

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED WITH COVENANT

SIXTY-TWO INDIA LLC, a Maine limited liability company with a place of business in Portland, Maine, for consideration paid, does hereby grant and convey to **INDIA NEWBURY RESIDENCES LLC**, a Maine limited liability company with a mailing address of 35 Fay Street, Suite 107B, Boston, MA 02118, with Quitclaim Covenant, the real estate in the City of Portland, Maine described as follows:

A certain lot or parcel of land situated on the southwesterly side of India Street and south side of (West) Newbury Street in the City of Portland, County of Cumberland and State of Maine described as follows:

Beginning at the intersection of street lines formed by the southwesterly sideline of India Street and the southerly sideline of Newbury Street, said point of Beginning being the most northeasterly property corner of the herein described parcel of land;

Thence, by and along the southwesterly sideline of India Street, following a magnetic bearing of, South 28°-53'-50" East, a distance of 90.67 feet to the land now or formerly of Port City Glass Inc. as described in deed recorded in the Cumberland County Registry of Deeds in Book 4520, Page 108;

Thence, by and along the aforementioned land of Port City Glass Inc., South 75°-23'-10" West, a distance of 113.38 feet to an angle in the property line of the herein described parcel;

Thence, continuing by and along the aforementioned land of Port City Glass Inc., South 71°-35'-10" West, a distance of 29.68 feet to the land now or formerly of Florence A. Olebe as described in Deed Book 15962, Page 329;

Thence, by and along the land of Olebe, North 21°-53'-57" West, a distance of 77.21 feet to a one-inch iron pipe found driven flush with the surface of the ground at the southerly side line of Newbury Street;

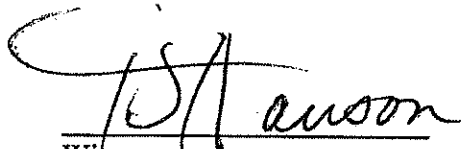
Thence, by and along the southerly sideline of Newbury Street, North 69°-35'-10" East, a distance of 131.08 feet to the Point of Beginning.

The above described parcel containing 11,251.6 square feet or 0.26 acres, more or less. The bearings referenced herein are based upon a hand held magnetic compass observation on the above described premises on April 12, 2006.


This description is based upon an unrecorded ALTA/ACSM Land Title Survey performed for Tyson Foods Inc. dated May 03, 2006 and prepared by Back Bay Boundary, Inc., 643 Forest Avenue Portland, Maine dated April 12, 2006, subject to the matters set forth therein.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Zemco Industries, Inc. to the Grantor herein by deed dated February 11, 2008 and recorded in the Cumberland County Registry of Deeds in Book 25816, Page 54. Subject to an unrecorded Parking Lot Agreement in favor of Auto Europe dated January 15, 2009.

IN WITNESS WHEREOF, the Grantor has hereunto caused this Deed to be signed and sealed on April 22, 2014.


Witness

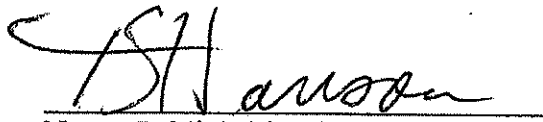
SIXTY-TWO INDIA LLC

By: 
C. Anthony McDonald, its sole Manager

STATE OF MAINE
Cumberland, ss

April 22, 2014

Personally appeared before me the above-named C. Anthony McDonald in his said capacity as manager of Sixty-Two India LLC, and acknowledged the foregoing instrument to be his free act and deed in ^{his} said capacity, and the free act and deed of said company.


Notary Public/Maine Attorney at Law
Name: Tom S. Hanson
Notary Commission Expires: N/A

Deed_62 India St, Ptd.doc

Received
Recorded Register of Deeds
Apr 23, 2014 08:54:07A
Cumberland County
Pamela E. Lovley

QUITCLAIM WITH COVENANT DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT **Port City Glass, Inc.**, a Maine corporation with a mailing address of 50 India Street, Portland, Maine 04101, for consideration paid, hereby grants, with quitclaim covenant, to **India Newbury Residences LLC**, a Maine limited liability company with a mailing address of 2730 Transit Road, West Seneca, New York 14224, the land, together with all improvements thereon and easements and rights appurtenant thereto, located at or near 50 India Street, Portland, Cumberland County, Maine, such land being more particularly described on Exhibit A attached hereto.


For source of title, see Warranty Deed from William F. Boyle to Grantor dated October 30, 1979, and recorded in the Cumberland County Registry of Deeds in Book 4520, Page 108.

IN WITNESS WHEREOF, Port City Glass, Inc. has caused this instrument to be executed by its duly-authorized President as of the 27th day of January, 2016.

