described in an instrument recorded with said Registry of Deeds in Book 711, Page 680.

Also conveying all of that land on the northerly side of a certain boundary line more fully described in a document entitled "Boundary Line Agreement with Conveyances" dated as of November 29, 2000, and recorded in said Registry in Book 1018, Page 611, which land was conveyed to Walter W. Avery and Anita A. Avery, Trustess of Avery Family Nominee Trust by Irving J. Tanzman and Thomas R. Maselli, Co-Partners, doing business as Tanzman & Maselli Realty Co. by said document.

EXCEPTING from Parcel I all that land on the southerly side of said boundary line more fully described in said document recorded in Book 1018, Page 611, which land was conveyed by Walter W. Avery and Anita A. Avery, Trustess of Avery Family Nominee Trust to Irving J. Tanzman and Thomas R. Maselli, Co-Partners, doing business as Tanzman & Maselli Realty Co. by said document.

SUBJECT TO and **TOGETHER WITH** the terms and provisions more fully described in said document recorded in Book 1018, Page 611 and Book 1239, Page 133.

See Special Permit Notices of Decision recorded in Book 1017, Page 1079, Book 1021, Page 286 and Book 1239, Page 133.

PARCEL II: Ashland Street, North Adams, MA

Beginning at a point off the westerly side of said Ashland Street, which point is 172.26 feet S 75° 11' 12" W of a "Drillhole Found" and is marked an "I.P.Found" in the southerly line of land now or formerly of Landmark Credit Union, at the northwest corner of land of the grantees herein, as shown on a plan hereinafter referred to;

thence S 36° 21' 57" E a distance of 79.67 feet along other land of the grantees herein to a point marked by an "I. Rod Found", which point also marks the southwest corner of other land of the grantees herein;

thence S 36° 21' 57" E a distance of 250.38 feet along land now or formerly of Thomas R. Maselli and land now or formerly of Christie & Thompson, Inc. to a point marked by an "I.P.Found";

thence S 53° 03' 53" W a distance of 123.48 feet along land now or formerly of Interfaith Church of Cosmogony to a point marked by an "I.P. Found";

thence N 43° 23' 42" W a distance of 252.51 feet along land now or formerly of Boston & Maine Railroad to a point marked by an "I.P.Found";

thence N 43° 53' 22" W a distance of 150.73 feet along land now or formerly of said Boston & Maine Railroad to a point marked by an "I.P.Set";

thence N 75° 11' 12" E a distance of 187.20 feet along other land now or formerly of Landmark Credit Union to the point and place of beginning.

Meaning and intending to convey and hereby conveying, however the same may be described, a parcel of land marked "Parcel A 1.223 Acres" on a plan entitled, "Plan Showing A Division Of Land Owned by LANDMARK CREDIT UNION Ashland Street North Adams, MA Scale 1" = 40' April 17, 2001, Eugene P. Galvagni, Jr., P.L.S. Saulnier Surveying, Inc. North Adams, MA," which plan is recorded in said Registry in Drawer 4 as Plan No. 234.

Subject to all matters shown on said plan, including without limitation the encroachment of the "Existing Foundation", railroad tracks, sewer, drain and "Existing Gravel Drive" and the rights of others, if any, in and to the same and to the use of same.

Subject to easements for all existing wire and pipe agreements, occupancies and licenses, if any, between The Penn Central Corporation and other parties, to the extent applicable, as excepted and reserved in deed from The Penn Central Corporation to Ayoob B. Ashkar and David C. Ashkar, dated July 2, 1982, and recorded in said Registry in Book 715, Page 464.

Subject to all oil, gas, natural gas, casing-head gas, condensates, related hydrocarbons and all products therewith or therefrom, together with other rights related thereto, all as more fully set forth and reserved in deed from The Penn Central Corporation to Ayoob B. Ashkar and David C. Ashkar, dated July 2, 1982, and recorded in said Registry in Book 715, Page 464.

Meaning and intending to convey and hereby conveying all and the same premises conveyed to Thomas W. Rumbolt, Trustee of the Red Marker Nominee Trust by deed of Anita A. Avery, Trustee of the Avery Family Nominee Trust dated January 7, 2020, recorded in said Registry of Deeds in Book 1703, Page 69.

Real estate taxes for the current fiscal year have been apportioned between the parties hereto and Grantee herein assume and agree to pay the same.

WITNESS my hand and seal this 12th day of March, 2020.

In the presence of:

RED MARKER NOMINEE TRUST

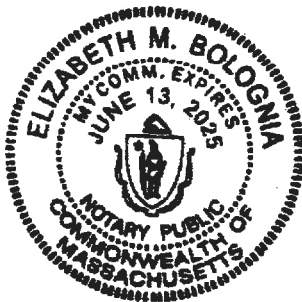
Elizabeth M. Bologna
Witness

Thomas W. Rumbolt
Thomas W. Rumbolt, Trustee

Commonwealth of Massachusetts

Berkshire, ss.

On this 12th day of March, 2020, before me, the undersigned notary public, personally appeared Thomas W. Rumbolt proved to me through satisfactory evidence of identification which was personally known to me 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 and as his free act and deed as Trustee of Red Marker Nominee Trust.



Elizabeth M. Bologna
Notary Public – Elizabeth M. Bologna
My Commission Expires: 6/13/2025

END OF DOCUMENT
Northern Berkshire Registry of Deeds

CERTIFICATION OF TITLE

To: SE EUN OH

I have examined the title to the premises described in a deed dated MARCH 12, 2020 and given to you from RED MARKER NOMINEE TRUST in the records of the BERKSHIRE NORTHERN District Registry of Deeds for the County of Berkshire, and I hereby certify that at the time I recorded said deed the Grantor held a good and sufficient record title to the premises, free from all encumbrances, excepting only matters which are expressly enumerated below, subject only to the matters excepted in this Certification.

As to the Grantees, my liability in connection with the rendering of this Certification is limited to the amount of the consideration shown on the deed. This Certification of Title is effective for the benefit of the Grantees only as long as the Grantee has title to the premises.

This Certification of Title expressly excludes any opinion as to the effect on the title of the following listed exceptions:

1. Real estate taxes, betterments and other municipal assessments and sewer and water use charges which are a lien against the property, but which are not evidenced by instruments recorded with the aforesaid Registry of Deeds or filed at said Registry District of the Land Court. Information provided by the Town /City of CITY OF NORTH ADAMS indicates that the real estate tax bill due MAY 1, 2020 KM / has not been paid and all past due real estate have / have not been paid.
2. Any existing Federal or State Laws, Municipal Ordinances or By-Laws which may affect the use and physical condition of the premises, including by not limited to existing zoning and subdivision control laws and regulations, State Sanitary Code, State Building Code, the so-called Lead Paint Law, the so-called Smoke Detector Law, and the so-called Urea-Formaldehyde Foam Insulation Law.
3. All applicable health, environmental and hazardous waste rules, regulations, laws and ordinances of the municipality, state, and federal jurisdiction in which the premises are located. Without limiting the foregoing, this Certification specifically excludes any opinion as to the effect of any lien on the premises on account of indebtedness to the Commonwealth of Massachusetts arising pursuant to Massachusetts General Laws, Chapter 21E, the "Massachusetts Oil and Hazardous Material Release Prevention Act."
4. Defects, liens (including mechanics liens subject to Massachusetts General Laws, Chapter 254), encumbrances, easements, adverse claims or other matters affecting the title which either have not been recorded or filed with the aforesaid Registry of Deeds, Registry District of the Land Court or Registry of Probate or are not required to be so recorded or filed to affect the title.
5. Any matter of record affecting the title which was placed on record prior to March 12, 2020, which is the date that the search of title commenced.
6. Any state of facts or error of description which may be revealed by a personal inspection or accurate survey of the premises.
7. Rights of tenants, lessees, occupants or other parties in possession.
8. Any opinion as to the physical condition of the premises, including any opinion as to a septic system being able to be placed on the property and any opinion as to property being a valid building lot.
9. Rights of Federal, State or Local Government bodies and authorities.
10. Genuineness of instruments, capacity of signatories and delivery of instruments.

