

WARRANTY DEED

OCEAN GATEWAY GARAGE LLC, a Maine limited liability company with its principal place of business in Boston, County of Suffolk and Commonwealth of Massachusetts, for consideration paid, grants to PORTLAND NORWICH GROUP LLC, a Delaware limited liability company with its principal place of business in Sanibel, County of Lee and State of Florida, having a mailing address of 2330 Palm Ridge Road, # 305, Sanibel, FL 33957, WITH WARRANTY COVENANTS, the land, buildings, improvements and appurtenances thereof situated in Portland, County of Cumberland and State of Maine bounded and described as follows:

Parcel I – Development Parcel

A certain parcel or land situated on the northeasterly side of India Street, the southerly side of Fore Street, the southwesterly side of Hancock Street Extension and the northwesterly side of Commercial Street Extension in the City of Portland, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the northeasterly sideline of India Street at land now or formerly of The Portland Water District, reference Book 3870, Page 101;

Thence N 43°-41'-10" E along said land a distance of 119.66 feet;

Thence N 46°-18'-50" W along said land a distance of 94.47 feet to the southeasterly sideline of Fore Street;

Thence N 57°-57'-41" E along said sideline a distance of 11.78 feet;

Thence N 41°-40'-33" E along said sideline a distance of 66.60 feet;

Thence northeasterly along a curve concave to the left having a radius of 434.53 feet an arc distance of 76.00 feet, said curve having a chord which bears N 35°-16'-03" E a distance of 75.90 feet;

Thence N 28°-51'-33" E along said sideline a distance of 45.63 feet to Hancock Street Extension;

Thence easterly along said Hancock Street Extension and along a curve concave to the right having a radius of 15.00 feet an arc distance of 25.49 feet, said curve having a chord which bears N 77°-32'-05" E a distance of 22.53 feet;

Thence S 53°-47'-21" E along said Hancock Street Extension a distance of 225.68 feet;

Thence southerly along said Hancock Street Extension and along a curve concave to the right having a radius of 12.00 feet an arc distance of 19.77 feet, said curve having a chord which bears S 6°-35'-54" E a distance of 17.61 feet;

Thence southwesterly along Commercial Street Extension and along a curve concave to the right having a radius of 971.00 feet an arc distance of 98.70 feet, said curve having a chord which bears S 43°-30'-16" W a distance of 98.65 feet;

Thence S 46°-24'-59" W along said Commercial Street Extension a distance of 130.24 feet;

Thence S 46°-41'-14" E along said Commercial Street Extension a distance of 2.07 feet to land shown on Amended Subdivision Plan Regarding The Longfellow, A Condominium and Adjacent Land of LRAR LLC dated January 30, 2015, recorded in said Registry in Plan Book 215, Page 369 (herein, the "Longfellow Property") (reference also being made to the First Amendment to Declaration of The Longfellow, A Condominium, recorded in said Registry in Book 32583, Page 232, and a Release Deed from GSB Corporation to LRAR LLC recorded in said Registry in Book 32583, Page 244);

Thence N 43°-10'-34" W along said Longfellow Property a distance of 63.64 feet;

Thence S 46°-38'-39" W along said Longfellow Property a distance of 126.40 feet to said India Street;

Thence N 46°-24'-57" W along said sideline a distance of 57.09 feet to the point of beginning.

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

1. Easements and related rights described in the deed from Canadian National Railroad Company to the City of Portland, Maine dated August 30, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10924, Page 84; as affected by the deed from LRAR LLC to the City of Portland dated December 27, 2006 and recorded in said Registry in Book 24709, Page 332, to the extent the foregoing may still affect the premises
2. Declaration of Covenants and Restrictions by and between Canadian National Railway Company and One India Street Associates acknowledged June 6, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12565, Page 32, as affected by Declaration of One India Street Associates dated September 10, 1998 and recorded in said Registry in Book 14151, Page 258, as affected by a certain Declaration of Environmental Covenant granted by LRAR LLC to the Maine Department of Environmental Protection and joined in by GSB Corporation and Canadian National Railway Company dated August 21, 2015 and recorded in said Registry in Book 32544, Page 238.

