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March 20, 2017

City of Portland
Department of Permitting and Inspections
ATTN: Ann Machado
389 Congress Street
Portland, ME 04101

Re: 52 Sherman Street
Tax Map 48-F-10

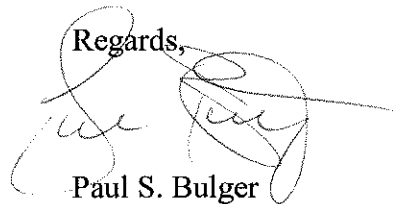
Dear Ann:

Attached is a deed from Geoffrey I. Rice to Grant Sherman, LLC. I am also enclosing receipted Articles for the formation of the Grant Sherman limited liability company.

It is my understanding that the change in ownership will permit the new owner to qualify as a 6 unit under Section 14-391 provision of the Land Use Ordinance.

If you require anything else, please call.

Regards,



Paul S. Bulger

PSB/cmck

Enclosure

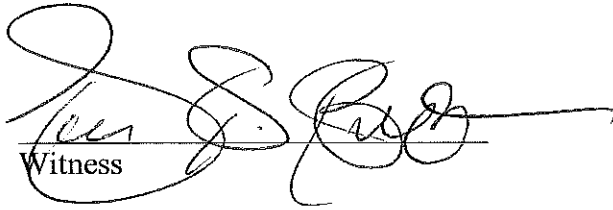
cc: Geoffrey I. Rice (w/encls.)

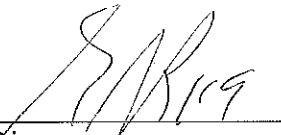
QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS THAT, GEOFFREY I. RICE, of the City of Portland and State of Maine, in consideration of one dollar and other valuable consideration paid, grants to **GRANT SHERMAN, LLC**, a Maine limited liability company, whose mailing address is *c/o 657 Congress Street, First Floor, Portland, ME 04101*, with **QUITCLAIM COVENANT** the premises situated on the southerly side of Sherman Street, Portland, Maine, more particularly bounded and described on Exhibit A attached hereto and made a part hereof.

Being a portion of the same premises conveyed to Geoffrey I. Rice by Deed from Anne F. Rothstein, dated October 12, 1967, recorded in the Cumberland County Registry of Deeds in Book 3015, Page 734.

IN WITNESS WHEREOF, the said Geoffrey I. Rice, have hereunto set its seal this 21st day of March, 2017.


Witness



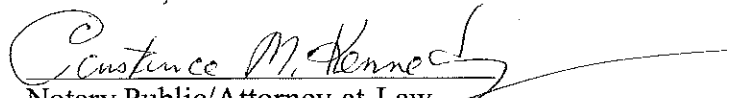
Geoffrey I. Rice

STATE OF MAINE
COUNTY OF CUMBERLAND

March 21, 2017

Then personally appeared the above-named Geoffrey I. Rice, who acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney-at-Law

Typed or printed name of person
taking acknowledgment

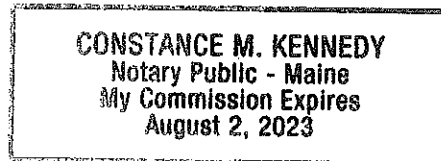


Exhibit A

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Sherman Street, in said Portland, bounded and described as follows:

Beginning at a point on the southerly side of Sherman Street which is fifty-three (53) feet distant westerly from the corner made by the intersection of the southerly side of Sherman Street and the westerly side of State Street; thence running southwardly at right angles with Sherman Street sixty-three and one-half ($63 \frac{1}{2}$) feet, more or less, to land now or formerly of William G. Hart; thence westwardly by said Hart land, seven (7) feet, more or less, to the northwesterly corner of said Hart land; thence running southwardly by a line at right angles with said Sherman Street to a point one hundred (100) feet, more or less, from said Sherman Street to land now or formerly of Henry Deering; thence westwardly parallel with Sherman Street, by said Deering land and land now or formerly of I. P. Butler, twenty-five and one-half ($25 \frac{1}{2}$) feet to a point; thence northwardly by a line at right angles to said Sherman Street; one hundred (100) feet to Sherman Street; thence eastwardly by said Sherman Street thirty-two and one-half ($32 \frac{1}{2}$) feet to the point of beginning. Said premises are numbered 52 Sherman Street according to tax valuation plans of the City of Portland.

MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

File No. 20173766DC Pages 2
Fee Paid \$ 175
DCN 2170463600036 DLLC
---FILED---
02/14/2017


Deputy Secretary of State

A True Copy When Attested By Signature


Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is:

Grant Sherman, LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "LLC," "LLC," "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "l3c" – see 31 MRSA 1508.)

SECOND: Filing Date: (select one)

- Date of this filing; or
 Later effective date (specified here): _____

THIRD: Designation as a low profit LLC (Check only if applicable):

- This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:
- A. The company intends to qualify as a low-profit limited liability company;
 - B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
 - C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
 - D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

FOURTH: Designation as a professional LLC (Check only if applicable):

- This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

(Type of professional services)

FIFTH: The Registered Agent is a: (select **either** a Commercial or Noncommercial Registered Agent)

Commercial Registered Agent CRA Public Number: _____

(Name of commercial registered agent)

Noncommercial Registered Agent

Geoffrey I. Rice

(Name of noncommercial registered agent)

c/o 657 Congress Street, First Floor, Portland, ME 04101

(physical location, not P.O. Box – street, city, state and zip code)

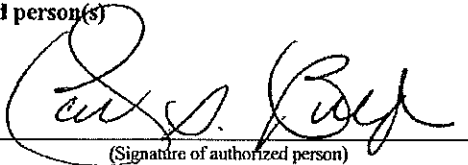
(mailing address if different from above)

SIXTH: Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH: Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof.

**Authorized person(s)

Dated February 9, 2017


(Signature of authorized person)

Paul S. Bulger, Esq., Authorized Person

(Type or print name of authorized person)

(Signature of authorized person)

(Type or print name of authorized person)

***Examples** of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)

****Pursuant to 31 MRSA §1676.1.A, Certificate of Formation MUST be signed by at least one authorized person.**

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

Secretary of State

Division of Corporations, UCC and Commissions

101 State House Station

Augusta, ME 04333-0101

Telephone Inquiries: **(207) 624-7752**

Email Inquiries: **CEC.Corporations@Maine.gov**