



Central Maine Power

July 06, 2006

Franklin & Somerset Portland ME, LLC
550 Bowie Street
6th Floor
Austin, TX 78703-4644

RE: Easement Deed - WO/WR# 300116175

Dear Mr. Sud:

Enclosed is CMP's standard easement deed, which has been prepared to cover the location of electrical facilities on or across your property. If not completed, please provide the necessary information to complete the easement deed and sign and return it to us in the enclosed self-addressed envelope. In the space provided, please give the name(s) of the person(s) who conveyed the property to you. DO NOT enter your name in this space. Please provide the date, book and page number where your deed is recorded.

It is necessary that your signature be acknowledged before a Notary Public, who will complete the acknowledgment section of the document, making certain that it is dated and noting the county in which the signature was taken. The Notary's signature and Commission Expiration Date must be printed below the signature. All signatures and the Notary's acknowledgment must be in BLACK INK. Note: If only one signature is acknowledged on the easement, additional signatures must be witnessed. If you need assistance locating a notary, this office may be able to provide one to you at no cost.

Construction projects are scheduled as soon as possible; however, construction will not be started until the signed easement and all other pertinent paperwork are returned to this office.

If you have any further questions, please contact me at 1-800-565-0121 Ext. 8-210-5102.

Sincerely,

Kelly Humphrey
Service Coordinator

Enclosure

kah/rhm

An equal opportunity employer

162 Canco Rd. | Portland, ME 04103

www.cmpco.com

Easement

Form 1199, Rev. 03/05

Franklin & Somerset Portland ME, LLC, a maine limited liability company with a mailing address of 550 Bowie Street, Austin, TX, 78703-4644 (Grantor(s)), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation with an office at 83 Edison Drive, Augusta, Maine 04336, and VERIZON NEW ENGLAND, INC. A New York corporation with a mailing address of 125 High Street, Boston, Massachusetts, 02110, and their respective successors and assigns (collectively Grantees), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of wires and cables, anchors, guywires or pushbraces, together with all necessary fixtures and appurtenances over, across and under the surface of the land of the Grantor(s) in the City/Town of Portland, Cumberland County, Maine. The said equipment and facilities are located as follows:

Beginning at CMP Pole # 72.1 and extending to include poles 72.2 & 72.3 Peral Street, Portland, being the same properties acquired from Local Yokel, LLC & Somerset Properties dated 1/3/2006, Book # 23571, Page 336, and Properties Porman One 2004, LP dated 4/8/2005, book # 22507, page # 54.

This easement affects land or rights conveyed to the Grantor(s) in a deed from Local Yokel, LLC, Somerset Properties & Porman One 2004, LP, dated January 03, 2006, and recorded in the Cumberland County Registry of Deeds in Book 123571 Page 336. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's land. The rights granted herein include the right to cut down and trim trees and other vegetation and to use formulations registered with the Environmental Protection Agency or its successor to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgement of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to restrict the construction of buildings, structures and improvements within 15 feet of its equipment and facilities; and the right to keep the surface of ground above its underground cables and other electrical equipment free from structures, improvements and growth which, in the judgment of the Grantees, may interfere with the proper operation or maintenance of said underground cables; and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand(s) and seal(s) of Grantor(s) duly authorized representatives on August 3, 2006

Signed, Sealed and Delivered in the presence of:

Franklin & Somerset Portland ME, LLC

[Signature]
Jim Sud, Executive Vice President

State of Texas
County of Travis

The above-named Jim Sud, personally appeared before me this 3rd day of August, 2006 and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Franklin & Somerset Portland ME, LLC.

[Signature]
Notary Public/Attorney
Printed Name: Zoë Mulligan
My Commission Expires: May 10, 2009
WR# 300116175 WO: 1000081659