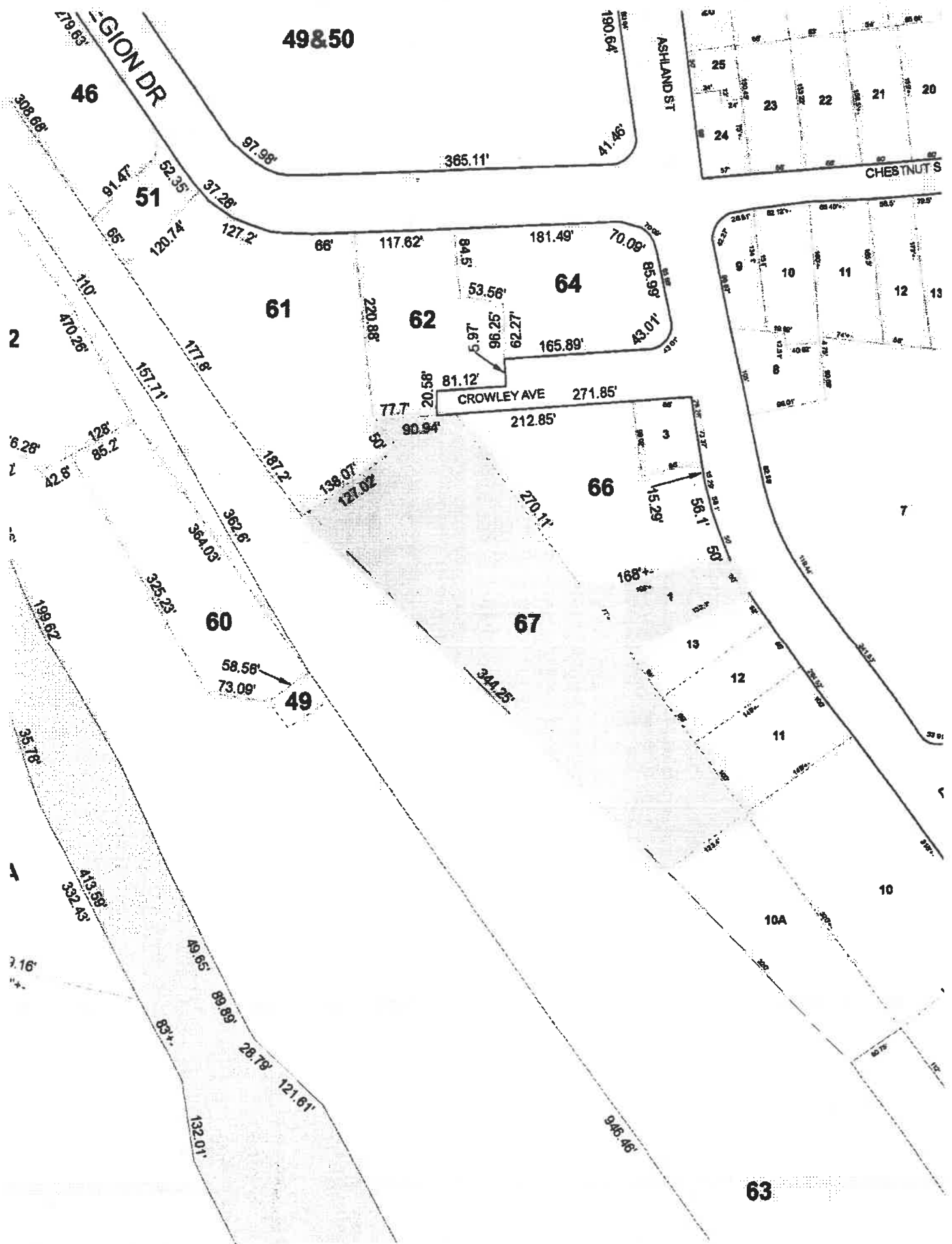
Date: March 19, 2020


Attorney at Law - J. Peri Campoli

NOTE: Search of title commenced with a source of title recorded at least 50 years prior to date, with the earliest instrument being a warranty or quitclaim deed which on its face did not suggest a defect in said title or, in the case of registered land, the search of title commenced with the present owner's certificate of title and said search included bankruptcy indices and federal and state tax liens. Date of Certification is the date on which mortgage was recorded in Registry of Deeds or filed with the Registry District of the Land Court.

PROPERTY RECORD: 139 Ashland Street, North Adams, MA 01247





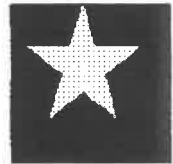
152
Map0
Block1
Lot

Lot

Lot

1 of 1
CARD
COMMERCIALTOTAL ASSESSED: 283,300
1953!

City of North Adams

Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139		ASHLAND ST, NORTH ADAMS

OWNERSHIP

Owner	Unit
Owner 1: AVERY ANITA A TRUSTEE	
Owner 2: C/O SE EUN OH	
Owner 3:	
Street 1: 10285 ADDISON WAY APT 1314	
Street 2:	
Twn/City: SEMINOLE	
St/Prov: FL	Crtry
Postal: 33772	Own Occ: N
	Type:

PREVIOUS OWNER

Owner
Owner 1: AVERY ANITA A TRUSTEE
Owner 2: C/O THOMAS W RUMBOLT TRUSTEE
Street 1: 1330 MASS MOCA WAY
Twn/City: NORTH ADAMS
St/Prov: MA
Postal: 01247

NARRATIVE DESCRIPTION

This Parcel contains .206 ACRES of land mainly classified as RST/BAR with a(n) RESTAURANT Building Built about 1925, Having Primarily CONC BLOCK Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int
------	-----------	--------	----------

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh	Neigh	Neigh	Inf 1	%	Inf 2	%	Inf 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	RST/BAR		8960		SQUARE FESITE			0	3.49	2.732	CG										85,435						85,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
326	172,400	25,500	0.206	85,400	283,300		
Total Card	172,400	25,500	0.206	85,400	283,300	Entered Lot Size	
Total Parcel	172,400	25,500	0.206	85,400	283,300	Total Land	
Source: Market Adj Cost	Total Value per SQ unit /Card: 77.62		/Parcel: 77.62		Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	326	FV	165,800	22800	.206	85,400	274,000	274,000	Year End Roll	12/30/2019
2019	326	FV	164,200	22400	.206	84,600	271,200	271,200	Year End Roll	1/4/2019
2018	326	FV	164,200	22400	.206	84,600	271,200	271,200	Year End Roll	1/2/2018
2017	326	FV	162,500	22200	.206	83,700	268,400	268,400		11/7/2016
2016	326	FV	159,400	21800	.206	83,700	264,900	264,900	year end	12/3/2015
2015	326	FV	156,800	23100	.206	83,700	263,600	263,600	Year End Roll	12/18/2014
2014	326	FV	141,200	21900	.206	83,700	246,800	246,800		10/7/2013
2014	326	PV	141,200	21900	.206	83,700	246,800	246,800		3/26/2013

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RUMBOLT THOMAS	1708-397	Q	3/19/2020	MULTI PARCEL	180,000	No	No			
AVERY ANITA A	1703-69	Q	1/8/2020	MULTI PARCEL	50,000	No	No			
PONTIER ROBERT	1014-641		10/19/2000		130,000	No	No			
PONTIER GERLAD	817-244		6/15/1990	FAMILY	22,000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/30/2015	32340	MANUAL	3,000	O				SIGN
9/17/2014	31886	MANUAL	700					UPGRADE & HYDRO AN
1/26/2006	28302	MANUAL	1,900	C				SIGN
6/7/2001	26487	MANUAL	3,450	C				FIRE SYS
4/2/2001	26390	MANUAL	210,000	C				RENO
10/1/1991	23309	MANUAL	1,000	C				REP/REPL

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2014	MEASURED	119	S. KONIECZNY
3/30/2004	CYC INSP	100	WAYNE W
8/22/2001	PERMIT INSPE	160	RJF
3/27/1991	MEASURED	157	

