

2015-11-16 2:19 pm

QUITCLAIM WITH COVENANT DEED

PORTLAND NORWICH GROUP LLC, a Delaware limited liability company with its principal place of business in Sanibel, County of Lee and State of Florida, grants to 167 FORE STREET, LLC, a Maine limited liability company with its principal place of business in Portland, Maine, having a mailing address of: P.O. Box 910, Westbrook, Maine 04092, WITH QUITCLAIM COVENANT, the land, buildings, improvements and appurtenances thereof situated in Portland, County of Cumberland and State of Maine bounded and described as follows:

A certain parcel of land, together with the buildings and improvements thereon, situated on the northwesterly side of Fore Street in the City of Portland, County of Cumberland, and State of Maine, being shown as "Proposed Lot 3" on the Subdivision/Recording Plat On India Street and Fore Street, Portland, Maine, recorded in said Registry in Plan Book 207, Page 54, and bounded and described as follows:

Beginning on the northwesterly sideline of Fore Street at a point, said point bearing N 57° 57' 41" E along said sideline a distance of 63.85 feet from the intersection of said northwesterly sideline of Fore Street with the northeasterly sideline of India Street;

Thence N 48° 35' 31" W along land now or formerly of 25 India Street LLC a distance of 124.60 feet to land now or formerly of Micucci Brothers, reference Book 11090, Page 193;

Thence N 44° 40' 52" E along said land a distance of 116.57 feet;

Thence N 48° 38' 09" W along said land a distance of 9.95 feet;

Thence N 41° 27' 56" E along land now or formerly of Hancock & Middle LLC a distance of 153.97 feet;

Thence S 48° 33' 01" E along the southwesterly sideline of Hancock Street Extension a distance of 115.03 feet;

Thence southerly along a curve concave to the right having a radius of 15.00 feet an arc distance of 20.27 feet along said Hancock Street Extension to said northwesterly sideline of Fore Street, said curve having a chord which bears S 9° 51' 33" E a distance of 18.76 feet;

Thence S 28° 51' 33" W along said sideline a distance of 51.37 feet;

Thence southwesterly along said sideline and along a curve concave to the right having a radius of 384.90 feet an arc distance of 86.10 feet, said curve having a chord which bears S 35° 16' 03" W a distance of 85.92 feet;

MAINE REAL ESTATE TAX PAID

Thence southwesterly along said sideline and along a curve concave to the right having a radius of 341.90 feet an arc distance of 97.07 feet, said curve having a chord which bears S 49° 48' 33" W a distance of 96.74 feet;

Thence S 57° 57' 41" W along said sideline a distance of 28.43 feet to the point of beginning, containing 37,626 square feet, more or less.

The foregoing premises are conveyed herein subject to, and with the benefit of, all matters affecting such premises under the following instruments:

1. Such state of facts as shown on survey entitled "ALTA/ACSM Land Title Survey on Fore Street and India Street, Portland, Cumberland County, Maine, made for Portland Norwich Group, LLC, prepared by Owen Haskell, Inc. dated February 17, 2015, revised October 28, 2015, Job No. 2015-021P.

2. State of Maine Department of Environmental Protection Maine Hazardous Waste Seepage and Solid Waste Management Act Findings of Fact and Order dated December 18, 1990 and recorded in said the Cumberland County Registry of Deeds in Book 9936, Page 205.

3. Declaration of Restrictive Covenant by Amdura Corporation dated as of March 9, 1992 and recorded in the Cumberland County Registry of Deeds in Book 9973, Page 122, as amended by Amended and Restated Declaration of Restrictive Covenant dated March 29, 2004 and recorded in said Registry in Book 21111, Page 26.

4. Easement Agreement granted by the City of Portland to Ocean Gateway Garage LLC dated January 31, 2007 and recorded in the said Registry in Book 24811, Page 264.

5. License Agreement granted by the City of Portland to Ocean Gateway Garage LLC dated January 31, 2007 and recorded in said Registry in Book 24811, Page 274.

6. Stack Easement granted by Ocean Gateway Garage LLC to Portland Water District dated May 2, 2007 and recorded in said Registry in Book 25071, Page 264.

7. Communications Equipment Agreement granted by Ocean Gateway Garage LLC to Portland Water District dated May 2, 2007 and recorded in said Registry in Book 25071, Page 267.

8. Easement reserved in the Quitclaim Deed with Covenant from Ocean Gateway Garage LLC to Hancock & Middle LLC dated May 25, 2007, and recorded in said Registry in Book 25165, Page 230.

9. License Agreement from the City of Portland to Ocean Gateway Garage LLC dated August 8, 2007 and recorded in said Registry in Book 25397, Page 266.

10. Subject to terms of Lease between Ocean Gateway Garage LLC and Chapin Realty LLC dated October 2007 and recorded in said Registry in Book 25688, Page 182.

