



Note a valid permit  
PERMIT NO.  
24932

until signed by DPl engineering. 05.07.2021 - AJ  
CITY OF NEW BEDFORD  
SEWER AND/OR STORM DRAIN PERMIT

05.13.2021  
DATE 05.13.2022

This certifies that permission is granted to

Chris Levis 676N Commercial Street Side 2A, Mansfield, NH 03101 603-331-1934  
Property Owner Address Tel.

To connect a sewer and/or storm drain located at 619 Shawmut Ave. Street

Assessor's Plot 12A Lot 13 & 40 to the sewer and/or storm drain 12" Shawmut Ave. Street

To be laid in accordance with the conditions in this application and the City of New Bedford ordinances.  
TYPE OF USE: RESIDENTIAL COMMERCIAL INDUSTRIAL FLOW G.P.D.

If applicant other than actual property owner, attach Letter of Authorization from Property Owner.

Name Steve Tobias - East Coast Construction Tel 401-683-5654  
Mailing Address 202 Cross Road, Portsmouth, RI 02871

The Bonded Contractor/Drain Layer authorized to perform this work is:

Name Address Tel.  
Type of Pipe Required 4" PVC connection to information trench

#### PERMIT EXPIRES ONE YEAR AFTER DATE OF ISSUE

- Requires separate connections for sewage and storm drain where applicable. Storm water cannot be discharged to a sanitary sewer.
  - All work must be inspected and approved by a D.P.I. inspector before backfilling.
  - If this connection is to be part of a private service shared jointly with other building owners, attach copy of Recorded Joint Maintenance Agreement.
  - Permits can be issued to Industrial and/or Commercial Applicants only upon receipt and approval by the Commissioner of Public Infrastructure of required plans and supplemental information.
  - In addition, a City-issued Industrial User Discharge Permit and/or a Sewer Extension/Connection Permit issued by the Commonwealth of Massachusetts D.E.P. shall be required by the City for Industrial Discharge into the sewer system.
- Industrial User Discharge Permit No. Date

Comm. Mass. Sewer Conn./Ext. Permit No. Date  
A Filing and Inspection Fee of \$3000, plus an Entrance Fee of \$ where applicable, must accompany this application.

Bank# Bank of America Check# 11318 Date 05.13.2021 Receipt# 3343034

Other requirements: Remove existing catch basin w/ hydrodynamic separator  
treatment device. Install tunnel infiltration trench w/ parking lot

Connection made to Sewer Part of jointly-shared private line YES NO  
Storm Drain

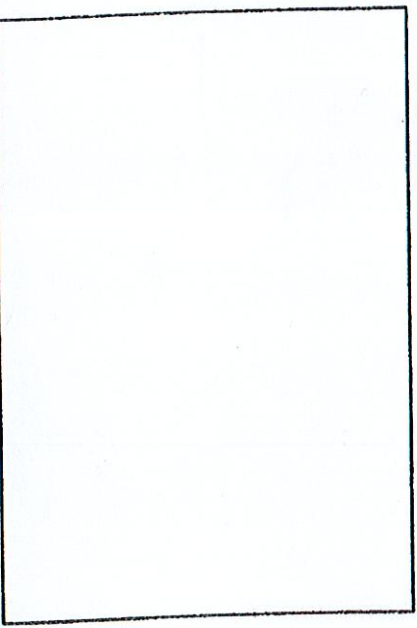
Applicant agrees to abide by the above terms, as well as all pertinent ordinances of the City of New Bedford, and such other special rules as the Commissioner of Public Infrastructure and/or City Engineer may deem necessary

Manuel H. Silva  
City Engineer  
Deputy Commissioner  
Signature of Property Owner or Representative  
Chris Levis

#### INSPECTOR'S REPORT

INSPECTED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_  
APPROVED DISAPPROVED

SIGNATURE



SKETCH PLAN

Building permit references:  
TB-21-101 for alterations  
TB-21-385 for work

MISCELLANEOUS PAYMENT RECPT#: 3343024  
City of New Bedford  
133 William St.  
New Bedford MA 02740