Sign: _____

Total ACMA: 0.20569 Total SF/SM: 8959.86 Parcel LUC: 326 RST/BAR Prime NB Desc COMM GD

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

Database: AssessPro

Total: 85,435 Spt Credit: Total: 85,400

jlincour

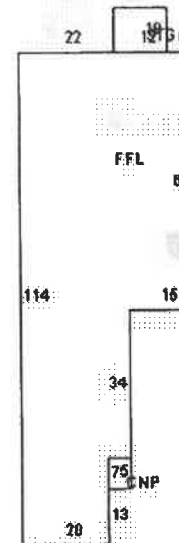
2021

Type:	74 - RESTAURANT	
Sty Ht:	1 - 1	
(Liv) Units:	1	Total: 1
Foundation:	2 - CONC BLOCK	
Frame:	1 - WOOD	
Prime Wall:	21 - CONC BLOCK	
Sec Wall:		
Roof Struct:	4 - FLAT	
Roof Cover:	11 - MEMBRANE	
Color:	YELLOW	
View / Desir:		

Full Bath:	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth:	Rating:	
1/2 Bath: 2	Rating:	GOOD
A HBth:	Rating:	
Other Fic: 2	Rating:	GOOD
OTHER FEATURES		
Kits: 1	Rating:	GOOD
A Kits:	Rating:	
Frp1:	Rating:	
WSFlue:	Rating:	

OUT OF BUSINESS - VACANT									
RESIDENTIAL GRID									
1st Res Grid	Desc:								# Units
Level	FY	LR	DR	D	K	FR	RR	BR	PB HB L O
Other									
Upper									
Lvl 2									
Lvl 1									
Lower									
Totals	RMs:		BRs:		Baths:		HB 2		

SKETCH



Grade: C+ - AVG(+)	
Year Bilt: 1925	Eff Yr Bilt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

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

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
Totals				

INTERIOR INFORMATION

Avg Ht/Ft:	STD
Prim Int Wall:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	6 - CERAMIC TL
Sec Floors:	
Bsmnt Flr:	

DEPRECIATION

Phys Cond:	GD - Good	38.
Functional:		
Economic:		
Special:		
Override:		
	Total:	38.5

CALC SUMMARY

Basic \$ / SQ:	67.00
Size Adj.:	1.02397263
Const Adj.:	0.94071764
Adj \$ / SQ:	64.539
Other Features:	14138
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	276386
Depreciation:	106409
Depreciated Total:	169977

COMPARABLE SALES

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Underpr Value
FFL	1ST FLOOR	3,650	64.540	235,561
STG	STORAGE	120	8.000	960
CNP	CANOPY	35	17.000	595

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
57						
60						
95						

SPEC FEATURES/YARD ITEMS

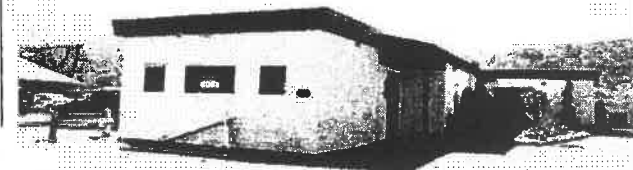
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris	Value
85	PAVING	D	Y	1	2500	G	GD	2001	1.88 T	15.8	326				3,900				3,900
85	PAVING	D	Y	1	60X155	G	GD	2001	1.88 T	15.8	326				14,700				14,700
81	COOLER	D	S	1	10X12	A	GD	2001	20.00 M	0	326				2,400				2,400
2	SHED/FR	D	Y	1	10X22	A	GD	2001	8.00 T	15.8	326				1,500				1,500
2	SHED/FR	D	Y	1	10X12	A	GD	2001	8.00 T	15.8	326				800				800
77	LITE-SIN	D	Y	5	1	A	GD	2001	700.00 T	15.8	326				2,900				2,900
87	FENCE-4	D	Y	1	60	A	FR	2001	8.50 T	26	326				400				400
88	FENCE-6	D	Y	1	150	A	FR	2001	12.00 T	26	326				1,300				1,300

PARCEL ID: 15201

JCod	JFact	Juris. Value
		3,800
		14,700
		2,400
		1,500
		800
		2,900
		400
		1,300

IMAGE

AssessPro Patriot Properties, Inc



151

0

67

1 of 1

TOTAL ASSESSED: 5,300

1950!

Map

Block

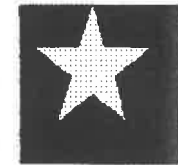
Lot

Lot

Lot

CARD

City of North Adams


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		ASHLAND ST, NORTH ADAMS

OWNERSHIP

Owner 1:	AVERY ANITA A TRUSTEE
Owner 2:	C/O SE EUN OH
Owner 3:	
Street 1:	10285 ADDISON WAY APT 1314
Street 2:	
Twn/City:	SEMINOLE
St/Prov:	FL
Postal:	33772

PREVIOUS OWNER

Owner 1:	AVERY ANITA A TRUSTEE
Owner 2:	C/O SE EUN OH
Street 1:	2074 CROPSY AVE APT 3A
Twn/City:	BROOKLYN
St/Prov:	NY
Postal:	11214

NARRATIVE DESCRIPTION

This Parcel contains 1.22 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descr/No	Amount	Com. Int
------	----------	--------	----------

PROPERTY FACTORS

Item	Code	Descr	%	Item	Code	Descr
Z				U		
o				t		
n				i		
Census:				Exmpl		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
442	UNDEV		40000		SQUARE FESITE			0	1.43	0.050	CF			UNBLD	-95					2,860						2,900	
442	UNDEV		0.30221		ACRES EXCESS			0	8,000	1.000	CF									2,418						2,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
442			1.220	5,300	5,300		
Total Card			1.220	5,300	5,300	Entered Lot Size	
Total Parcel			1.220	5,300	5,300	Total Land:	
Source:	Market Adj	Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	442	FV		0	1.22	5,400	5,400	5,400	Year End Roll	12/30/2019
2019	442	FV		0	1.22	5,200	5,200	5,200	Year End Roll	1/4/2019
2018	442	FV		0	1.22	5,200	5,200	5,200	Year End Roll	1/2/2018
2017	442	FV		0	1.22	5,200	5,200	5,200	Year End Roll	11/7/2016
2016	442	FV		0	1.22	5,200	5,200	5,200	year end	12/3/2015
2015	442	FV		0	1.22	5,200	5,200	5,200	Year End Roll	12/18/2014
2014	442	FV		0	1.22	5,200	5,200	5,200		10/7/2013
2014	442	PV		0	1.22	5,200	5,200	5,200		3/26/2013

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RUMBOLT THOMAS	1708-397	Q	3/19/2020	MULTI PARCEL	180,000	No	No			
AVERY ANITA A T	1703-69	Q	1/8/2020	MULTI PARCEL	50,000	No	No			
LANDMARK CREDIT	1027-609		5/31/2001	OTHER	2,700	Yes	No			
ASHKAR ADELE M	982-230		5/14/1999	PORTION/ASSE	225,000	Yes	No			
	715-464		10/26/1982			No	No			

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment	Date	Result	By	Name
									6/24/2003	DATA ENTRY	160	RJF

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2003	DATA ENTRY	160	RJF

Sign: _____

Total AC/HA: 1.22048 Total SF/SM: 53164.11 Parcel LUC: 442 UNDEV Prime NB Desc: COMM FR

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

Total: 5,278 Spl Credit: Total: 5,300

jincour

2021

Type:		
Sty Ht:		
(Liv) Units:		Total:
Foundation:		
Frame:		
Prime Wall:		
Sec Wall:		%
Roof Struct:		
Roof Cover:		
Color:		
View / Desir:		

Full Bath	Rating:	
A Bath	Rating:	
3/4 Bath	Rating:	
A 3QBth	Rating:	
1/2 Bath	Rating:	
A HBth	Rating:	
Other Fix	Rating:	

