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BK 15298 PG 144

**QUITCLAIM DEED**  
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that **October Corporation**, a corporation organized and existing under the laws of the State of Maine and having a place of business in Portland, County of Cumberland, and State of Maine, for consideration paid, **RELEASES** to **Bayside II, LLC**, a Maine limited liability company organized and existing under the laws of the State of Maine, the mailing address of which is P.O. Box 266, Cape Elizabeth, Maine, 04107, certain real estate located in Portland, County of Cumberland, and State of Maine, and more particularly described in Exhibit A, attached hereto and made a part hereof (the "Premises").

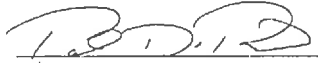
The above-described Premises are a portion of the property conveyed to Grantor by deed of October Holdings, LLC, dated January 3, 2000, and recorded in the Cumberland County Registry of Deeds in Book 15259, Page 296.

IN WITNESS WHEREOF, the said October Corporation has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Owen W. Wells, its President, thereunto duly authorized, this 26<sup>th</sup> day of January, 2000.

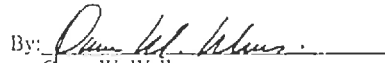
MAINE REAL ESTATE TAX PAID

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

OCTOBER CORPORATION



Witness  
Printed Name: PAUL D. PETRONOLI


By: 

Owen W. Wells  
Its President

STATE OF MAINE  
County of Cumberland, SS.

January 26, 2000

Then personally appeared the above-named Owen W. Wells, President of October Corporation, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said October Corporation.

Before me, 

Notary Public/Maine Attorney-at-Law  
Printed Name: PAUL D. PETRONOLI  
Commission Expires:

## Exhibit A

Deed Description for Bayside II, LLC  
Parcels 1, 2 and 3PARCEL 1:

A certain lot or parcel of land, with the improvements thereon, situated in the block bounded by Elm, Kennebec, Chestnut and Lancaster Streets, in the City of Portland, County of Cumberland and State of Maine and shown as Parcel 1 on ALTA/ACSM Land Title Survey on Kennebec Street, Lancaster Street East, Elm Street, Cedar Street and Oxford Street, Portland, Maine made for Bayside II, LLC by Owen Haskell, Inc., dated January 24, 2000 and recorded in the Cumberland County Registry of Deeds in Plan Book 200, Page 41 (the "Plan"), being bounded and described as follows:

Beginning at the intersection marking the northwesterly side of Lancaster Street and the northeasterly side of Elm Street;

Thence by the northeasterly side of Elm Street N 43° 46' 33" W, a distance of 158.86', to an angle in said Street;

Thence N 40° 53' 33" W a distance of 31.49' to the southeasterly side of Kennebec Street, marking a non-tangent point on a curve, in said Street;

Thence northeasterly by the southeasterly side of said Kennebec Street and by a curve to the left whose radius is 695.00', an arc distance of 210.01', to a point of tangency;

Thence continuing by said Kennebec Street N 48° 56' 54" E, a distance of 251.30', to the southwesterly side of said Chestnut Street;

Thence by the southwesterly side of said Chestnut Street S 44° 38' 26" E, a distance of 164.71' to the northwesterly side of said Lancaster Street;

Thence by the northwesterly side of said Lancaster Street S 49° 39' 27" W, a distance of 461.02', to the point of beginning.

Said parcel contains 76,368 square feet. Meaning and intending to describe the same parcels as described in the deed to the October Corporation as parcels 4, 20, 21, 22 and

24, in the deed recorded in the Cumberland County Registry of Deeds in Book 13803 Page 4.

Parcel 1 is subject to a railroad right of way over a two and one-half foot strip adjoining Kennebec Street as set forth in a deed from Portland Terminal Company to Arrow Rentals (n/k/a Arrow Realty) dated June 10, 1974 and recorded in said Registry of Deeds in Book 3744, Page 343.

