

HULL 2020

400 Years

HULL'S PAST

1621 399 Years
First Trading Post

1622 398 Years
Settlement Established

1644 376 Years
Town Incorporated

SEA HULL'S FUTURE

GrandFour LLC
99 Derby Street, Suite 306
Hingham, MA 02043

SUBMITTAL TO HULL REDEVELOPMENT AUTHORITY REQUEST FOR PROPOSALS

FORM A

Section 2 Executive Summary:

This proposal is intended to effectuate the completion of the 58 year old process that the Hull Redevelopment Authority has been elected to execute for the community. This proposal is NOT intended to maximize the density of the property. This proposal is NOT intended to offer the highest acquisition price. This proposal is NOT intended to offer more of the same. This proposal IS intended to present a community based approach for the utilization of the land while maximizing the long term revenue for the town.

Paul and Francine Townsend are longtime residents of Hull. We have developed properties and participated in the community for the last forty years and graduated from Hull High School together fifty-four years ago. We have continued to build and develop both real estate and businesses in Hull and on the south shore since our very first project, Sandcastle Condominiums on Beach Ave., in 1980. We are happy to respond to our second HRA proposed RFP in 33 years and hope to help finally complete the original redevelopment dreams of the community.

We present this proposal as GrandFour LLC; a partnership we formed to develop properties as a single project entity to satisfy the requirements of investors and lenders participating in large scale developments. GrandFour proposes to develop the property as described in the Request For Proposals and will present our plans and proforma accordingly. So, 150 residential units, 6,000 square feet of retail shops, 25% open space, and \$9,185,925 purchase price. Done.

We do, however, propose to work with the HRA to shape a different future for our community. We proposed in 1985 as Sandcastle Associates Inc. to have the town lease their land and maintain ownership as long as possible to enhance long term revenue to the community and control future development. We will make a similar proposal here and ask the committee to consider a community oriented, multi-faceted alternative. The HRA knows from history that there are several key entities (DCR, local businesses, etc.) that have vested interests. All play a role in a successful conclusion and should be heard.

Here are a few key elements to consider:

1. There are 2 acres of HRA controlled land at the north end excluded from the current RFP. This sets up the HRA to be a competitor with its chosen developer. It also precludes the request to set aside a 200 foot wide park from ocean to bay on the primary site and still make the development plan work at a reasonable scale.

- Consider a community center/ indoor sports facility for that site on town owned land.
- This or similar facility will be paid for by residential land purchases by the chosen developer.

2. The DCR parking lot near the north end serves no development or community purpose and disrupts the flow of the HRA parcel.

- A land swap has been proposed by a land owner that assists local businesses.
- The land swap increases DCR parking volume elsewhere and allows direct beach access.

3. High residential density tends to exclude community access and provide one-time town revenue.

- Lower density helps create parks and public use.
- Planned retail on town retained land provides ongoing revenue.

So, GrandFour LLC proposes to participate in town board and committee meetings to decide the direction of the disposition of all the HRA controlled property. Our plan is for a phased project with phased land acquisition. Phasing also facilitates project modifications over time allowing the town to adjust the strategic changes that this proposal sets in motion. We have all seen developers fail when large financial commitments are made and time runs out because of market changes, permitting or both. To that end, modifications to the Land Disposition Agreement are proposed.

Primary Contact: Paul Townsend, Manager
GrandFour LLC
99 Derby Street, Suite 306
Hingham, MA 02043
Office: 781-834-0040
Cell: 781-389-3598
Paul@GrandFour.com

Form A, Section 2

2. Form of business of Bidder and attach certificate of incorporation or equivalent document based on the organization.

Limited Liability Corporation
Certificate attached at end of Form A

3. Federal Tax Identification Number.

47-265598

4. Foreign Entities, in the event that the Bidder is not a Massachusetts entity, said Bidder must include a statement agreeing to make all necessary filings to qualify to conduct business in the Commonwealth of Massachusetts prior to execution of the LDA.

Not Applicable

5. Describe any proposed joint venture, partnership or other for this RFP.

The project can be divided into three segments: residential, retail/commercial, and community facilities. The residential portion could have as many as eight phases depending on the final number of homes to be built. Each phase could be executed solely by GrandFour LLC (GF), in partnership with another entity, or transferred to and executed by another entity. The retail space will likely be developed as a joint venture with a retail based company. A public/private partnership will develop the sports facility. The HRA would have final approval for any of these arrangements when proposed.

6. Bid Officers and Owners. The Bid must list the officers and others with an interest in the Bid:

Paul R Townsend is the sole member of GrandFour LLC. An entity related to GF that will execute much of the construction is Mod-Tech Homes LLC, Francine Townsend, Member.

Section 3

1. Bank Information – Provide the name, address and contact person and telephone numbers at each Bidder's primary bank;

See Form D

2. Insurance Information - Provide the name, address and contact person and telephone numbers at each Bidder's insurance company.

Certificate attached at the end of Form A

Section 4

1) Describe the company, owners and employees real estate and development experience. This should include examples of at least two projects of similar size, scope, and complexity as the project proposed at the Property. Please include the dates, locations, concepts, system details, costs, financial structure, and outcomes for these projects.

GrandFour LLC, established by Paul Townsend to meet the specific needs of larger multifamily development projects, will be the entity submitting for the HRA parcel. Other projects completed in GrandFour LLC include Belle Clare condominiums in Wellesley, MA which featured a combination of multimillion dollar condominiums and affordable homes in a downtown commuter oriented setting. GrandFour's role was to provide the affordable product using modular construction. A current project, in the beginning stages includes a downtown Plymouth site that is in permitting. It includes condominiums over retail contiguous with office space. It is meant to be a cornerstone project for the downtown main street in Plymouth with completion date in time for the major centennial, Plymouth 400 in 2020.