DATE: 05/13/21 TIME: 06:42  
CLERK: a450mb DEPT:  
CUSTOMER#: 0

COMMENT:  
CHG: DPISEW DPI SEWER PERMIT 300.00

REVENUE: 300.00  
1 63906000 422185  
Sewer Permit Fee  
CASH: 300.00  
TW05 101009  
Cash Treasurer Dep W

AMOUNT PAID: 300.00

PAID BY: EAST COAST LANDSCAPE  
PAYMENT METH: CHECK  
MR11318

REFERENCE:  
AMT TENDERED: 300.00  
AMT APPLIED: 300.00  
CHANGE: .00

EAST COAST LANDSCAPING & CONSTRUCTION, INC. NEW BEDFORD  
INVOICE NO 072021 INV DATE 05/07/21 AMOUNT 300.00  
DATE-05/07/21 011318  
DIS/RTNG REFERENCE .00 969SHAWMUTAVE NET AMOUNT 300.00

ITS 300.00 .00 300.00

CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

**EAST COAST LANDSCAPING & CONSTRUCTION, INC.**  
202 CHASE ROAD  
PORTSMOUTH, RI 02871  
(401) 683-5656 / (FAX) 683-5662

Bank of America Merrill Lynch  
57-1/115 RI

011318  
CHECK NO.

THREE HUNDRED AND 00/100 DOLLARS

DATE 05/07/21 AMOUNT \$\*\*\*\*\*300.00

53500  
CITY OF NEW BEDFORD  
1105 SHAWMUT AVENUE  
NEW BEDFORD MA 02746

OPERATING ACCOUNT

AUTHORIZED SIGNATURE

MAG. FIDES WITH LOGO  
RUB PADLOCK

011318 0115000101 394001782046

## MANAGEMENT AGREEMENT

THIS MANAGEMENT AGREEMENT ("the Agreement") is dated as of this 4<sup>th</sup> day of November, 2020 by and between **True Storage New Bedford, LLC** a New Hampshire limited liability company having an office at 670 Commercial Street, Suite 303, Manchester, NH 03101, hereinafter called "Manager" and **New Bedford Properties, LLC** a Massachusetts limited liability company, having an office at 670 N. Commercial St., Suite 303, Manchester, New Hampshire 03101 and **Bourne Acquisition, LLC**, a Massachusetts limited liability Company, having an office at 4 Wheat Lane, Hollis, NH 03049, **JB New Bedford, LLC** a New Hampshire limited liability company, and **2527, LLC**, a New Hampshire limited liability company having an office c/o 670 N. Commercial Street, Manchester, NH 03101 together called "Owner".

In this Agreement, New Bedford Properties, LLC, JB New Bedford, LLC, Bourne Acquisition, LLC and 2527, LLC are sometimes referred to individually as an "Owner" and collectively as the "Owners".

### WITNESSETH:

WHEREAS, the Owners are Tenancy in Common owners of the real property describe hereinbelow, and the parties desire that the Manager manage the Property on the terms set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth and other good and valuable consideration, and intending to be legally bound hereby, the parties agree for themselves and their successors and assigns as follows:

### ARTICLE 1

#### The Property

1.01 The Property. That certain real property commonly known as 969 Shawmut Avenue, New Bedford, MA (the "Property"), more particularly described on Schedule A hereto. As used in this Agreement, Schedule "A" shall also mean the amended or revised property description(s) which may from time to time be under the management of Manager based upon the future renovation of the Property. The property listed on Schedule "A," which may be amended in writing from time to time, is hereby referred to as a, or the "Property," and more than one Property is referred to as "Properties." No parcel of real property shall be subject to the terms and conditions of this Agreement unless specifically listed under Schedule "A" or subsequent amendment incorporated herein.