3. Memorandum of Understanding by and between One India Street LLC and the City of Portland dated April 16, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22673, Page 155, as affected by the deed from LRAR LLC to the City of Portland dated December 27, 2006 and recorded in said Registry in Book 24709, Page 332.
4. Such state of facts disclosed on ALTA/ACSM Land Title Survey on Fore Street and India Street, Portland, Maine Made for Portland Norwich Group, LLC by Owen Haskell, Inc. dated February 17, 2015, last revised October 28, 2015.
5. Rights and easements excepted and reserved in the deed from LRAR LLC to the City of Portland dated December 27, 2006 and recorded in said Registry in Book 24709, Page 332.
6. Easement Agreement granted by the City of Portland to LRAR LLC dated January 31, 2007 and recorded in said Registry of Deeds in Book 24811, Page 268.
7. License Agreement granted by the City of Portland to LRAR LLC dated January 31, 2007 and recorded in the Cumberland County Registry of Deeds in Book 24811, Page 278.
8. Easement Deed from the Portland Water District to LRAR LLC dated May 2, 2007 and recorded in said Registry in Book 25072, Page 79.
9. Easement Deed from the Portland Water District to LRAR LLC dated May 2, 2007 and recorded in said Registry in Book 25072, Page 83.
10. Commissioner's Certification of Completion of Remedial Actions under a Voluntary Response Action Plan dated July 16, 2015 and recorded in said Registry in Book 32544, Page 229
11. Declaration of Environmental Covenant granted by LRAR LLC to the Maine Department of Environmental Protection and joined in by GSB Corporation and Canadian National Railway Company dated August 21, 2015 and recorded in said Registry in Book 32544, Page 238.

FOR SOURCE OF TITLE, reference is hereby made to a Deed from LRAR LLC to the Grantor herein dated November 18, 2015, and recorded in said Registry in Book 32746, Page 285.

Parcel II – Ocean Gateway Garage

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;

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 the Quitclaim Deed of Shipyard Brewing Company, LLC to Ocean Gateway Garage LLC dated September 29, 2006 recorded in the Cumberland County Registry of Deeds in Book 24419, Page 111.

IN WITNESS WHEREOF, Ocean Gateway Garage LLC has executed, acknowledged and delivered this instrument this 18<sup>th</sup> day of November, 2015.

OCEAN GATEWAY GARAGE LLC

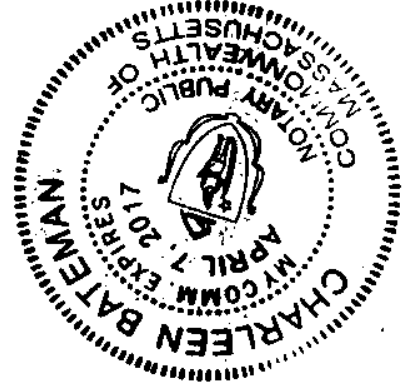
- By: Riverwalk Venture LLC, Its Manager
- By: Intercontinental Fund IV Ocean Gateway LLC, Its Manager
- By: Intercontinental Real Estate Investment Fund IV LLC, Its Manager
- By: Intercontinental Real Estate Corporation, Its Manager
- By:  Peter Palandjian  
Its President and Treasurer

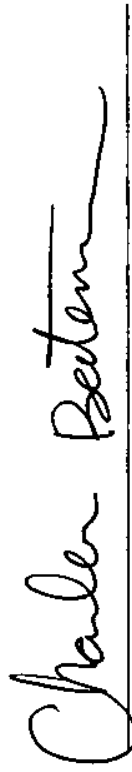
  
Witness

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 18<sup>th</sup> day of November, 2015, before me, the undersigned notary public, personally appeared Peter Palandjian, President and Treasurer of Intercontinental Real Estate Corporation, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, 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 Intercontinental Real Estate Corporation and in its stated capacities for each of Intercontinental Real Estate Investment Fund IV LLC, Intercontinental Fund IV Ocean Gateway LLC, Riverwalk Venture LLC and Ocean Gateway Garage LLC.



  
Notary Public

Received  
Recorded Register of Deeds  
Nov 20 2015 02:35:33P  
Cumberland County  
Nancy A. Lane