

MAINE REAL ESTATE TAX PAID

**QUITCLAIM DEED**  
(Maine Statutory Short Form)

**UNIVERSITY OF MAINE SYSTEM**, a body politic and corporate and an instrumentality and agency of the State of Maine having a mailing address of 107 Maine Avenue, Bangor, Maine 04401 (hereinafter "Grantor"), for good and valuable consideration paid, does hereby quitclaim, grant and release unto **JOSEPH S. MARQUES and MARTHA L. MARQUES**, individuals having a mailing address of 216 Deering Avenue, Portland, Maine 04102 (hereinafter, together, "Grantee"), as joint tenants and not as tenants in common, certain real property located in the City of Portland, County of Cumberland and State of Maine and more particularly described on Exhibit A attached hereto and made a part hereof by reference.

Meaning and intending to convey and hereby conveying a portion of the premises described in deed from Henrietta K. Osmond to Grantor herein dated June 2, 1971 and recorded in the Cumberland County Registry of Deeds in Book 3173, Page 823.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative as of this 1 day of NOVEMBER, 2016.

WITNESSETH:

UNIVERSITY OF MAINE SYSTEM

[Signature]

By: [Signature]  
Name: M.F. CHIP GAVIN  
Its: CHIEF FACILITIES MGMT OFFICER

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

OCTOBER 11, 2016

PERSONALLY APPEARED the above-named M.F. CHIP GAVIN, CHIEF FACILITIES MGMT OFFICER of the University of Maine System, as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his said capacity and the free act and deed of the University of Maine System.

Before me,

[Signature]  
Print Name: BETH A. SMITH  
~~Notary Public~~ Attorney-At-Law  
Commission Expires:

**EXHIBIT A**

**UNIVERSITY OF MAINE  
TO  
JOSEPH S. MARQUES AND MARTHA L. MARQUES**

A certain parcel of land with the buildings thereon, being a portion of that parcel of land conveyed to Grantor herein by deed recorded in the Cumberland County Registry of Deeds in Book 3173, Page 823 situated northerly of but not contiguous to Granite Street, so called, and west of but not contiguous to Deering Street, so called, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pipe set on a northerly side of land now or formerly of Granite Street, LLC as described in the deed recorded in said Registry in Book 21692, Page 141, and at the southwest corner of the land now or formerly of Grantee herein as described in the deed recorded in said Registry in Book 27264, Page 336, and the southeast corner of land now of Grantor herein as described in the deed recorded in said Registry in Book 3173, Page 823 and situated 131.3 feet westerly from the westerly sideline of Deering Street as measured along said Grantee's southerly boundary, and proceeding around the parcel hereby described and conveyed in a clockwise fashion;

Thence S 74°-39'-32" W along the land now or formerly of Granite Street, LLC, as aforesaid, for a distance of 48.14 feet to the southwest corner of the parcel hereby conveyed and a certain survey marker and land of said Granite Street, LLC;

Thence N 26°-07'-28" W along the land of said Granite Street, LLC for a distance of 47.47 feet to certain survey marker and remaining land of Grantor herein;

Thence N 65°-26'-06" E by the remaining land of Grantor herein for a distance of 48.83 feet to a certain survey marker at the westerly boundary of Grantee herein;

Thence S 24°-32'-51" E by the land of Grantee herein a distance of 55.17 feet to the iron pipe and POINT OF BEGINNING herein, encompassing an area of 2469.3 square feet, more or less.

The above description was drawn from a certain survey plan entitled, "Boundary Survey on Granite and Deering Streets, Portland Maine made for University of Southern Maine" dated 2-8-2016 by Owen Haskell, Inc. and revised through 8-5-2016 and to be recorded in the Cumberland County Registry of Deeds on even date herewith.

Markers cited herein as "certain survey marker" are 5/8" diameter steel rebar with identification cap inscribed, "PLS 1154 Owen Haskell, Inc."

Bearings are relative to the local magnetic north meridian of 2016.

