

MAINE REAL ESTATE TAX PAID

**QUITCLAIM DEED WITH COVENANT**

**PORTLAND HOUSING AUTHORITY**, a Maine public body corporate and politic having a mailing address of 14 Baxter Boulevard, Portland, ME 04101 (the "Grantor"), for consideration paid, grants to **BAYSIDE ANCHOR APARTMENTS, LP**, whose mailing address is 14 Baxter Boulevard, Portland, Maine 04101, with Quitclaim Covenant, the following described real property:

A certain lot or parcel of land, with any buildings and improvements situated thereon, at East Oxford and Boyd Streets, in the City of Portland, Cumberland County, Maine, and being more particularly bound and described in Schedule A attached hereto and made a part hereof.

The premises conveyed hereby are conveyed subject to a Declaration of Restrictive Use Covenants benefitting the Grantor and the United States Department of Housing and Urban Development, of even or near date herewith, recorded herewith.

This conveyance is also conveyed subject to certain restrictions, covenants and agreements contained in the Indenture by which the foregoing described premises were conveyed to the Portland Housing Authority dated June 2, 1970 and recorded in the Cumberland County Registry of Deeds in Book 3129, Page 374.

The Portland Renewal Authority, by Release Deed dated December 9, 2015, and recorded in said Registry of Deeds in Book 32826, Page ~~36~~ 40, released each of the restrictions contained in said Indenture except for the covenant contained in Paragraph 3 of the Indenture, which continues as a covenant running with the land, and which provides that:

Portland Housing Authority, its successors and assigns, will not and shall not effect any covenant, agreement, lease, or other instrument whereby the property is restricted on the basis of race, creed, color, or national origin in the sale, lease or occupancy thereof, and will and shall comply with all Federal, State and local Laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color or national origin in the sale, lease or occupancy of the property, and further, covenants and agrees not to discriminate on the basis of race, color, creed or national origin in the sale, lease or rental, or in the use or

occupancy of the demised property or any improvement erected or to be erected therein, or any part thereof.

In Witness Whereof, Portland Housing Authority has caused this instrument to be executed this 28<sup>th</sup> day of December, 2015.

WITNESS

*Cam Vogel*

PORTLAND HOUSING  
AUTHORITY

By: *Mark Adelson*  
Mark Adelson  
Its Executive Director

State of Maine  
County of Cumberland

December 28, 2015

Personally appeared before me the above named Mark B. Adelson, Executive Director of the Portland Housing Authority, who acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Portland Housing Authority.

*Cam Vogel*  
Notary Public/Attorney at Law  
Print Name *Cam D. Vogel*  
My Commission Expires \_\_\_\_\_

SCHEDULE A  
(Bayside Anchor Apartments, LP)

A certain lot or parcel of land on the northerly side of Oxford Street and the easterly side of Boyd Street in the City of Portland, County of Cumberland and State of Maine bounded and described as follows;

Beginning at a point at the intersection of the northerly sideline of Oxford Street with the easterly sideline of Boyd Street;

Thence, N 42°25'47" W along the easterly sideline of said Boyd Street 135.49 feet to land now or formerly of Moonstone Properties LLC as described in deed Book 30131, Page 245;

Thence, N 48°52'13" E along land of said Moonstone Properties LLC and remaining land of Portland Housing Authority 134.71 feet;

Thence, S 64°16'33" E along remaining land of said Portland Housing Authority 43.17 feet;

Thence, S 43°35'34" E along remaining land of said Portland Housing Authority and land now or formerly of Bruce F. and Judith R. Hall as described in deed Book 15488, Page 45 a distance of 95.17 feet to the northerly sideline of said Oxford Street;

Thence, S 48°37'04" W along the northerly sideline of said Oxford Street 152.70 feet to the easterly sideline of said Boyd Street and the point of beginning containing 20,147 square feet.

Reference is made to a certain Recording Plat on Oxford Street & Boyd Street, Portland, Maine made for Bayside Anchor Apartments, LP by Owen Haskell, Inc., dated September 11, 2015, to be recorded (the "Plan").

**Grading Easement:**

Together with a grading easement over adjoining property of the Grantor, the Portland Housing Authority, as shown on the Plan, bounded and described as follows:

Beginning at a 5/8" iron rod to be set along the northeasterly boundary of the property described above, such point bearing coordinates of N 302607.53, E 2929243.34;

Thence, N 64°16'33" W along the northeasterly boundary of the property described above, a distance of 29.84' to a point;

Thence, N 46° 58' 01" E along the lands of Portland Housing Authority a distance of 27.03' to a point;

Thence, S 43° 31' 23" E along the lands of Portland Housing Authority a distance of 27.50' to a point;

Thence, S 18° 52' 32" E along the lands of Portland Housing Authority a distance of 28.07' to a point on the northwesterly sideline of lands now or formerly of Bruce F. and Judith R. Hall (see Book 15488, Page 45);

Thence, S 48° 28' 59" W along the lands now or formerly of said Halls, a distance of 4.72' to a point on the northeasterly sideline of the land described above;

Thence, N 43° 35' 34" W, along the northeasterly sideline of the land described above to the point of beginning.

The Grantee shall have the right to change the grade of the land within the above grading easement area during the construction of the improvements upon the land of the Grantee described above, and to enter the land of Portland Housing Authority with equipment in order to change such grade, and to maintain such grade, provided that the Grantee shall not expose the foundation of the buildings on the lands now or formerly of Portland Housing Authority beyond the level currently so exposed and shall restore the land following such grading by loaming and seeding grading area.

Received  
Recorded Register of Deeds  
Dec 28 2015 02:57:44P  
Cumberland County  
Nancy A. Lane