### ARTICLE 2

#### Commencement Date

2.01 Term of Agreement; Annual Renewals. Manager's appointment under this Agreement shall begin as of January 1, 2021, and unless terminated prior thereto in accordance

- b. Other LLC members and LLC employees, officers and other persons whom the members reasonably believed to be competent in the matters in question.

7.12 No Member Liability for Actions Taken in Good Faith, Etc. No member, whether acting as a member or as a manager, shall be personally liable to the LLC or to the other members for any action or omission by the member if the member can prove that the member took that action or made that omission on an informed basis, in good faith and in the honest belief that the action or omission was in the best interest of the LLC.

7.13 Members' Right to Indemnification and Advancement of Litigation Expenses. A member, whether acting as a member or as a manager, shall be entitled:

- a. To indemnification for losses that the member incurs as a result of claims against the member by third parties because of actions and omissions as a member or manager made in good faith; and
- b. To the advancement of litigation expenses arising from such claims;

PROVIDED, that the procedures and standards applicable to such indemnifications and advancements of expenses shall be those set forth with respect to directors under the Massachusetts Business Corporation Act, 950 CMR 113.00.

7.14 Liability Insurance for Members. Whether the LLC shall maintain an insurance policy to cover member or manager liabilities arising under this Article 7 shall be determined by the affirmative vote of members holding a majority of member votes.

## Article 8 MANAGEMENT

8.1 Managers. Shane D. Brady, Arthur W. Sullivan and Christopher J. Lewis are hereby duly appointed to serve as the initial Co-Managers of the LLC. The names and addresses of the Managers shall be listed on Exhibit A and said schedule shall be amended from time to time by the Managers to reflect the resignation or removal of the Managers or the appointment of new or additional Managers pursuant to this Agreement.

## Article 9 RESERVED.

## Article 10 LLC DISSOLUTION, WINDING-UP AND LIQUIDATION; LIQUIDATION DISTRIBUTIONS

10.1 Definition of LLC Dissolution, Etc. For purposes of this Agreement, the following terms shall have the following meanings:

16.02 Consents and Approvals. Owners' consents or approvals may be given only by representatives of Owners from time to time designated in writing by Owners.


16.03 Pronouns. The pronouns used in this Agreement referring to Manager and Owners shall be understood and construed to apply whether Manager or Owners is respectively an individual, co-partnership, corporation or an individual or individuals doing business under a firm or trade name.

16.04 Headings. All headings herein are inserted only for convenience and ease of reference and are not to be considered in the construction or interpretation of any provisions of this Agreement.

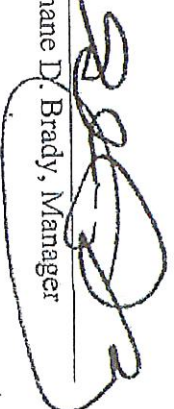
16.05 State Law. This Agreement is made and executed in and shall be construed under the laws of the State of Massachusetts.

IN WITNESS WHEREOF, the parties hereto have executed this Building Management Agreement on the day and year first above written.


Manager:  
True Storage New Bedford, LLC

By:   
Name: \_\_\_\_\_  
Title: Manager


Owners:  
New Bedford Properties, LLC

By:   
Shane D. Brady, Manager


JB New Bedford, LLC

By:   
Emile Bussiere, Jr., Manager

Bourne Acquisition, LLC

By:   
Christopher J. Lewis, Member/  
Manager

2527, LLC

By:   
Kevin J. McLaughlin, Member/  
Manager



## Department of Public Infrastructure

Jamie Ponte  
Commissioner

Water  
Wastewater  
Highways  
Engineering  
Cemeteries  
Park Maintenance  
Forestry  
Energy

## CITY OF NEW BEDFORD

Jonathan F. Mitchell, Mayor

### To Whom It May Concern:

I Chris Lewis - 670 N Commercial Street suite 212 Manchester NH 03101, being  
(Name) (Mailing Address)  
Owner of property located at

Plot 121, Lot 63 & 40, hereby agree to allow Steve Bakios - East Coast Construction  
(Name)