Historically, the principals of GrandFour completed Spinnaker Island and Yacht Club. The project was the national award winner, recognized by Urban Land Institute and National Association of Home Builders for its creative use of land and water. The project was prominently featured in a cover story in the New York Times magazine. They principals also purchased and rehabbed Sunset Marine in Allerton Harbor. It is also widely known that Mr. Townsend, following the lead of local activist Judith Van Hamm, was the primary driver in saving Hull's Carousel from auction by creating a team of likeminded business owners to create the current amenity. This project involved refiguring public streets and a major construction piece that included moving the historic structure to its current location.

The significant thread in the above projects is the creative solutions by the principals in challenging development scenarios. This is the key to understanding why GrandFour is responding to this RFP. Spinnaker Island's development required Federal, State and local approval processes in one of the first land dispositions during the Reagan administration.

Company brochure follows:

GrandFour LLC

& Affiliated Companies

**Real Estate Development • Construction
Project Management • Consulting**

SUMMARY OF CORPORATE ACTIVITIES 1980-2018

REAL ESTATE DEVELOPMENT & INVESTMENT

GrandFour LLC envisions, creates, and executes the master plan on an appropriate site. GrandFour conducts feasibility analysis for the development and provides documentation for optimal financing required. The company hires and directs all aspects of project development including legal, accounting, design, construction, marketing and sales. The projects are structured as sole corporate owner, equity partnerships or joint ventures. Management companies are formed as needed. Tasks include staffing, management supervision, and operations accounting.

Sandcastle Condominiums

Converted a 100 year old waterfront mansion, former Cardinal's residence, to luxury beachfront condominiums. The project was the first permitted condominium in the community and was a success despite difficult economic times. Project value \$1MM.

Spinnaker Island & Yacht Club

Purchased an 8.5 acre island from U. S. Government; developed 102 unit luxury residential complex with 102 slip marina. The project was awarded Project of the Year by the National Association of Home Builders for design and overall development plan. Project value \$28 MM

Sunset Marine

Owned and operated the marina while expanding the land side assemblage and constructing office space, a ship's chandlery and restaurant. The resulting 300 boat marina was sold for five times purchase price in one year after doubling revenues. Project value \$1MM.

Carousel Under the Clock

Dramatic rescue organized by Paul Townsend and local activists formed a partnership of businessmen who responded to request to save a 1928, 66 horse and 2 chariot P.T.C. carousel. The team moved the building and historic ride to form a new historically significant operation. The facility grew to include an art gallery, community visitor center, food service, and pushcart businesses. The site hosted the 1992 National Carousel Convention. Asset sold to a local non-profit in 1996. Asset value \$1.3MM.

Windchime Point

Planned, designed, and permitted a 170 unit multi-family residential community on 70 acres in Mashpee. The project included a state of the art on-site waste treatment plant. Ownership sold the development prior to construction and after permitting for 3.5 times the original land purchase price. Sale price \$2.7MM to Related Properties Northeast, Inc.

Actmed Limited Partnership

Conducted the feasibility analysis and purchased a multi-tenant manufacturing, R&D and office building. The company completed tenant fit-out and managed the building in partnership with a medical device manufacturing company. Property sold to Alexandria Biotech LLC for \$14MM.

WCA Limited Partnership

Conducted the feasibility analysis and purchased a 180 unit apartment complex of four buildings on 3.5 acres. Financing arrangements, business plans for profit growth, and equity negotiations resulted in formation of the partnership. Property sold for \$8.9 MM to a national REIT.

Weir River Estuary Park

Principals assembled a team to execute the development of a 60 acre regional park for the education of students and the enjoyment of visitors to a protected estuary bordering three towns south of Boston. Funding obtained from private and public sources. Project transferred to the town. Project value \$1.2 MM.

Grove Street Condominiums

GrandFour was contracted to design and build five affordable housing condominiums in two buildings in Wellesley as part of a large high-end project. The location was in an historic district with difficult site constraints. All homes were sold before completion with local approvals in-place. Project value \$1.2MM

NEW VENTURES & CORPORATIONS

GrandFour LLC or its associates form the appropriate business entity for each new project including real estate development, management, transportation, the marine industry, and others. The members have served as consultants for projects it considers profitable, unique and creative.

Currently Active Businesses

- Mod-Tech Homes LLC; single family modular homes design and construction
- SNE Products Inc.; Four Seasons Sunrooms; new home additions featuring Four Seasons Solar Products Corp designs
- Dream Additions; design and construction of modular home additions
- GrandFour LLC; commercial and multifamily modular home development including consulting, design, and construction

Formerly Active Businesses and Non-profits

Nantransit Inc.

Formed a commuter boat transportation company to support Spinnaker Island and the Carousel Under The Clock developments. Operated by Boston Harbor Cruises for two years.

Hull Council for Business and Cultural Development

Principals founded a nonprofit organization to support the region and facilitate development projects determined to be in the best interests of the community. The council grew from a 1989 start up to over \$100,000 in annual funding. HCBC initiated activity for the Weir River Estuary Park and the South Shore Charter School.

Senior Planning Corp.

Created a 501c.3 non-profit to assess, plan, and develop housing and health care needs of the elderly. The Company evaluated creative re-use of existing facilities and advised others as to facility applications for seniors. This company proposed property re-uses for the Archdiocese of Boston and sponsored the Horizons Life Care project.

James-Town Properties and James-Town Management, Inc.

Formed a real estate investment and development company to pursue acquisition of apartment complexes, under-leased office buildings and single family sub-divisions. Acquired first property in 1995. James-Town Properties, Inc. is the general partner of WCA Limited Partnership. James-Town Management, Inc. was the management company for WCA Limited Partnership.

Roslindale Village Market

Broad advisory and development consulting role with a start-up community based corporation to create a new market in a depressed Boston neighborhood. Activities included feasibility analysis, market review, acquisitions, team assembly, permitting strategy, and site planning for a \$1.6 MM project.

2) Describe the company, owners and employees prior contractual relationships with the HRA, Town of Hull or the Commonwealth.