11. Rights and easement granted by Ocean Gateway Garage LLC to Central Maine Power Company and Verizon New England, Inc. dated November 11, 2007 and recorded in said Registry in Book 25776, Page 76.

12. Rights and easement granted by Ocean Gateway Garage LLC to Northern Utilities, Inc. dated January 29, 2008 and recorded in said Registry in Book 25800, Page 225.

13. Landlord's Estoppel and Consent among Chapin Realty LLC, Ocean Gateway Garage LLC and Wells Fargo Bank National Association dated as of March 12, 2008 and recorded in said Registry in Book 25903, Page 261 as amended by Amended & Restated Landlord's Estoppel & Consent dated May 2011 and recorded in said Registry in Book 29002, Page 255 and further amended by Second Amended and Restated Landlord's Estoppel & Consent dated May 28, 2014 and recorded in said Registry in Book 31526, Page 277.

14. Abutter's Agreement between Ocean Gateway Garage LLC and Eight Middle Land Company LLC dated May 1, 2013 and recorded in said Registry in Book 30623, Page 318.

15. Abutter's Agreement between Ocean Gateway Garage LLC and East India Land Company LLC dated May 1, 2013 and recorded in said Registry in Book 30624, Page 21.

16. Subject to a life estate in a single unassigned parking space as set forth in Quitclaim Deed from Ocean Gateway Garage LLC to Fred M. Forsley dated May 1, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30624, Page 59.

17. Subject to the terms of a certain Memorandum of Lease between Ocean Gateway Garage LLC and East India Land Company LLC dated as of May 1, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30624, Page 39.

18. Subject to the terms of a certain Memorandum of Lease between Ocean Gateway Garage LLC and Eight Middle Land Company LLC dated as of May 1, 2013 and recorded in said Registry of Deeds in Book 30624, Page 41.

19. Rights and easements conveyed by deed from Ocean Gateway Garage LLC to 25 India Street LLC by deed dated as of May 25, 2007 and recorded in said Registry in Book 25165, Page 250, as affected or supplemented by a conveyance of easements by Joinder by Ocean Gateway Garage in a deed to East India Land Company LLC dated May 1, 2013, recorded in said Registry in Book 30624, Page 17.

20. Rights and easements conveyed by deed from Ocean Gateway Garage LLC to Hancock & Middle LLC by deed dated as of May 25, 2007, recorded in said Registry in Book 25165, Page 230, as affected or supplemented by a conveyance of easements by Ocean Gateway Garage by its Joinder in a deed from Hancock & Middle LLC to Eight Middle Land Company LLC, dated May 1, 2013, recorded in said Registry in Book 30623, Page 314.

21. Subject to the terms of a certain Memorandum of Parking Lease between Ocean Gateway Garage LLC and GSB Corporation dated September 9, 2015 and recorded in said Registry of Deeds in Book 32583, Page 247.

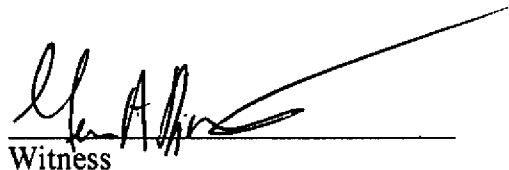
22. Commissioner's Certification of Completion of Remedial Actions under a Voluntary Response Action Plan dated October 21, 2015 and recorded in said Registry in Book 32701, Page 105.

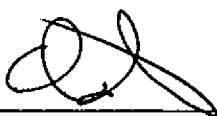
23. Declaration of Environmental Covenant granted by Ocean Gateway Garage LLC to the Maine Department of Environmental Protection dated October 26, 2015 and recorded in said Registry of Deeds in Book 32701, Page 114.

FOR SOURCE OF TITLE, reference is hereby made to a Warranty Deed from Ocean Gateway Garage, LLC to the grantor herein dated of near or recent date, to be recorded together with this deed in the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, Portland Norwich Group LLC has executed, acknowledged and delivered this instrument this 19 day of November, 2015.

PORTLAND NORWICH GROUP LLC


Witness

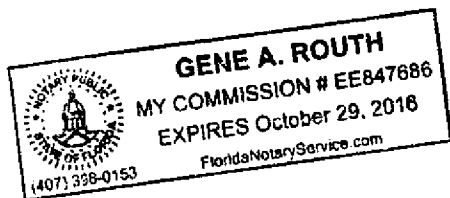
By: 
Name: David Leatherwood
Its: Duly authorized representative

State of Florida

~~COMMONWEALTH OF MASSACHUSETTS~~

~~Suffolk, ss. Lee County~~

On this 19th day of November, 2015, before me, the undersigned notary public, personally appeared David Leatherwood, proved to me through satisfactory evidence of identification to be the person whose name is signed on the foregoing instrument, and acknowledged to me that he signed it voluntarily for its stated purpose and as the free act and deed of said Portland Norwich Group LLC.




Notary Public

Received
Recorded Register of Deeds
Nov 20, 2015 02:41:38P
Cumberland County
Nancy A. Lane