C UNDERGROUND CONDUITS PORTION TO
RASMAR 171 LOT 10A SALE INCLDS 2 OTHER
LOTS

Grade:	
Year Bt:	Eff Yr Bt:
AR LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSF lug:	Rating:

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		

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

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No	Unit	RMS	BRS	FL
Totals				

Avg Ht/Ft:		
Prim Int Wall:		
Sec Int Wall:		
Partition:		
Prim Floors:		
Sec Floors:		

Phys Cond:		0.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	0.0%

Basic \$ / SQ:		
Size Adj.: 1.00000000		
Const Adj.: 8.00000000		
Adj \$ / SQ:		
Other Features: 0		
Grade Factor:		
Neighborhood Inf: 1.00000000		
LUC Factor: 1.00		
Adj Total: 0		
Depreciation: 0		
Depreciated Total: 0		

[illegible]

Code	Description	Area - SQ	Rate - AV	Undepr Value
------	-------------	-----------	-----------	--------------

Sub	%		%	Qu	#
Area	Ushl	Descrip	Type		Ten

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------------	-------------

Appr Value	JCod JFact	Juris Value

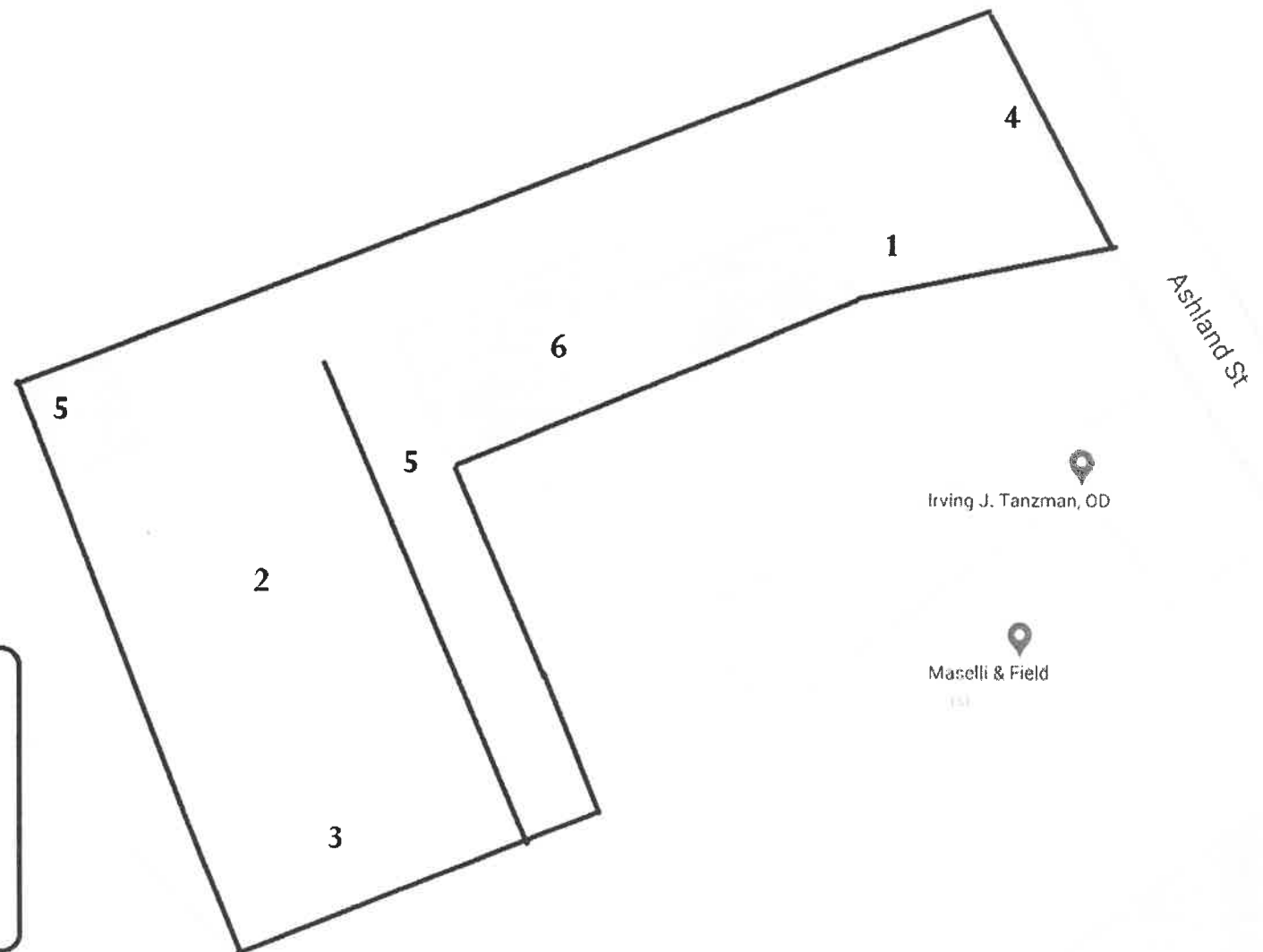
AssessPro Patriot Properties, Inc

SITE PLAN APPROVAL CHECKLIST

3

Provide a detailed site plan with exact measurements of property lines, with north point indicated with scale shown. **Provide exact measurements and location of all buildings, sheds, pools, etc., on property and adjacent.**

- 1. Handicap Parking
- 2. Parking Lot
- 3. Dumpster Enclosure
- 4. Sign
- 5. Shed
- 6. Commercial Building



**There no plan
to alter
the site of the
premises.**

SITE PLAN APPROVAL CHECKLIST

4

Provide narrative for proposed use and improvements to the building.

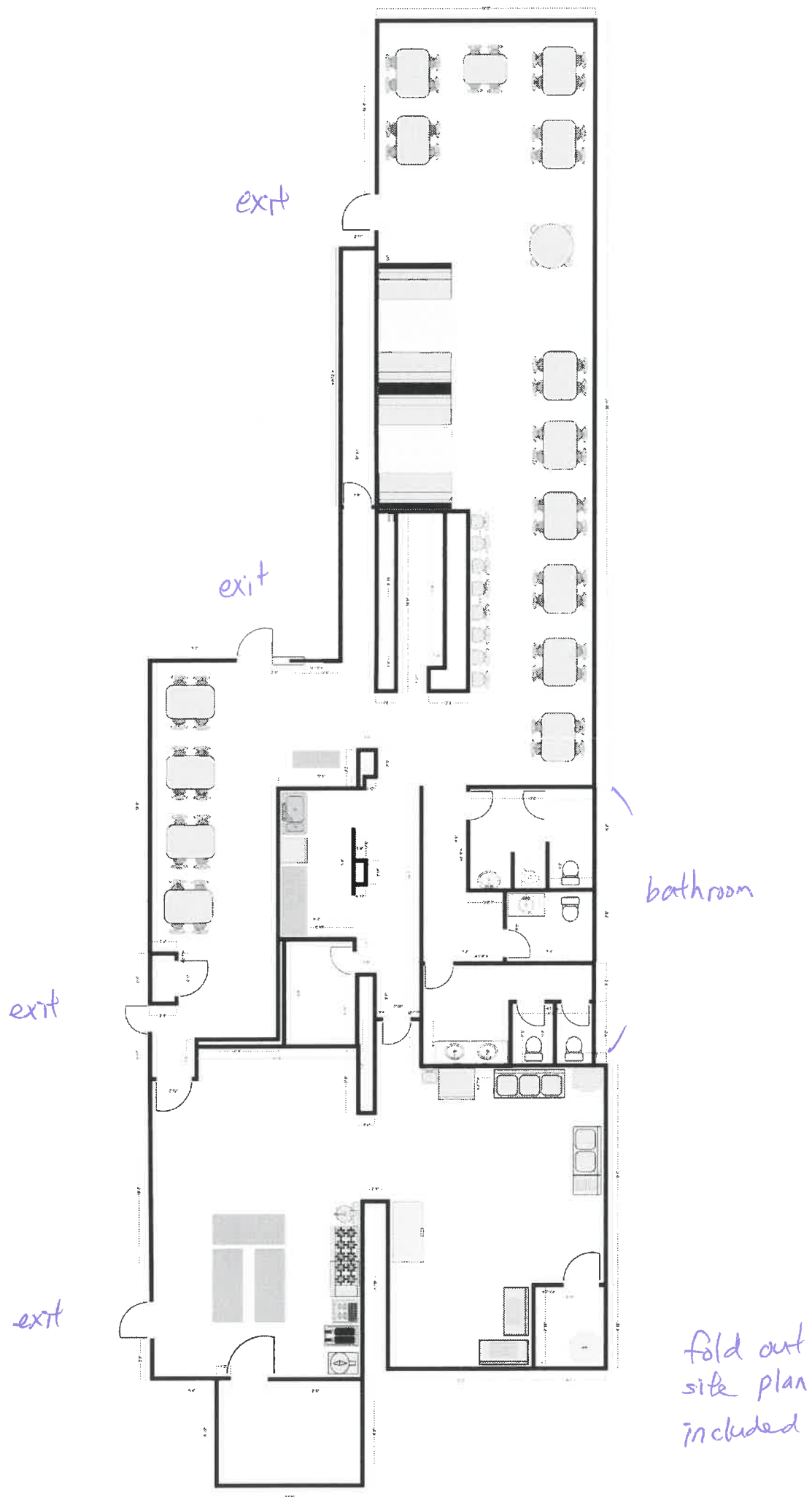
Proposal for buidling.