**DETAILS REPORT**

\*\*Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

<b>Doc#</b>	<b>File Date</b>	<b>Rec Time</b>	<b>Type Desc.</b>
58466	11/01/2016	3:45PM	DEED

<b># of Pgs.</b>	<b>Book/Page</b>	<b>Doc. Status</b>
2	33574/105	Verified/Certified

<b>Town</b>
PORTLAND

<b>Grantor</b>	<b>Grantee</b>	<b>Street</b>	<b>Property Description</b>
UNIVERSITY OF MAINE SYSTEM	MARQUES JOSEPH S, MARQUES MARTHA L		

**References**

<b>Book/Vlm/Page</b>	<b>Description</b>	<b>Recorded year</b>
----------------------	--------------------	----------------------



<a href="http://www.portlandmaine.gov/housingsafety">www.portlandmaine.gov/housingsafety</a> <a href="mailto:housingsafety@portlandmaine.gov">housingsafety@portlandmaine.gov</a> Portland City Hall, Room 26 389 Congress Street Portland Maine 04101 (P) 207-756-8131 (F) 207-756-8150	NEW/CHANGE OF TENURE/CO-OP RENTAL HOUSING REGISTRATION FORM Revised 11-11-2016	Page 1 of 3
---	---	-------------

Chapter 6, Article VI of the City of Portland Code of Ordinances requires owners and managers to register rental units with the City of Portland Housing Safety Office. A rental unit is any portion of any residential structure that is rented or available to rent for any length of time to an individual(s) who is not the owner(s). Registration is due beginning January 1, 2016 and within thirty (30) days of renting a property. The ANNUAL registration fee of \$35 per individually rented bed, room, and/or dwelling unit less any discounts (listed on the second page) is due at the time of registration and on January 1 of each year. Failure to register may result in a fine.

Complete the Rental Housing Registration Form and Owner's Pre-Inspection Checklist for EACH RENTAL PROPERTY (multiple rental units at the same property with the same owner can share the same form) and return to the City of Portland Housing Safety Office by email, fax, mail, or in person. After the registration information and fee discount documentation has been verified, an invoice for payment will be sent to the party certifying registration entered below. Complete applications may pay at the time of registration.

SECTION 1: PROPERTY INFORMATION		CSL, Tank, Block, Lot Number (e.g. 001A, 001)	
Street Number	Street Name		
	Granite Street, Portland 04102	051 E022001 / 795B	

SECTION 2: OWNER INFORMATION			
Owner(s) First Name	Owner(s) Last Name	Primary Telephone Number	
Joseph & Martha	Marques	(cell) 207-317-0321	
Mailing Address		Email Address	
214 Deering Ave Portland 04102		martha@marthamarques.com	
Owner is a/are: <input checked="" type="checkbox"/> Individual(s) <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> LLC <input type="checkbox"/> Other, please explain:			

SECTION 3: AUTHORIZED AGENT (If you are not the owner)		
All properties must have an authorized agent for purposes of service. If owner is a partnership, corporation, LLC, or any other form of business entity, the authorized agent must be an individual who resides in the State of Maine.		
Registered Agent First Name	Registered Agent Last Name	Telephone Number
Mailing Address		Email Address

SECTION 4: PROPERTY MANAGER INFORMATION (If applicable)	
Property Manager Name	Telephone Number
Mailing Address	Email Address

SECTION 5: EMERGENCY CONTACT FOR PROPERTY (If not owner)	
Emergency Contact Name	Telephone Number

SECTION 6: RENTAL UNIT REGISTRATION		
Please describe the rental units by listing unit numbers and/or room numbers of the rental units being registered (e.g. apartment number 1,2,3, 4-12)	Is the property owner occupied? (Yes/No)	Number of rental units registering
single family home	Yes	1

To the best of my knowledge, I certify that the information being registered is true and correct.

Name (print only)	Telephone Number
Martha Marques	207-317-0321
Relationship to Property	Date
co-owner	6/1/2017
	Email Address
	marthamarques.com



CITY OF PORTLAND HOUSING SAFETY OFFICE <a href="http://www.portlandmaine.gov/housingsafety">www.portlandmaine.gov/housingsafety</a> <a href="mailto:housingsafety@portlandmaine.gov">housingsafety@portlandmaine.gov</a>	NEW/CHANGE OF OWNERSHIP RENTAL HOUSING REGISTRATION FORM
Portland City Hall, Room 26 389 Congress Street Portland Maine 04101 (P) 207-755-8131 (F) 207-756-8150	Revised 11-11-2016 Page 2 of 3

Discount Requested	Attach Required Verification Documents	Discount	Number of rental units for which a discount is being requested
Fully Sprinklered Building	Testing Report OR Maintenance Report OR Maintenance Contract from Preceding Year	\$10.00/unit	
Off-site Monitored Fire Alarm System	Fire Alarm System Monitoring Annual Contract	\$7.50/unit	
Subsidized Housing Housing Quality Standard (HQS)	HQS Inspection Report from Preceding Year	\$5.00/unit	
Public Housing Uniform Physical Condition Standard (UPCS)	UPCS Inspection Report from Preceding Year	\$10.00/unit	
No Smoking Lease	Copy of Signed Lease Language OR Smoking Disclosure Form	\$2.50/unit	