GrandFour has no prior history with the HRA, Town of Hull or Commonwealth. The Townsends, both individually and as members of businesses, nonprofits, or as volunteers, have a long and distinguished career within the town and the state.

- The Townsends, as Sandcastle Associates, Inc., had a contractual relationship with the Town of Hull for the purchase of Hog Island in 1982.
- Acquisition of the carousel involved a direct relationship with the state's Metropolitan District Commission and eventual legislation for land leases and infrastructure improvements.
- In the very first RFP for the HRA, the Townsends submitted a proposal for a town center. They were the second choice of 3 submittals. A. J. Lane, who offered a higher price and more density, was selected and eventually forfeited his significant deposit.
- The Townsends also submitted a proposal to the town and state for "Superblock" which refigured land adjacent to the Carousel, provided improved transportation center and suggested some land swaps with the then MDC (now DCR.) Senator Robert Hedlund and the MDC embraced the concept; however economic reality was not conducive to such a bold project.

3) Provide resumes for each of the principals and key personnel.

Paul R. Townsend

Summary of Professional Experience

1997 to present: Formed 600 Plain Street Trust to acquire a Four Seasons Sunroom franchise and business property. Formed SNE Products, Inc. to sell and install home products including modular homes and additions and sunroom additions. The company is a completely integrated turnkey provider including engineering, CAD design, sales and installation. Formed GrandFour LLC to design and develop multifamily and commercial projects. Mr. Townsend is President/CEO and Managing Partner.

Mr. Townsend formed Sandcastle Associates Inc. in 1981 to form new ventures in the area of private commercial and residential real estate development and management, venture capital, and new venture start-up. SAI was named Builder of the Year in 1987. Established fifteen corporations, trusts or partnerships generating over \$100 million in revenues. Prior to SAI he was an executive with Johnson & Johnson. He originated and established Research and Development and Operations efforts in support of new orthopedic products division and managed twenty-three professionals and technicians and a two million-dollar budget.

College and Graduate Education

Mr. Townsend graduated from the Massachusetts Institute of Technology in 1975 with Materials Engineer (Mat. E.) degree, the doctoral equivalent for engineers. He graduated from The Catholic University of America in 1971 with a Master of Science in Engineering & Architecture (M.S.E.) and Northeastern University in 1969 with a Bachelor of Science in Mechanical Engineering

Achievements

National Association of Home Builders, Project of the Year
Urban Land Institute, published study of economics for Spinnaker Island
Cover story, New York Times Magazine new housing initiatives

Multiple community boards and public service activities:
Founder Carousel Under the Clock and managed all MDC negotiations for land swap and road changes
Chair, Beach Advisory Committee
St. Mary's church consolidation and building committee
Founder Weir River Estuary Park with Judeth Van Hamm
Established nonprofit 501 C.3 – Hull Council for Business & Cultural Development

Francine F. Townsend

Summary of Professional Experience

Managing Member, Mod-Tech Homes, Director of Marketing and Administration of SNE Products, Inc. Mrs. Townsend developed a sales team and regional marketing and sales campaign utilizing all media. Public relations experience includes promoting companies with creative events. Groundbreaking events resulted in major national coverage in New York Times and AP and UPI coverage. Mrs. Townsend co-founded Sandcastle Associates, Inc. and served as Project Manager and Marketing Director for subsidiary investments. Current responsibilities include operations management and customer interface, construction and sub-contractor management. Extensive experience in real estate acquisitions and creative disposition. Particularly well versed with Massachusetts regulatory processes and familiarity with legal process at local and state levels. Mrs. Townsend co-founded Nantransit, Inc. and was marketing and sales director for this start-up transportation company. Previous experience - secondary school teacher of English and Humanities

College and Graduate Education

Mrs. Townsend attended graduate courses in American Studies at the University of Maryland College Park, MD from 1969 through 1970.
A.B. in English with a minor in Education, University of Massachusetts, Boston in 1968.
Licensed real estate salesperson in 1980, Notary Public

Memberships, Committees, Honors and Awards

Former Member of the Board of Directors of the Builders Association of Greater Boston,
Charter Member of their Sales and Marketing Council,
Board of Directors of the Lifesaving Museum; Chairman of the Hull Main Street Program,
Founding member, Board of Directors of the South Shore Charter School;
Board of Directors of South Shore Elder Services;
Board of Directors of Council for Business and Cultural Development
Member and Chair on the Hull School Committee, 1980-1987.
Friends of Sunset Camp for inner-city children in Hull volunteer

- 4) Provide at least three (3) references with contact names, title and current telephone numbers.

References:

Sue Hawkes, Managing Director
The Condominium Collaborative
20 Park Plaza, 8th Floor
Suite 833
Boston, Massachusetts 02116
shawkes@tccrealestate.com
Phone: 617.236.0060
Fax: 617.236.0046

Mayor Robert Hedlund
Weymouth, MA
Jeanne Savoy Senior Assistant to the Mayor
75 Middle Street
Town of Weymouth ~ Mayor's Office
Weymouth, MA 02189
781-682-3620
jsavoy@weymouth.ma.us

Gregory Thornton
Retired Senior Vice President, Employee Relations and Operations
The Boston Globe
Hull Resident
617 538 1752
g.thornton@aol.com

Section 5

1. Each Bidder must provide answers to the following questions in the Bid package. Note that for purposes of these questions, “the Bidder” shall include: The Bidder; any director, principal officer, partner, or owner of ten percent (10%) or more of stock or with an interest of ten percent (10%) or more in the Bidder; or any partnership, corporation, or other entity with which the foregoing are or have been affiliated. If “yes” is answered to any of these questions, describe the circumstances in detail.