Remodeling of the building to suit the needs of restaurant for the sale of Japanese Cuisine. Improvements will be made to accommodate space for customers by adding booth area and decreasing bar area. The bar will decrease to a length of 121 inches. Redo the style of the tables and chairs. Alter equipment usage to a minimum for kitchen usage. Exterior layout will stay the same. Updates to the color scheme and signage will go in to effect.

SITE PLAN APPROVAL CHECKLIST

5

Provide interior site plan, exact measurement of space to be used, bathroom location and exits.



SITE PLAN APPROVAL CHECKLIST

6

Provide signage details – sign measurements with colors and materials to be used, site location and lighting if needed,

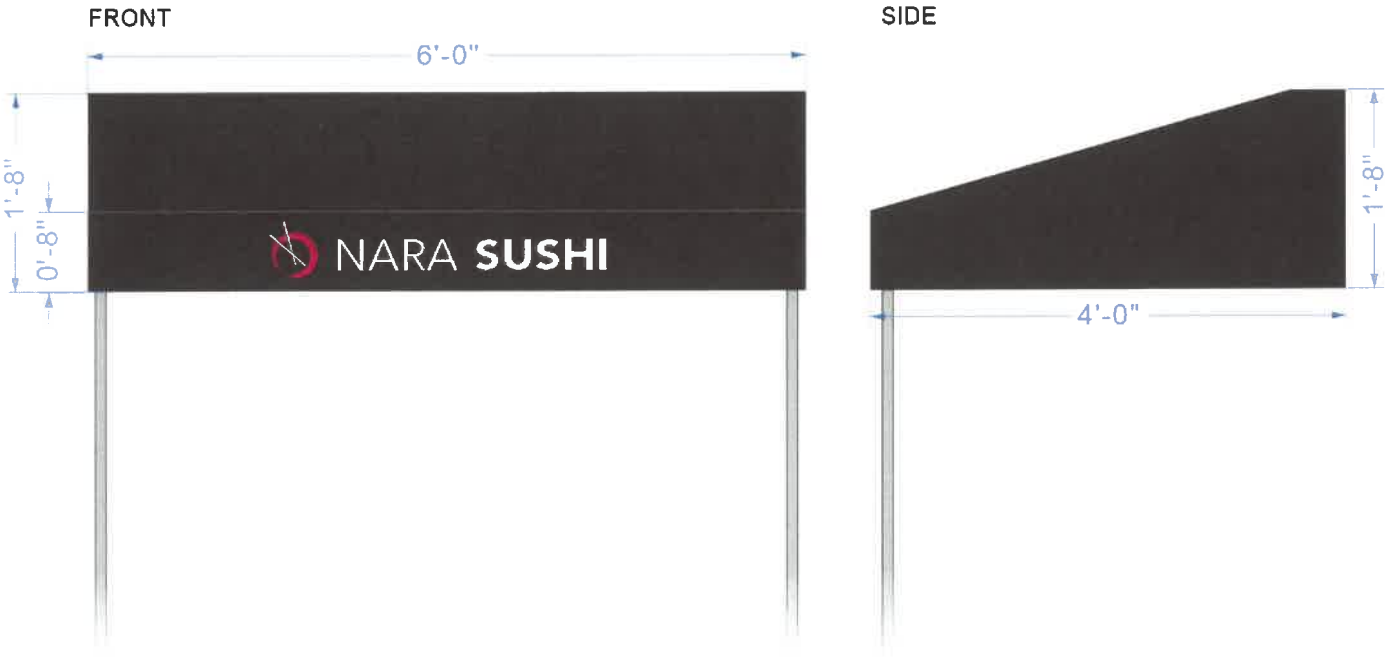
Provide a **colored** rendering of all proposed signage.

Signage details.

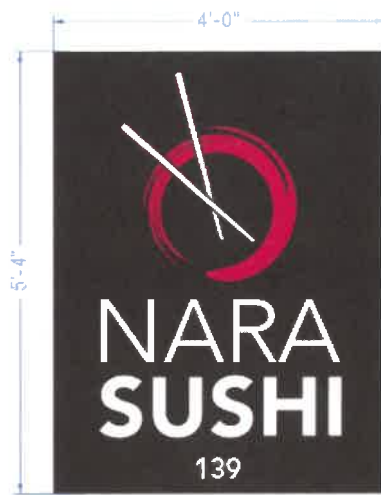
Name	Measurements	Color	Material	Location	Lighting
Awning Sunbrella	6'0" by 1'8"	Burgundy/white/red	Faux leather	Side of building	No
Light Box	4'0" by 5'4"	Burgundy/white/red	Acrylic plastic	Front of property	Yes, Neon
Horizontal Sign	9'5" by 2'6"	Burgundy/white/red	Aluminum	Front of building	No
Vertical Sign	3'10" by 7'10"	Burgundy/white/red	Aluminum	Side of building	No

The sign will contain the logo, name, and phone number. PDF file included for colored rendering of propped singage.

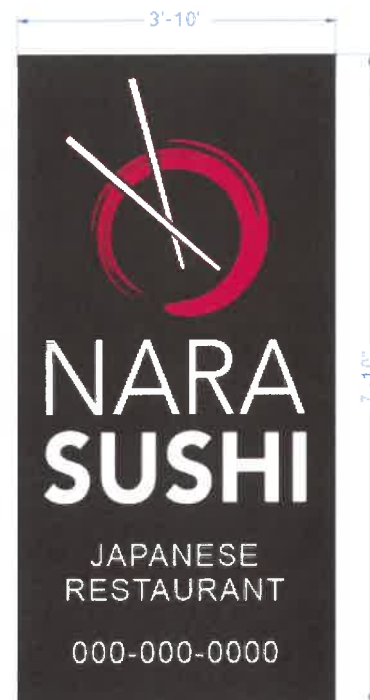
*1. NEW AWNING-SUNBRELLA(BURGUNDY) W/ PAINTED LETTERS



*2. LIGHT BOX DOUBLE SIDE FACE CHANGE



*3 1" T FRAME ALUMINUM SIGN



*3. 1" T FRAME ALUMINUM SIGN





SITE PLAN APPROVAL CHECKLIST

7

Provide exterior façade work details
along with sample materials to be used
along with a color sample.

Provide colored rendering of the
completed project.

**No extran façade work
done, colored picture
needed**

SITE PLAN APPROVAL CHECKLIST

8

Provide exterior painting details and submit paint sample/chip of color. If building is in a historical district, provide approval from the Historical Commission.

Exterior painting done for new color scheme.

