

WARRANTY DEED
Statutory Short Form

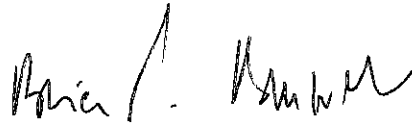
KNOW ALL BY THESE PRESENTS That I Brian R. Burwell of Freeport, Cumberland County, State of Maine for consideration paid, grant to Peninsula Property Development LLC, a Maine Limited Liability Company whose mailing address is 71 West Street, Portland, ME 04102 a thirty percent interest (30%) and 31 Fore Street, LLC a Maine Limited Liability Company whose mailing address is 71 West Street, Portland, ME 04102, a seventy percent interest (70%) as Tenants in Common, with Warranty Covenants, the real property in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

A certain lot or parcel of land with the buildings thereon situated in Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at the northerly corner of Fore and Waterville Streets and running thence northwesterly by the northerly bounds of Waterville Street eighty four (84) feet to land conveyed to Owen Gallagher by Patrick Gormley by deed dated September 7, 1866 and recorded in the Cumberland County Registry of Deeds in Book 347, Page 234; thence northeasterly by said land of Gallagher fifty three (53) feet to land formerly of John Sinclair; thence southeasterly by said land to Fore Street; thence southwesterly by said Fore Street to the point of beginning.

Reference is hereby made to a deed recorded in the Cumberland County Registry of Deeds at Book 4469, Page 177.

WITNESS my hand and seal this August 28, 2015.

Witness:



Witness to All

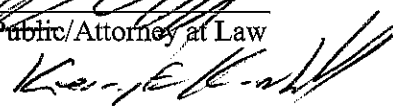
Brian R. Burwell

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August 28, 2015

Personally appeared on the above date the above-named Brian R. Burwell, and acknowledged the foregoing to be his free act and deed.

Before me,

Notary Public/Attorney at Law
Print: 

Received
Recorded Register of Deeds
Sep 02, 2015 01:11:18P
Cumberland County
Nancy A. Lane

MAINE REAL ESTATE TAX PAID

11. Summary of Written Easements

- Existing Easements – The Existing Conditions Plan developed by Owen Haskell, Inc. did not note the presence of any existing easements.
- Proposed Easements – No temporary or permanent easements are anticipated during or after construction. The development team is proposing to use the existing foundation wall during construction adjacent to uphill abutter to mitigate the need for a temporary construction easement. The structural engineer has developed a method to reinforce the existing foundation wall during construction of the proposed building foundation. Please refer to the construction management company.