202 Chase Road Portsmouth RI 02871, to act on my behalf including affixing my  
(Mailing Address)

### signature in securing permit for:

- ☒ Sewer/Drain Service Permits
- ☒ Water Service Permits
- ☒ Driveway Installation Permits
- ☒ Sidewalk Installation Permits

I further agree to conform to, and abide by, All City rules and ask regulations applicable to the permit (s) being applied for:

Name Chris Lewis - Manager  
Signature 

670 N Commercial street Suite 212 Manchester NH 03101  
Address  
4/30/2021 603-231-1936  
Date Telephone Number

Note a valid permit until signed by DPL engineering. 05.07.2021 - AJ

PERMIT NO.

24932



CITY OF NEW BEDFORD  
SEWER AND/OR STORM DRAIN PERMIT

DATE

This certifies that permission is granted to

Chris Lewis 126 Commercial Street, Side 2nd, New Bedford, MA 02310. 403-351-1936  
Property Owner Address Tel.

To connect a sewer and/or storm drain located at 919 Shawmut Ave.

Assessor's Plot 121 Lot 13 & 40 to the sewer and/or storm drain in 12 Shawmut Ave Street

To be laid in accordance with the conditions in this application and the City of New Bedford ordinances.  
TYPE OF USE: RESIDENTIAL COMMERCIAL INDUSTRIAL FLOW G.P.D.

If applicant other than actual property owner, attach Letter of Authorization from Property Owner.  
Name Steve Dobos - East Post Unsubscribed Tel 401-683-5654  
Mailing Address 202 West Road, Portsmouth, RI 02871  
The Bonded Contractor/Drain Layer authorized to perform this work is:

Name Address Tel.  
Type of Pipe Required: 4" PVC connection to information branch

#### PERMIT EXPIRES ONE YEAR AFTER DATE OF ISSUE

- Requires separate connections for sewage and storm drain where applicable. Storm water cannot be discharged to a sanitary sewer.
- All work must be inspected and approved by a D.P.L. inspector before backfilling.
- If this connection is to be part of a private service shared jointly with other building owners, attach copy of Recorded Joint Maintenance Agreement.
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- In addition, a City-issued Industrial User Discharge Permit and/or a Sewer Extension/Connection Permit issued by the Commonwealth of Massachusetts D.E.P. shall be required by the City for Industrial Discharge into the sewer system.
- Industrial User Discharge Permit No. Date.

Comm. Mass. Sewer Conn./Ext. Permit No. Date.  
A Filing and Inspection Fee of \$3300 plus an Entrance Fee of \$..... where applicable, must accompany this application.

Bank# Check# Date Receipt#

Other requirements: Remove existing catch basin w/ hydrodynamic separator  
backwash device. Install two (2) underground barrels when parking lot

Connection made to Sewer Part of jointly-shared private line YES (NO)

Applicant agrees to abide by the above terms, as well as all pertinent ordinances of the City of New Bedford, and such other special rules as the Commissioner of Public Infrastructure and/or City Engineer may deem necessary

City Engineer

\*  
Signature of Property Owner or Representative

#### INSPECTOR'S REPORT

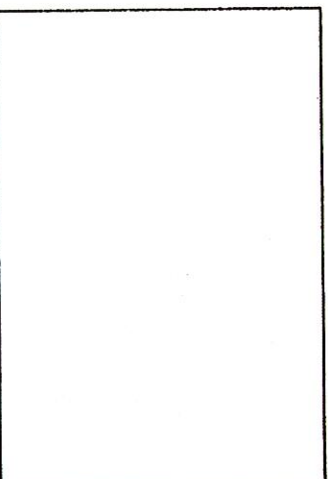
INSPECTED BY:

DATE:

COMMENTS:

APPROVED DISAPPROVED

SIGNATURE



SKETCH PLAN

Building permit references:  
TB-21-101 for alterations  
TB-21-385 for work