First color is LRV:10(R:53, G:92
B:116) and. **Second color** is
LRV:48(R:182, G:185, B:182).

The roof and frame had the main color
of LRV:10.

The background or base had the
secondary color of LRV:48.

Paint sample is attached by image.

1

ADD COLOR

LRV: 10 R: 53 G: 92 B: 116

1

ADD COLOR

LRV: 48 **R:** 182 **G:** 185 **B:** 182

SITE PLAN APPROVAL CHECKLIST

9

Provide landscaping details on location
of trees, shrubs, flowers.

What type and size?

Landscaping details

Type	Location	Size	Memo
Tall Cone Shrub	Side of building	125'	Picture attached
Round Shrubs	Side of building	69'	Picture attached
Tall Cone Shrub	Side of building	105'	Picture attached
Med Round Shrub	Size of building	48'	Picture attached
Med Round Shrub	Front of entrance	60'	Picture attached
Round Shrub	Front of entrance	100'	Picture attached
Round Shrub	Front of entrance	67'	Picture attached













SITE PLAN APPROVAL CHECKLIST

10

Provide details site plan for parking, the number of spaces, along with designated handicap parking and employee parking.

There is designated handicap parking in the front of the building with 2 spaces.

Parking for restaurant patrons will be behind the building with 28 spaces.

Employee parking will be designated behind the building to the far left with the row closer to the building with 4 spaces.

SITE PLAN APPROVAL CHECKLIST

10

Provide details site plan for parking, the number of spaces, along with designated handicap parking and employee parking.

There is designated handicap parking in the front of the building with 2 spaces.

Parking for restaurant patrons will be behind the building with 28 spaces.

Employee parking will be designated behind the building to the far left with the row closer to the building with 4 spaces.

SITE PLAN APPROVAL CHECKLIST

11

Provide rubbish removal details, location
of dumpster, type of enclosure and
security as needed contractor pick up,
how often?

The dumpster is located behind the building to the left.

There is a wooden closure and a latch to close.

The dumpster will be picked up once a week by employee of Delomino on Wednesday by agreement.

[Picture attached]



SITE PLAN APPROVAL CHECKLIST

12

Provide hours and days of operation.

NARA SUSHI

139 Ashland Street
North Adams, MA 01247

Sun: 12:00 PM – 09:30 PM

Mon: 11:00 AM – 10:00 PM

Tue: Closed

Wed: 11:00 AM – 10:00 PM

Thu: 11:00 AM – 10:00 PM

Fri: 11:00 AM – 10:00 PM

Sat: 11:00 AM – 10:00 PM

SITE PLAN APPROVAL CHECKLIST

13

Provide Conservation Commission
decision if applicable.

It is not applicable.

SITE PLAN APPROVAL CHECKLIST

14

Provide Traffic Commission
review/decision as needed for traffic
safety.

It is not applicable.

SITE PLAN APPROVAL CHECKLIST

15

Provide documentation from Historical
Commission if applicable.

It is not applicable.

SITE PLAN APPROVAL CHECKLIST

16

Provide documentation from Board of
Health if applicable.

It is not applicable.

SITE PLAN APPROVAL CHECKLIST

17

Provide documentation from Licensing
Board if applicable.

It is not applicable.

SITE PLAN APPROVAL CHECKLIST

18

Provide exact square footage of interior space to be used for the change of use and explain in detail the “change of use”.

147 square foot will be changed in the interior to accomodate a booth area.

The area that will be changed is the right side of the bar area and will be leaving only 121 inches lengthwise to the left of the bar.

In exchange a booth area seating 12 persons, 6 per booth, for a total of 2 booths will be added to that interior.

21' 2"

2' 11"

1' 11"

Booth End

Table

Booth

Booth

Table

Booth End

13' 10"

2' 9"

• changed
partial
bar area to
fit booths



SITE PLAN APPROVAL CHECKLIST

19

Provide detail on exterior lighting, the type, location on building or parking area and hours to be used.

Exterior lighting

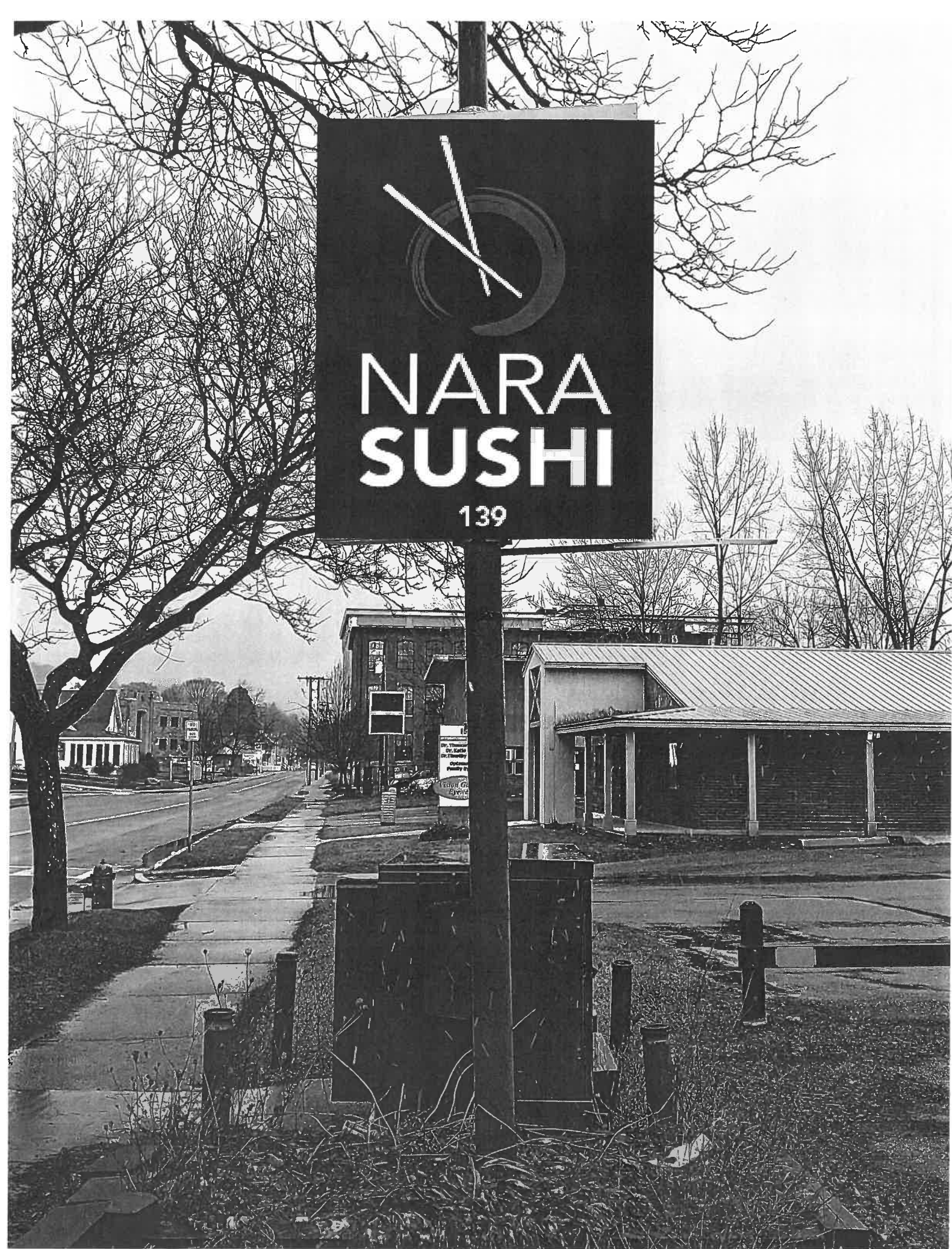
Lighting	Location	Type	Memo
Sign Tower	Front of property	Neon	Picture attached
6x gooseneck lights	Front of building	LED	Picture attached
3x wall pack	Side of building	LED	Picture attached
5x Pole Light	Parking lot area	LED	Picture attached

The exterior lighting will only be using during the times of opeation of the restaurant.