**DID YOU COMPLETE:**

Rental Housing Registration Form  
 Owner's Pre-inspection Checklist  
 Attach all fee discount verification documents if requesting discount

**RETURN FORMS, ATTACHMENTS, AND PAYMENT:**

By email to: [housingsafety@portlandmaine.gov](mailto:housingsafety@portlandmaine.gov)  
 By mail to: Housing Safety, Room 26  
 City Hall, 389 Congress Street, Portland Maine 04101  
 By fax to: (207) 756-8150  
 In person at Room 26, City Hall

**PAYMENT INFORMATION:**

Pay the registration fee:

- In person by cash, check, or credit card;
- by mail by check; or
- online by credit card through MuniPAY by following the link found at [www.portlandmaine.gov/housingsafety](http://www.portlandmaine.gov/housingsafety)

Make checks payable to CITY OF PORTLAND  
 BE SURE TO NOTE the CHART, BLOCK, AND LOT (CBL) ON THE CHECK

**FOR MORE INFORMATION:**

See [www.portlandmaine.gov/housingsafety](http://www.portlandmaine.gov/housingsafety)

SECTION 3: TOTAL ANNUAL REGISTRATION FEES	
Total Number of Rental Units Registering	1
Registration Fees (\$35 x Number of Rental Units)	\$35.00
Total Fee Discounts (not to exceed \$20.00 per rental unit)	\$35.00
<b>TOTAL ANNUAL RENTAL REGISTRATION FEES</b>	<b>\$35.00</b>



CITY OF PORTLAND HOUSING SAFETY OFFICE  
 www.portlandmaine.gov/housingsafety  
 housingsafety@portlandmaine.gov  
 Portland City Hall, Room 26  
 369 Congress Street  
 Portland Maine 04101  
 (P) 207-756-6131 (F) 207-756-8150

OWNER  
 PRE-INSPECTION CHECKLIST  
 Revised 6-22-2016 Page 3 of 3

This pre-inspection checklist will help prepare you for your initial basic life safety rental housing safety inspection.

Complete this checklist and return it with your Rental Housing Registration Form.

BUILDING INFORMATION		
Street Number	Street	CBL- Chart, Block, Lot Number (e.g. 001A __ A001001)

LIFE-SAFETY CHECKLIST		YES	NO	NA	Comments
1.1	Is there a working smoke alarm (detector):	✓			
	a. On each level of the building and dwelling unit and in the vicinity of each bedroom, including the basement?	✓			
	b. In each bedroom?	✓			
1.2	Is there a working carbon monoxide (CO) alarm (detector) on each level of the building and dwelling unit including the basement?	✓			
1.3	Does each dwelling unit have two separate ways out?	✓			
1.4	Are all ways out of the building:	✓			
	a. Free of obstructions?	✓			
	b. In buildings with 3 or more dwelling units, automatically or permanently lighted?			✓	
	c. In buildings with 3 or more dwelling units, have doors that are fire-rated, self-closing, easily opened, and able to be used?			✓	
	d. Discharged to the ground level?	✓			
1.5	Do all exit stairways have handrails that are securely mounted?	✓			
1.6	If there is only one way out of a dwelling unit, does each bedroom have a window that can be easily opened and is large enough for emergency rescue or escape?	✓			

NA – not applicable

CODE REFERENCE (MFR 01 (2009), City Code of Ordinances Chapter 8 and 10 (June 2018))	
Question	Code Explanation
1.1	There must be a working smoke alarm (detector) on each level of the building and dwelling unit including the basement and in the immediate vicinity of each bedroom, or room used for sleeping as well as in each bedroom.
1.2	There must be a working carbon monoxide (CO) alarm (detector) on each level of the building and dwelling unit.
1.3	Each dwelling unit must have access to at least 2 separate ways out of the building that are not located close together unless the unit has an exit door opening to the outside at ground level, an enclosed stair used only by that unit open to the outside at ground level, or access to an outside stair that serves no more than 2 units.
1.4	The way out of the building cannot be used for storage or was for ramps. The way out of the building must be permanently lighted or by lighted by automatic means. Doors leading from a dwelling unit to a stairwell must be self-closing and fire-rated. Doors between units must be easily opened from both sides. Exits must take to the ground level, not the basement.
1.5	All stairs must have handrails that are easy to grasp and that are securely mounted and height between 34" and 38" measured from the leading edge of all treads, vertically to the handrail.
1.6	Each bedroom must have a window that can be opened without using tools or special knowledge. The opening of the window must be at least 20" wide and 24" high and provide an opening of 5.7 square feet. The bottom of the opening must be less than 45" above the floor.