a. Bankruptcy. In the past ten (10) years, has the Bidder filed for bankruptcy or been declared bankrupt? **No**

b. Foreclosure. In the past ten (10) years, has the Bidder been the subject of a foreclosure proceeding? **No**

c. Loan default. In the past ten (10) years, has the Bidder defaulted on a loan? **No**

d. Purchase and Sale, Lease or Real Estate Contract default. In the past ten (10) years, has the Bidder been in default of a purchase and sale agreement, a ground lease, any other lease, or a contract or agreement for the purchase or lease of real estate, or had such a lease, contract, or agreement terminated due to the Bidder’s failure to comply with the terms of the lease, contract, or agreement? **No**

e. Prohibition. Has the Bidder ever been prohibited from doing business with any government agency? **No**

f. Felony. Has the Bidder ever been indicted for or convicted of a felony? **No**

g. Illegal purpose. Has the Bidder ever been involved, affiliated, or in known contact with any entity intending to utilize the subject property for an illegal purpose or with any entity, individual, or member of any organized crime group or similar criminal enterprise? **No**

Section 6: Use, development plan and community engagement strategy

- Uses: Describe in detail the type of use(s) in the proposed development.

The plan includes residential homes, neighborhood retail shops and services, and possibly an indoor sports facility. A portion of the residential development will be 55+ (age fifty-five and over). The commercial uses will be designed to promote and support Hull as a destination. To that end, we will engage the Nantasket Beach Resort, the Friends of the Carousel, and other businesses in the zone. The indoor sports facility, if it were to come to pass, would potentially be a 100 ft. by 200 ft. structure with a 50 ft. by 100 ft. field for use for several different sports plus community meeting rooms. A “business plan” will be provided to help organize the initiative and management.

- Discuss briefly compatibility with local zoning including recent zoning amendments and any other applicable local plans and guidelines.

The maximum of 150 residential units is accomplished with the development of a waterfront park on the bay side of Nantasket Avenue. All other project setbacks and open space will be met. The new Hull roadway plans are incorporated.

- Number of residential units and types, breakdown of square footage for each individual use in the development plan.

The plan is for 4 buildings with 20 single level 1,200 square foot homes each on 2 floors above parking. Also, 46 townhomes with 1,150 square feet each in 9 buildings with first floor parking are planned. Finally, 24 flats of 1,145 square feet in 3 single story buildings. Density will be decreased in phases to accommodate other community based developments described herein.

- Building height(s).

Buildings will range from 15 feet to 45 feet in height.

- Parking and circulation - vehicular and pedestrian circulation, - sidewalks, noise, parking plan and bicycle accommodations, number of spaces.

Parking for 205 spaces will be under built structures. Additional 45 spaces will be uncovered. By designing several buildings into the site plan we create spaces for home owner circulation, back yards, picnic areas, etc., many protected from sea breezes.

- Discuss public benefits, fiscal impacts, and sustainable design components associated with the project.

The project is structured to maximize public benefits with the possible addition of added town owned parking and the development of a sports facility. A sports facility would be self-sustaining financially. The homes will be produced using modular technology and would therefore be LEED bronze to silver when built.

- Other site features.

The impact of global warming cannot be ignored. Flood control features will be designed into the topography and GF will ask to be involved in the new roadway designs.

- Community uses or community benefits included in the program.

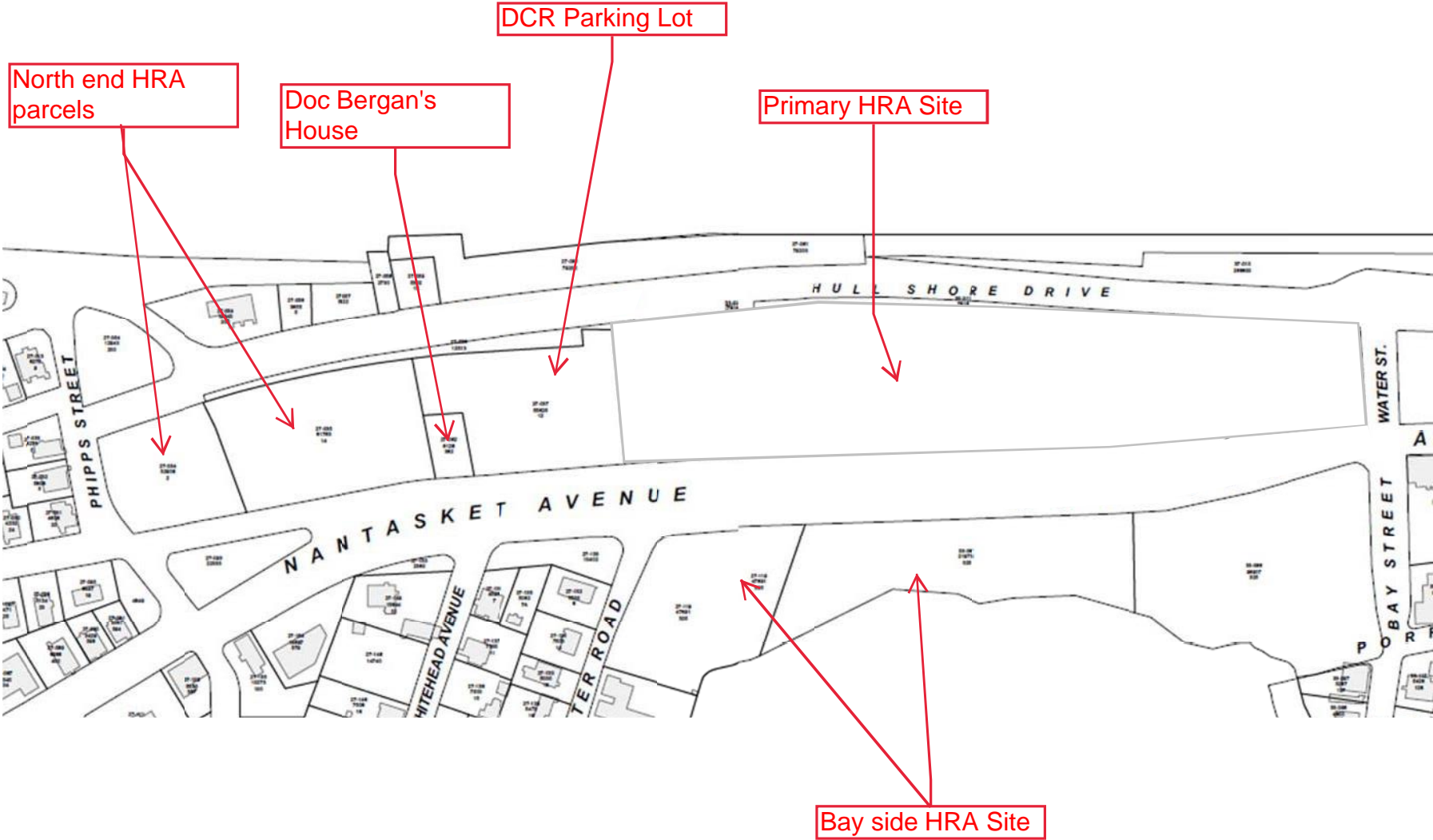
As discussed above, the community should decide the uses for the north end parcels and be aware of all DCR negotiations going forward. Those uses would be financially supported by the developer payments for residential developments and revenue from the leased retail components. The land, including the existing parking lot comprises approximately 3 ¼ acres. That could easily support town based activities and year-round parking. Current concerns include the survival of the carousel, indoor sports activities, gathering places, library expansion, and may more.