NARA SUSHI

139











SITE PLAN APPROVAL CHECKLIST

20

Provide information on deliveries, how much, when, and where if applicable.

Deliveries

Where	How much	When
True world foods	50lb of ingrediants per week	2 per week
JFC	\$2k-3k per week	1 per week
Coca cola company	10 cases of variety of products	1 per 2 weeks

Salmon teriyaki roll	Grilled salmon and avocado with teriyaki sauce	\$6.95
Spider roll	Soft shell crab, crabstick masago, lettuce, cucumber, green onion with eel sauce	\$11.95
Sunset roll	Bottom: eel, crab meat, and cream cheese Top: avocado, masago, and eel sauce	\$10.95
Volcano roll	Bottom: california roll Top: chopped shrimp tempura mixed with spicy mayo, masago, teriyaki and wasabi sauce	\$10.95
007 roll	Bottom: Spicy crab salad and avocado Top: choices of shrimp, eel, tuna, or salmon	\$10.95

Beverages

Coke	Dasani
Diet Coke	Gold Peak Tea
Sprite	Minute Maid
Anta	
Tea (korean citron)	Hot or cold

Beer	Wine
Heineken	Soju
Kirin Ichiban	Hot Sake
Sapporo	Cold Sake
Asahi	Cabernet
	Merlot
	Chardonnay



NARA SUSHI

139 Ashland Street

North Adams, MA 01247

Phone: 123-456-7890

Fax: 123-456-7890

Sun	12:00 – 9:30
Mon	11:00 – 10:00
Tue	Closed
Wed	11:00 – 10:00
Thu	11:00 – 10:00
Fri	11:00 – 10:00
Sat	11:00 – 10:00

*Reminder: Consuming raw or undercooked meats, poultry, shellfish, or eggs may increase risk of food borne illness.

Nara Lunch Special 11am to 2:30pm Lunch Boxes	
Chicken Teriyaki	\$9.95
Salmon Teriyaki	\$10.95
Shrimp Tempura	\$9.95
Bulgogi	\$10.95
Pork Bulgogi	\$9.95
Chicken Bulgogi	\$9.95
Lunch Special	
Bibimbap	\$9.95
Tempura Donburi	\$9.95
Katsu Donburi	\$9.95
Oyako Donburi	\$9.95
Manduguk	\$9.95
Tempura Udon	\$9.95
Vegetable Udon	\$8.95

Sushi Lunch	
Sushi Lunch \$11.95	6 Pieces of chef's choice and 8 pieces of tuna roll
Sushi Sashimi Lunch	\$13.95
California Lunch	\$8.95
Spicy tuna and Sunday morning roll	\$9.95
Tekka (Tuna) Donburi	\$10.95
Sake (Salmon) Donburi	\$10.95
Unagi (Eel) Donburi	\$11.95
Spicy Tuna and Spicy Salmon	\$9.95
Sake (Salmon) Lunch	\$11.95
Tekka (Tuna) Lunch	\$11.95

Appetizers	
Edamame	\$4.95
Gyoza	\$5.95
Shumai	\$6.95
Vegetable tempura	\$6.95
Chicken tempura	\$8.95
Shrimp tempura	\$9.95
Combo tempura	\$9.95
Soft shell crab	\$8.95
Tofu teriyaki	\$5.95
Agedashi tofu	\$6.95
Crab ball	\$8.95
Jalapeno bomb	\$7.95

Avocado bomb	\$10.95
Whose brain	\$10.95
Ahi tower	\$10.95
Tuna tataki	\$10.95
Yellowtail Heaven	\$10.95
Sushi appetizer	\$9.95
Sashimi appetizer	\$11.95
Takosu	\$5.95
Sunomono	\$6.95
Dduk Galbi	\$7.95

Soup	
Mandu soup	\$4.95
Vegetable noodle soup	\$4.95
Miso soup	\$1.50

Salad	
Cucumber salad	\$4.95
Seaweed salad	\$4.95
Spicy Seaweed salad	\$5.95
House salad	\$4.95
House salad w/ Avocado	\$5.95
Sashimi salad	\$8.95
Crab Salad	\$5.95
Spicy Crab Salad	\$5.95
Tuna Salad	\$8.95

Agemono	
Ton Katsu	\$12.95
Chicken Katsu	\$12.95
Shrimp Tempura	\$13.95

Noodle Special	
Vegetable Udon	\$9.95
Nabe Udon	\$11.95
Seafood Udon	\$11.95

Tempura Udon	
Yaki Udon	\$9.95
Tofu Yaki Udon	\$10.95
Chicken Yaki Udon	\$11.95

rimp Yaki Udon	\$12-95
Pan-fried udon noodles mixed with Shrimp and vegetables	
ki Soba	\$9-95
Pan-fried soba noodles with vegetables	
fu Yaki Soba	\$10-95
Pan-fried soba noodles mixed with Tofu and vegetables	
icken Yaki Soba	\$11-95
Pan-fried soba noodles mixed with chicken and vegetables	
rimp Yaki Soba	\$12-95
Pan-fried soba noodles mixed with Shrimp and vegetables	

Teriyaki	
fu Teriyaki	\$10-95
5pc Deep-fried tofu with teriyaki sauce with rice	
icken Teriyaki	\$13-95
Grilled Chicken with teriyaki sauce with rice	
lmon Teriyaki	\$14-95
Grilled Salmon with teriyaki sauce with rice	
Nara House Special	
rimbap	\$10-95
Assorted marinated vegetables, egg, beef, acaeme oil and hot sauce on the side	
pdol Bibimbap	\$13-95
Bibimbap prepared in a hot stone pot which keeps food warm until you're finished and hot sauce on the side	
lgogi	\$13-95
Thinly sliced marinated beef with house special sauce	
rk Bulgogi	\$13-95
Thinly sliced marinated pork with spicy sauce	
icken Bulgogi	\$13-95
Cooked chicken with house special sauce, choice of regular or spicy	

From the sushi bar	
shi Deluxe	\$17-95
Chef's choice of 7 pieces nigiri & 8 pieces tuna roll	
shi Special	\$19-95
Chef's choice of 10 pieces nigiri & 8 pieces California roll	
lmon combo	\$25-95
5 pieces of salmon sashimi, 5 pieces of salmon nigiri and 8 pieces of spley salmon roll	
na combo	\$25-95
5 pieces of tuna sashimi, 5 pieces of tuna nigiri and 8 pieces of spicy tuna roll	
shimi Deluxe (15pcs)	\$27-95
Chef's choice of assorted fillets of raw fish	
shimi Special (20pcs)	\$31-95
Chef's choice of assorted fillets of raw fish	
shi & Sashimi Combo A	\$31-95
6 pieces of sushi, 10 pieces of sashimi with spicy tuna roll	
shi & Sashimi Combo B	\$52-95
12 pieces of sushi, 20 pieces of sashimi with California and spicy tuna roll	
ilifornia Combo	\$14-95
8 pieces of each California, spicy California and tempura California roll	
aki Combo	\$15-95
8 pieces of each California, spicy tuna, and Boston roll	
lka Don	\$18-95
10 pieces of Sliced raw tuna over a bed of sushi rice	
lke Donburi	\$18-95
10 pieces of Sliced raw salmon over a bed of sushi rice	
ragi Donburi	\$19-95
Broiled eel over a bed of sushi rice	
irashi	\$19-95
12 pc assorted fresh fish and vegetables over a bed of sushi rice	
weDupbap (Sashimi Donburi)	\$17-95
Variety of fresh sashimi pieces and vegetables over a bed of sushi rice with house gochujang sauce on the side	

*Reminder: Consuming raw or undercooked meats, poultry, shellfish, or eggs may increase risk of food borne illness.