PARCEL 2:

A certain lot or parcel of land, with the improvements thereon situated on the northwesterly sideline of Oxford Street, the northeasterly sideline of Elm Street, the southwesterly sideline of Cedar Street and the southeasterly sideline of Lancaster Street East in the City of Portland, County of Cumberland and State of Maine and shown as Parcel 2 on the Plan, bounded and described as follows:

Beginning at the point of intersection of the northwesterly sideline of Oxford Street and the northeasterly sideline of Elm Street;

Thence N 43° 45' 13" W along said sideline of Elm Street 327.06 feet to the southeasterly sideline of Lancaster Street East;

Thence N 49° 39' 27" E along said sideline of Lancaster Street East 210.57 feet to the southwesterly sideline of Cedar Street;

Thence S 43° 29' 51" E along said sideline of Cedar Street 40.00 feet to the northeasterly corner of land now or formerly of Archie and Margaret Tevanian;

Thence by the following courses and distances along said Tevanian land:

S 49° 39' 26" W 117.00 feet to a point;

S 42° 13' 00" E 39.96 feet to a point;

N 49° 39' 26" E 117.89 feet to a point on said sideline of Cedar Street;

Thence S 43° 29' 51" E along said sideline of Cedar Street 39.34 feet to the northeasterly corner of land now or formerly of Leon and Mary Tevanian;

Thence by the following courses and distances along said Tevanian land:

S 48° 42' 12" W 118.73 feet to a point;

S 42° 13' 00" E 40.00 feet to a point;

N 48° 41' 30" E 119.62 feet to a point on said sideline of Cedar Street;

Thence S 43° 29' 51" E along said sideline of Cedar Street 80.62 feet to the northeasterly corner of land now or formerly of Francis F. Buck;

Thence S 48° 41' 30" W along said Buck land 63.30 feet to a point;

Thence S 42° 36' 35" E along said Buck land 83.34 feet to a point on the northwesterly sideline of said Oxford Street;

Thence S 48° 38' 53" W along said sideline of Oxford Street 144.34 feet to the point of beginning.

Said parcel contains 53,341 square feet. Meaning and intending to describe Parcels 5, 7, 8, 9, 10, 11, 18, 19, 23 and 26 as described in the deed from Arrow Realty to October Corporation, dated April 29, 1998 and recorded in said Registry of Deeds in Book 13803, Page 4.

Parcel 2 is subject to the rights and easements granted to New England Telephone and Telegraph and Central Maine Power Company in instrument dated May 7, 1981, and recorded in said Registry of Deeds in Book 4811, Page 70.

PARCEL 3:

A certain parcel of land, with the improvements thereon, situated on the southeasterly side of Lancaster Street, in the City of Portland, County of Cumberland, State of Maine and shown as Parcel 3 on the Plan, bounded and described as follows:

Beginning at the intersection of the southeasterly sideline of Lancaster Street and the southwesterly sideline of Chestnut Street;

Thence S 44° 38' 26" E along the sideline of Chestnut Street 88.08 feet;

Thence S 49° 39' 27" W 107.40;

Thence N 45° 57' 49" W 3.67 feet;

Thence S 31° 29' 21" W 4.67 feet;

Thence N 43° 29' 51" W 23.77 feet;

Thence S 49° 39' 27" W 35.69 feet;

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Thence N 43° 29' 51" W 28.00 feet;

Thence S 49° 39' 27" W 72.00 feet to the northeasterly sideline of Cedar Street;

Thence N 43° 29' 51" W along said sideline 34.00 feet to the southeasterly sideline of Lancaster Street;

Thence N 49° 39' 27" E along said sideline 219.00 feet to the point of beginning.

Said parcel contains 14,407 square feet, more or less. Meaning and intending to describe the same parcels described as parcels 13, 14, 15, 16, 33, 34, and 37 in the deed to October Corporation recorded in said Registry of Deeds in Book 13803, Page 4.

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RECEIVED  
RECORDED REGISTRY OF DEEDS  
2000 JAN 31 AM 10: 54  
CUMBERLAND COUNTY  
*John B O'Brien*