All Hull residents who are qualified and insured who can match or better the construction timeline and budgets will be contracted to work on the project.

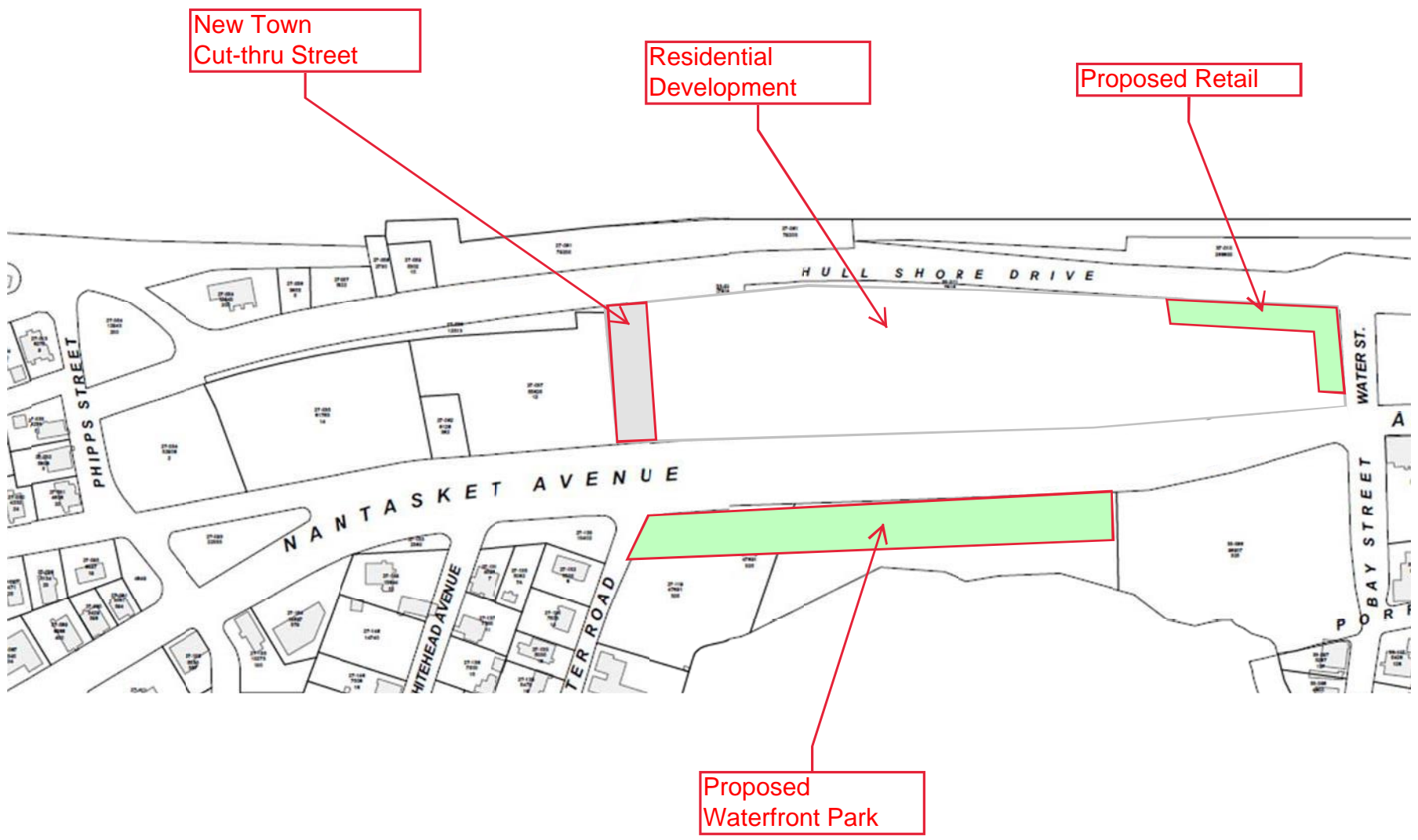
Drawings attached as separate file

Parcel Delineation Sequence: Please see the following five site plans showing the possible evolution of the HRA parcels.