Night (2pc per order)			
Inari	\$3.95	Masago	\$4.50
Tamago	\$3.95	Kanikama	\$4.50
Maguro	\$4.50	Sear Tuna	\$4.95
Sake	\$4.50	Sear Albacore	\$4.95
Shiro Maguro	\$4.50	Amaebi	\$4.95
Tai	\$4.50	Hamachi	\$4.95
Saba	\$4.50	Smoked Salmon	\$4.95
Ebi	\$4.50	Hotate	\$4.95
Tako	\$4.50	Ikura	\$4.95
Ika	\$4.50	Tobiko	\$4.95
Hokki Gai	\$4.50	Unagi	\$4.95
Vegetable Rolls			Price
Avocado roll			\$3.50
Cucumber roll			\$3.50
Asparagus roll			\$3.50
Avo & cucumber roll			\$4.50
AAC roll	Avocado, Asparagus, Cucumber		\$4.95
Kampyo roll	Japanese Squash		\$4.50
Oshinko roll	Pickled radish		\$4.50
Shitake mushroom roll	Marinated shitake mushroom		\$4.50
Yam yam roll	Deep-fried sweet potato with teriyaki sauce		\$5.50
Baked (on flaming skillet) rolls			Price
Salmon Pizza roll	Bottom: Salmon, asparagus, avocado and cream cheese Top: salmon with spicy mayo & eel sauce		\$13.95
Hawaiian Volcano roll	Bottom: Spicy tuna, avocado Top: red snapper with spicy mayo & eel sauce		\$13.95
911 roll	Bottom: Shrimp tempura, cream cheese, avocado Top: spicy crab salad with sriracha, spicy mayo & eel sauce		\$14.95
Diablo roll	bottom-Shrimp tempura, avocado top-spicy scallop with spicy mayo & eel sauce		\$14.95
Louisiana roll	Bottom: Shrimp tempura, avocado Top: spicy crawfish salad with spicy mayo & eel sauce		\$13.95
Oh My God roll	Bottom: Shrimp tempura, spicy crab salad Top: cooked shrimp with spicy mayo & eel sauce		\$14.95
Career woman roll	Bottom: shrimp tempura, house spicy sauce Top: chopped salmon and crab salad, torched, eel sauce, scallion, and masago		\$14.95
Regular Roll			Price
Alsakan roll	Salmon, cucumber, and avocado		\$5.95
Boston roll	Lettuce, cooked shrimp, avocado, and cucumber with Japanese mayonnalse		\$6.50
California roll	Avocado, cucumber, and crab salad		\$4.50
Shrimp California roll	Cooked shrimp, cucumber and avocado		\$5.95

Spicy roll	Cucumber, house spicy sauce with a choices of tuna, salmon, cooked shrimp, or California	\$5.95
Tuna roll		\$4.95
Salmon roll		\$4.95
Smoked salmon roll		\$5.50
Futo maki	Cucumber, avocado, oshinko, mushroom, kampyo, tamago (egg), crab stick, and yama-gobo	\$6.95
Yellow tail & Scallion roll		\$5.95
Eel Avocado roll		\$5.95
Eel Cucumber roll		\$5.95
Salmon skin roll	Grilled salmon skin, cucumber, scallion	\$6.95
Shrimp tempura roll	Deep fried shrimp, teriyaki sauce	\$6.95
Deep fried rolls		Price
Tempura California roll	Deep-fried California roll	\$6.50
Ashland roll	Spicy tuna and avocado with spicy mayo and ashland sauce	\$8.95
Sunday morning roll	Salmon and cream cheese with spicy mayo and eel sauce	\$6.95
Crazy day roll	Crab stick, avocado and cream cheese with spicy mayo and eel sauce	\$6.95
Yuppy roll	Crab stick and cream cheese with spicy mayo and eel sauce	\$6.50
Jalapeno roll	Jalapeno, avocado, crab stick and cream cheese with spicy mayo and sriracha	\$6.95
Spicy Popcorn roll	Bottom: Spicy tuna roll Top: deep-fried crawfish, green onion and masago with spicy mayo, eel sauce and wasabi sauce	\$11.95
Crunchy Rice Cracker	Bottom: Deep-fried rice Top: crab salad with spicy mayo and eel sauce	\$10.95
Dynamite Roll	Tuna, salmon, white fish, jalapeno on top, sriracha, sweet chili sauce	\$10.95
House Special Roll		Price
Super Dragon roll	Bottom: Shrimp tempura, cucumber Top: eel, crab salad with eel sauce and garlic sauce	\$13.95
Black Dragon roll	Bottom: Shrimp tempura, cucumber Top: half portion of eel, laced with seaweed strips with eel sauce	\$17.95
Pink lady roll (5pcs)	Spicy crab salad, shrimp tempura, cucumber wrapped w/ pink soy paper	\$7.95
Awesome roll	Bottom: spicy tuna, shrimp tempura Top: torched white tuna with eel sauce, garlic sauce and spicy mayo	\$13.95
Cate-pillar roll	Bottom: spicy tuna and cucumber Top: avocado and masago	\$9.95
Chicken teriyaki roll	Grilled chicken with avocado inside with teriyaki sauce on top	\$5.95
Chili Tai roll	Bottom: crab salad and shrimp tempura Top: red snapper, sweet chili sauce, tempura flakes, green onion, masago, and wasabi sauce	\$12.95

Crunch munch roll	Bottom: spicy crab salad and tempura flakes inside Top: cooked shrimp, avocado, and eel sauce	\$10.95
Dragon roll	Bottom: shrimp tempura insides Top: eel, avocado and eel sauce	\$10.95
Endless summer roll	Bottom: house spicy sauce, crab salad and tempura asparagus Top: seared albacore, avocado, ponzu sauce, eel sauce, sriracha sauce, green onion, masago and sesame seeds	\$10.95
Hide & seek roll	Bottom: shrimp tempura and house spicy sauce Top: tuna, then covered with mango slices, avocado slices, masago and spicy mayo	\$12.95
Honeymoon roll	Bottom: spicy tuna and avocado wrapped in soy paper Top: torched salmon and eel sauce	\$11.95
I love salmon roll	Bottom: spicy salmon, and cucumber Top: salmon	\$11.95
I love tuna roll	Bottom: spicy tuna, and cucumber Top: tuna	\$11.95
Maisa roll	Bottom: shrimp tempura inside Top: avocado, tamago(egg), crab stick, with spicy mayo and eel sauce	\$10.95
Mango tango roll	Bottom: cooked shrimp, cream cheese, avocado, asparagus Top: mango slices, and mango sauce	\$10.95
Maru roll	Bottom: crab salad, avocado Top: tempura flakes and eel sauce	\$6.50
Mega bite roll (5pc)	Bottom: cucumber, avocado, crab stick wrapped with sesame soy paper Top: chopped soft shell crab mixed with spicy crab salad, sriracha sauce, eel sauce, wasabi sauce, green onion, masago, and dried seaweed pieces	\$13.95
Nara roll	Bottom: spicy shrimp tempura, tempura flakes Top: cooked shrimp, avocado and spicy mayo	\$11.95
New york roll	Tuna, salmon and green onion	\$7.95
Philadelphia roll	Smoked salmon, cream cheese, and cucumber	\$6.95
Playboy roll	Bottom: shrimp tempura and avocado Top: tuna, crunch, masago, green onion, eel sauce and Japanese mayo	\$10.95
Playgirl roll	Bottom: salmon, crab salad, avocado wrapped in soy paper Top: tuna, crunch, green onion, spicy mayo, masago, and wasabi sauce	\$10.95
North Adams roll	Bottom: spicy tuna, shrimp tempura and cream cheese Top: eel, avocado and eel sauce	\$10.95
Rainbow roll	Bottom: california roll Top: five different kinds of fish	\$10.95
Spicy rainbow roll	Bottom: spicy california roll Top: five different kinds of fish	\$11.95
Rock'n roll	Tuna, salmon, spicy crab, shrimp, asparagus, radish, and avocado wrapped in cucumber with ponzu sauce (no rice)	\$10.95

SITE PLAN APPROVAL CHECKLIST

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Provide letter/certificate or “proof” for the removal any underground oil/gas tanks and testing of soil for contamination.

It is not applicable.