Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/26/14

Return by mail to:

_____

_____

RE #: 010-E-002-001
Property Address: 170 Anderson Street, Portland, ME 04101

QUITCLAIM DEED WITH COVENANT

Executed as of this 9th day of May, 2014, by **BAY COVE LLC**, a Maine limited liability company, having an address at 80 Exchange Street, Suite 30, Portland, Maine 04101, hereinafter called the "Grantor", to **EAST BAYSIDE STUDIOS, LLC**, a Delaware limited liability company, having an address at 273 Congress Street, Portland, Maine 04101, hereinafter called the "Grantee".

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the Grantor, for and in consideration of the sum of $10.00 and/or other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants to the Grantee, WITH QUITCLAIM COVENANT, the following described land, together with all improvements thereon and all rights and easements appurtenant thereto, situate in the City of Portland, County of Cumberland, and State of Maine, as more particularly described on Exhibit A attached hereto and made a part hereof.

For source of title, see deed dated April 25, 2011, from Jefal LLC to Grantor recorded in the Cumberland County Registry of Deeds in Book 28658, Page 280.

(signature page follows)

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/26/14

In witness whereof, the said Grantor has caused this instrument to be executed by Jeren T. Harris, Manager of Grantor, thereunto duly authorized, the day and year first above written.

Witness:

Bay Cove LLC

By:

Jeremy T. Harris
Its duly authorized Manager

State of Maine
Cumberland County

~~April~~ May 9, 2014

Personally appeared before me the above-named Jeremy T. Harris, Manager of Bay Cove LLC as aforesaid, and acknowledge the foregoing to be his free act and deed in said capacity and the free act and deed of said company.

Print name: Tom S. Hanson
Title: Attorney

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/26/14

EXHIBIT A

A certain lot or parcel of land together with any buildings and improvements located thereon situated at the intersection of Anderson Street and Cove Street in the City of Portland, Cumberland County, Maine, bounded and described as follows:

BEGINNING at the intersection of the westerly side of Anderson Street with the Southwesterly line of land conveyed by Industries, Inc., to Pine Tree Beverage Co. by deed dated October 13, 1951; thence Southerly by Anderson Street two hundred fifty-six and forty-two hundredths (256.42) feet to a point in the westerly side line of Anderson Street, said point being forty and twenty-one hundredths (40.21) feet distant along said line from the intersection of said line with the Northeasterly side line of Cove Street as delineated on a plan of land of Industries, Inc.; thence Southerly and Westerly on a curve with a radius of twenty-five (25.00) feet and tangent to said Westerly side line of Anderson Street a distance of nineteen and fifty-seven hundredths (19.57) feet to a point of compound curve; thence Westerly on a curve tangent to the last described curve and having a radius of eight (8.00) feet a distance of thirteen and thirty-four hundredths (13.34) feet to a point in, and tangent to, the Northeasterly side line of Cove Street as shown on plans of Industries, Inc., on file with the Public Works Department of the City of Portland, Maine; thence Northwesterly by said Cove Street four hundred twenty (420.00) feet to an iron rod; thence Northeasterly at right angles with said Cove Street one hundred eighty-eight and ninety-five hundredths (188.95) feet to land now or formerly of Pine Tree Beverage Co.; thence Southeasterly by said Pine Tree Beverage Co. land, with an included angle of 90 degrees, two hundred twenty-one and thirty-three hundredths (221.33) feet more or less to said Anderson Street at the point of beginning; containing approximately 63,192 square feet.

Together with a right of way, in common with others, over and upon the entire length of a certain strip of land fifty (50) feet in width appurtenant to the premises above described and extending from Marginal Way easterly and southeasterly to Anderson Street, but subject to the location of the Portland Terminal Co. and the rights of the Portland Water District. Said strip of land has been reserved by Industries, Inc., as a proposed street and is shown as such upon plans now on file in the office of the Public Works Department of the City of Portland.

Also the right to construct, maintain and operate in common with Industries, Inc., its successors and assigns, a railroad spur track extending from the land first above described Northwesterly over land of Industries, Inc., along the line of said Pine Tree Beverage Co. land and across the most Westerly corner of land of Pine Tree Beverage Co. to the land of the Portland Terminal Co.