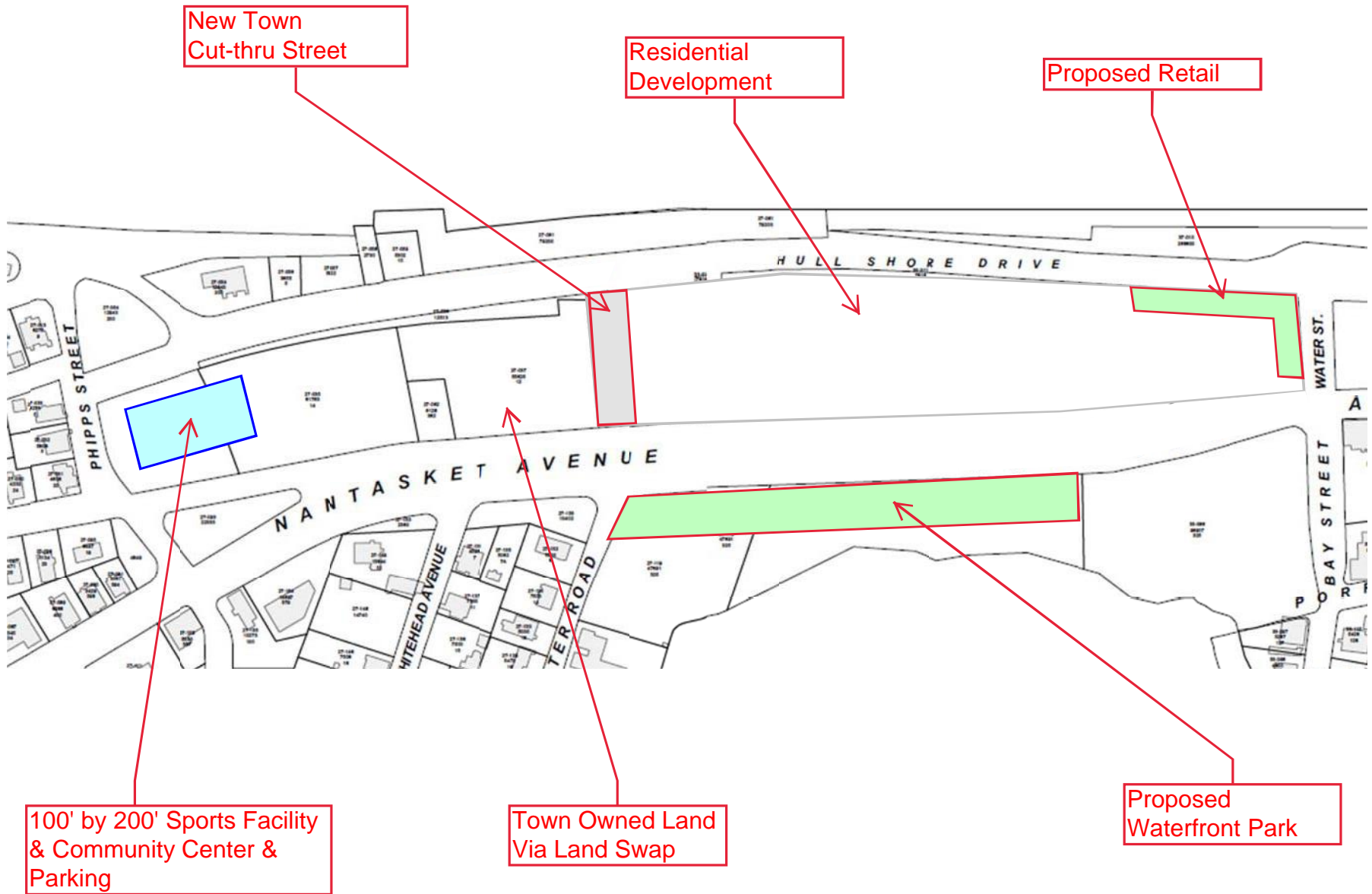
Current HRA Land



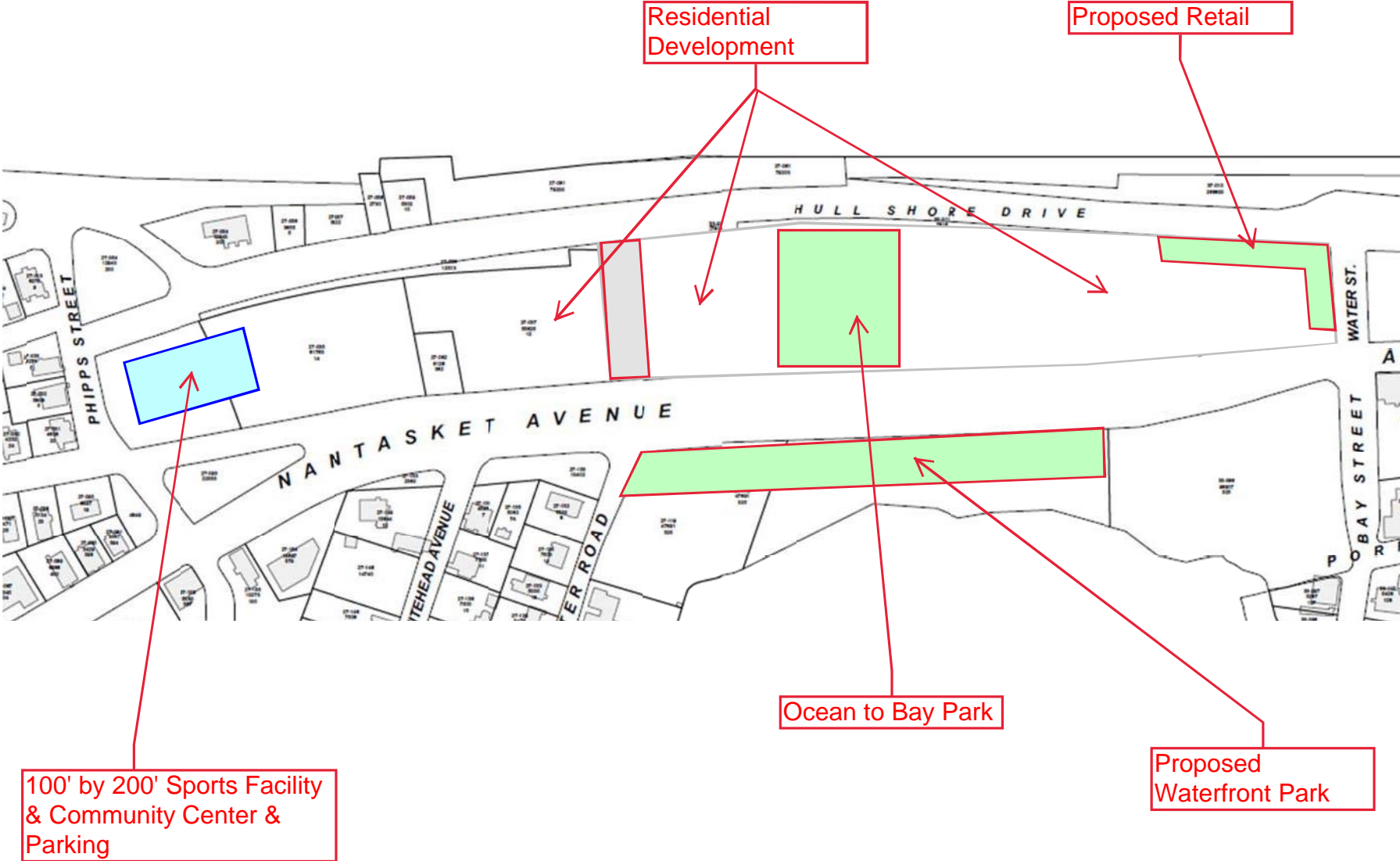
Proposed Residential, Retail and Waterfront Park



