

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

**METRO MEDIA PROPERTIES LLC**, a Maine limited liability company with a mailing address of 201 Old Country Road, Suite 105, Melville, NY 11747 ("Grantor"), for consideration paid, grants to **385 CONGRESS LLC**, a Maine limited liability company with mailing address of 2730 Transit Road, West Seneca, NY 14224 ("Grantee"), with QUITCLAIM COVENANT, a certain lot or parcel of land with the buildings and improvements thereon located in the City of Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land in Portland, County of Cumberland and State of Maine bounded and described generally as follows:

South: Congress Street;  
East: Pearl Street;  
North: Cumberland Avenue; and  
West: Myrtle Street

This parcel of land is more particularly described as follows:

Beginning at the intersection of the Northerly sideline of Congress Street with the Easterly sideline of Myrtle Street;

Thence: N72° 54' E along the Northerly sideline of Congress Street approximately Two Hundred Forty Feet (240') to the intersection of the Northerly sideline of Congress Street with a Westerly sideline of Pearl Street;

Thence: N27° 21' W along the Westerly sideline of Pearl Street approximately Four Hundred Fifty Five Feet (455') to the intersection of the Westerly sideline of Pearl Street with a Southerly sideline of Cumberland Avenue;

Thence: Westerly along the Southerly sideline of Cumberland Avenue approximately One Hundred Seventy Feet (170') to a point;

Thence: Northerly to point A (point A being located at the intersection of the line of this call with the line of the next call extended N 67° 11' E);

Thence S67° 11' W approximately Sixty Feet (60') to the intersection of the Southerly sideline of Cumberland Avenue with the Easterly sideline of Myrtle Street;

Thence S26° 22' E along the Easterly sideline of Myrtle Street approximately Four Hundred Ten Feet (410') to the intersection of the Easterly sideline of Myrtle Street with the Northerly sideline of Congress Street and the point of beginning.

Also conveying the following parcel of land:

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, bounded and described generally as follows:

Beginning at a drill hole reset marking the intersection of the northwesterly sideline of Congress Street and the northeasterly sideline of Myrtle Street;

Thence N 55°-45'-03" E, 240.31 feet by and along the northwesterly sideline of said Congress Street to a drill hole set marking the northwesterly sideline of said Congress Street and the southwesterly sideline of Pearl Street;

Thence N 44°-35'-56" W, 433.81 feet by and along the southwesterly sideline of said Pearl Street to a point at the intersection of the southwesterly sideline of Pearl Street with the southeasterly sideline of Cumberland Avenue. Said point being witnessed by a granite right-of-way monument.

Thence S 50°-25'-20" W, 230.34 feet by and along the southeasterly sideline of said Cumberland Avenue to a point at the intersection of said southeasterly sideline of Cumberland Avenue with said northwesterly sideline of Myrtle Street. Said point being witnessed by a granite right-of-way monument.

Thence S 43°-37'-52" E, 410.86 feet by and along the northeasterly sideline of said Myrtle Street to the Point of Beginning, containing 2.26 acres more or less.


Also releasing to Grantee, Grantor's right, title and interest in a certain underground tunnel that runs from the subject premises to 390 Congress Street, by virtue of a license granted pursuant to approval of the City of Portland Inspector of Buildings dated May 14, 1965.

Being the same premises described in a Quitclaim Deed with Covenant from MTM Portland Properties, LLC to Metro Media Properties, LLC dated July 10, 2009 and recorded in the Cumberland County Registry of Deeds at Book 27079, Page 160.

IN WITNESS WHEREOF, Metro Media Properties LLC has caused this instrument to be signed and sealed in its company name by George Cacoulidis, its CEO, thereunto duly authorized, this 20<sup>th</sup> day of October, 2017.

WITNESS:

METRO MEDIA PROPERTIES LLC,  
a Maine limited liability company

  
Tom Hanson

By: 

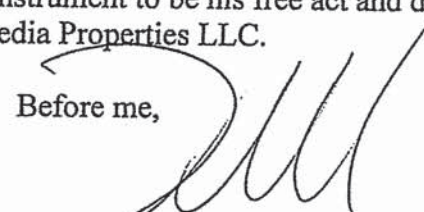
George Cacoulidis  
Title: CEO

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

October 20, 2017

Then personally appeared the above named George Cacoulidis, CEO of Metro Media Properties LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Metro Media Properties LLC.

Before me,

  
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Attorney at Law/Notary Public

Printed Name: Nicholas J. Merrill