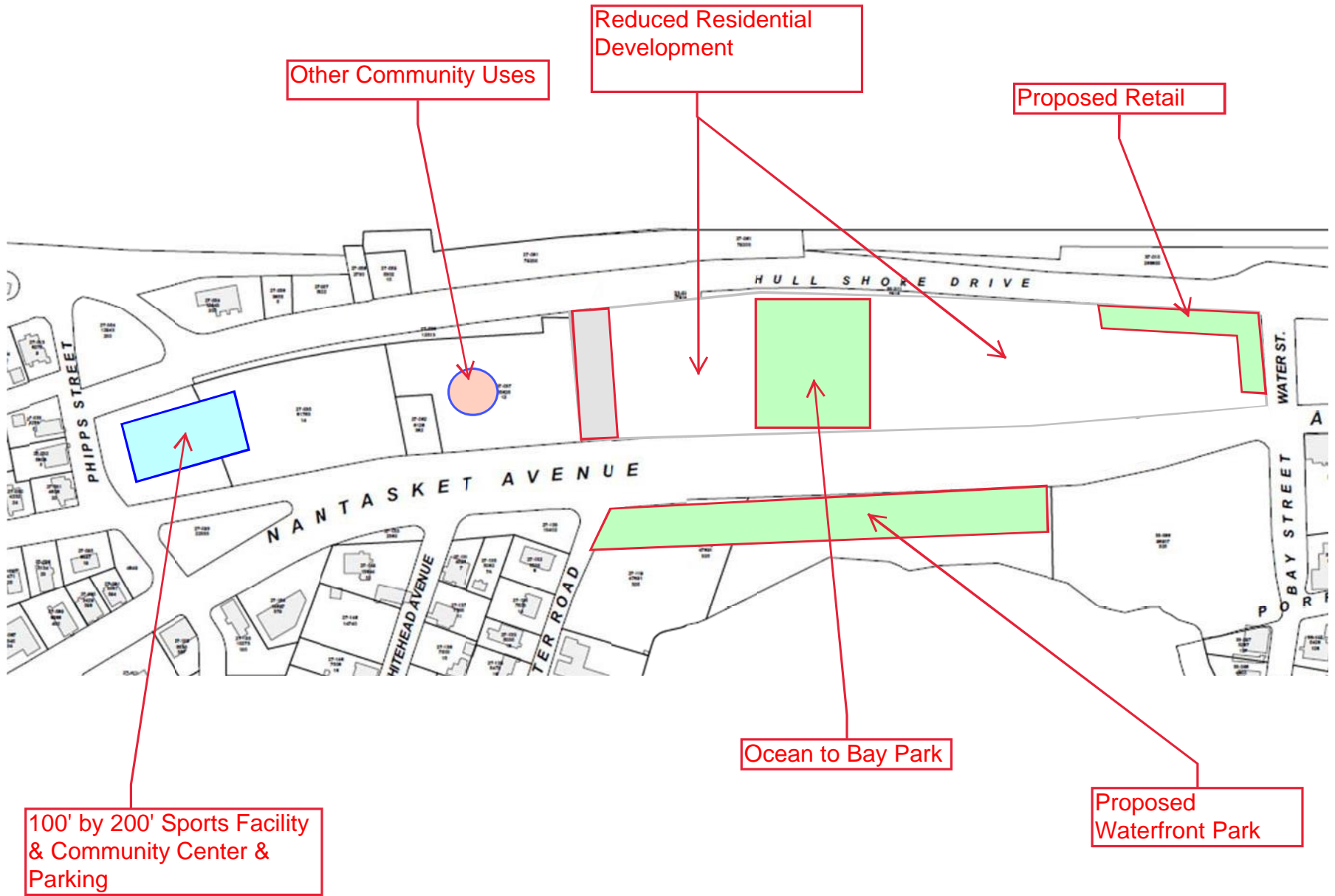
Potential Community Facility Added Potential DCR Land Swap



Reduced Residential Development & Added Ocean to Bay Park



Potential Addition of Other Community Amenities



Section 7: Development Program and Financial Feasibility

1. **Development Budget.** The development budget must detail all development costs, including, without limitation: site preparation; building construction; parking and landscaping; utilities; design, engineering, and other consulting; permitting and fees; insurance; legal and other professional fees; construction financing costs. The development budget must detail all off-site costs, including any provisions for providing any community uses or benefits. All costs must be expressed both as a total and per gross building square foot.
2. **Project Schedule.** The bidder should provide a detailed development schedule for all elements of the plan, including key milestones and projected completion and occupancy timelines. If a phased development of the Property is proposed, a complete schedule for the phases should be provided.
3. **Pro-Forma.** Provide details of costs and revenues of each component of the development program including soft and hard costs, as well as revenue projections, absorption and financing. Include funds for economic development programs and off-site improvements. The Pro-Forma may be submitted in a separate envelope if desired.

See pro-forma budget and schedule. The spread sheet shows all requested data and a four phase schedule. Soft costs are isolated from all construction hard costs.

4. **Development financing.** State all sources of private or public debt and equity expected to be used to finance the development and the anticipated amounts from each source. Any interest from investors, lenders, tenants, or others must be indicated, and actual letter of interest should be included.

Hull Redevelopment Authority,

Capstone Ventures ("CV") plans to team with GrandFour LLC for the equity component of the transaction. Capstone Ventures has been a highly successful investment firm focused on promoting the growth and success of privately held businesses. Its founder and CEO, John Ferrara, is a Hull resident. CV is the investment arm of Capstone Headwaters, one of the largest and most successful independently owned investment banking firms in the US (www.capstoneheadwaters.com). In addition, Capstone Venture has teamed Stonebridge Homes (www.stonebridgehomesinc.com) to provide development capital for thematic, community-focused residential real estate projects.

My best,
JMF

John M. Ferrara

Founder & CEO

Capstone Headwaters | Investment Banking Advisors
176 Federal Street, 3rd Floor | Boston, MA 02110

Builders Partner LLC:



October 12, 2018

Dear Hull Redevelopment Authority

This note is to inform you that we are looking forward to working with GrandFour, LLC (Paul and Francine Townsend) on the development of the HRA parcels in Hull.

Builder's Partner provides comprehensive financing packages to our partners including both debt and equity. Our vision is to bring capital and process efficiency to local homebuilders and developers who share a common belief that building quality modular homes can be profitable while helping to address the shortage of housing options in some of the country's tightest real estate markets.

We specialize in modular construction developers, planners and builders.

Best regards,

A handwritten signature in blue ink, appearing to read "Joanna Schwartz".

Joanna Schwartz
Managing Director, Builder's Partner

Builder's Partner, LLC • 275 Grove St. Suite 2-400 • Auburndale, MA 02466
www.builderspartner.com • 781-591-7303

Section 8 – Land Disposition Agreement

Include any proposed amendments, changes or comments to the Land Disposition Agreement.

Amendments to the Land Disposition Agreement

1. Phasing (General); This proposal is for a phased development. The LDA is to be modified accordingly.
2. Acquisition by phase (Article 1); Land acquisition, lease agreements, or land retention must be accommodated separately.
3. Amendments to plan (General); Phases and parcel disposition may require amendments to the LDA over time and as dispositions are executed.
4. Deposits (Article 1); Initial deposit of \$10,000 is completely refundable if the LDA is not executed for any reason. Future deposits are to be defined in the LDA (1.2) as dispositions are determined.
5. Appeals; HRA is a town board and elected by the residents. An appeal of HRA approved projects makes HRA party to the appeal. (5.7)
6. Transfers; transfers of rights, joint ventures and partnerships are anticipated (7.1). LDA language must be made clear for such transactions.

Section 2.2 Organizational Documents

Section 3.2 Insurance Certificate

Section 7.3 Development Proforma & Schedule

Following pages;



**The Commonwealth of Massachusetts
William Francis Galvin**

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Federal Employer Identification Number: 001155367 (must be 9 digits)

1. The exact name of the limited liability company is: GRANDFOUR LLC

2a. Location of its principal office:

No. and Street: 600 PLAIN STREET
City or Town: MARSHFIELD State: MA Zip: 02050 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 600 PLAIN STREET
City or Town: MARSHFIELD State: MA Zip: 02050 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:
CONSTRUCTION SERVICES.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: JOHN H. PERTEN, ESQ.
No. and Street: 255 STATE STREET
5TH FLOOR
City or Town: BOSTON State: MA Zip: 02109 Country: USA

I, JOHN H. PERTEN resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	PAUL TOWNSEND	600 PLAIN STREET MARSHFIELD, MA 02050 USA

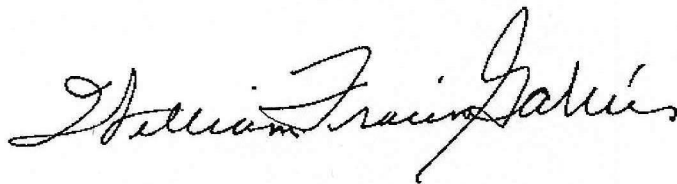
7. The ²²name and business address of the person(s) in addition to the manager(s), authorized to execute

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

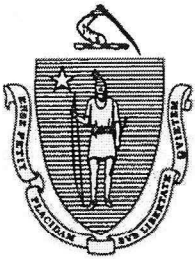
deemed to have been filed with me on:

December 24, 2014 12:10 PM

A handwritten signature in cursive script, reading "William Francis Galvin".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

May 16, 2016

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

GRANDFOUR LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **December 24, 2014.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **PAUL TOWNSEND**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **PAUL TOWNSEND**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **NONE**

In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.



William Francis Galvin
Secretary of the Commonwealth

Processed By:TAA

Request for Taxpayer Identification Number and Certification

Give Form to the
 requester. Do not
 send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
 See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Mod-Tech Homes, LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 99 Derby Street, Suite 306	Requester's name and address (optional)
6 City, state, and ZIP code Hingham, MA 02043	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
4	7	-	2	9	0	4	1	5	8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ <i>Stacie A Ross</i>	Date ▶ <i>9-25-18</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