WITNESS:

PORT CITY GLASS, INC.





By: Marie B. Harmon
Its duly-authorized President

STATE OF MAINE
COUNTY OF CUMBERLAND

January 27th, 2016

Personally appeared before me the above-named Marie B. Harmon, President of Port City Glass, Inc. as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said corporation.



Notary Public/Attorney-at-Law
Print name: Patrick D. Thornton
Bar No. 4211

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land situated on the southwesterly side of and adjacent to India Street, in the City of Portland, County of Cumberland, and State of Maine as shown on the ALTA/ACSM Land Title Survey of 50 India Street, for India Newbury Residences, Inc., by Sebago Technics, Inc. (project number 14164) last dated January 13, 2016, and being more particularly bounded and described as follows:

Beginning on the southwesterly sideline of India Street at the easterly corner of land of India Newbury Residences, LLC as described in deed book 31458, page 109, being N 46°-12'-04" W a distance of 106.07 feet from the intersection of the northwesterly sideline of Middle Street and the southwesterly sideline of India Street;

Thence S 57°-59'-38" W along the southeasterly sideline of land of India Newbury Residences, LLC as described in deed book 31458, page 109, a distance of 113.38 feet;

Thence S 54°-11'-38" W along the southeasterly sideline of land of India Newbury Residences, LLC as described in deed book 31458, page 109, a distance of 30.00 feet to the easterly corner of land now or formerly of Florence Olebe, as described in deed book 15962 page 329;

Thence S 54°-11'-38" W along land of Olebe, a distance of 20.30 feet to the terminus of a passageway to Hampshire Street as shown on a Survey by E.C. Jordan & Co., dated May of 1917 on file at the City of Portland in Vault file 980/8;

Thence S 52°-30'-39" E along the terminus of a passageway easement and along land now or formerly of Riverside Ventures, LLC, deed book 22450, page 134, as shown on the Survey Plan in the City of Portland vault file 980/8, a distance of 65.87 feet;

Thence N 53°-57'-21" E along land of Riverside Ventures, LLC and land now or formerly of Scarecrow Holdings, LLC, deed book 27320, page 28, as shown on the Survey Plan in the City of Portland vault file 980/8, a distance of 107.20 feet;

Thence N 53°-57'-21" E along remaining land of this grantor, a distance of 47.38 feet to the southwesterly sideline of India Street;

Thence N 46°-12'-04" W along the southwesterly sideline of India Street, a distance of 55.85 feet to the Point of Beginning.

Meaning and intending to describe the surveyed property shown on the ALTA/ACSM Land Title Survey of 50 India Street, for India Newbury Residences, Inc., by Sebago Technics, Inc. (project number 14164) last dated January 13, 2016, being an approximately 9,522 square foot portion of the property described in deed recorded in the Cumberland County Registry of Deeds in Book 4520, Page 108.

Together with any and all easements including the passageway to Hampshire Street.

The bearings shown hereon are Grid North, Maine State Plane Coordinate System, West Zone 1802, NAD83.

Also granting all of Grantor's right, title and interest in a certain lot or parcel of land situated southwesterly of but not adjacent to India Street, and northwesterly of but not adjacent to Middle Street in the City of Portland, County of Cumberland, and State of Maine being more particularly

bounded and described as follows:

Commencing at the intersection of the northwesterly sideline of Middle Street and the southwesterly sideline of India Street;

Thence N 46°12'-04" W along the southwesterly sideline of India Street, a distance of 50.22 feet to a point;

Thence S 53°-57'-21" W along a proposed division line, a distance of approximately 48 feet to the northwesterly projection of the northeasterly brick face of the brick building on the Scarecrow Holdings LLC parcel, which is the point of beginning;

Thence approximately S 46° E along the northwesterly projection of the northeasterly brick face of the brick building on the Scarecrow Holdings LLC parcel, a distance of approximately 4 feet to the northwesterly sideline of land of Scarecrow Holdings LLC, as described in deed recorded in the Cumberland County Registry of Deeds in Book 27320, Page 28;

Thence approximately S 51°W along the northwesterly sideline of land of Scarecrow Holdings LLC, as described in deed book 27320 page 28, a distance of approximately 67 feet to land now or formerly of Riverside Ventures, LLC, as described in deed recorded in said Registry in Book 22450, Page 134;

Thence approximately N 39° W along land of Riverside Ventures, LLC, a distance of approximately 6 feet to the southeasterly boundary of Port City Glass as shown on the ALTA/ACSM Land Title Survey of 50 India Street, for India Newbury Residences, Inc., by Sebago Technics, Inc. (project number 14164) last dated January 13, 2016;

Thence N 53°-57'-21" E along the southeasterly boundary of said Port City a distance of approximately 67 feet to the Point of Beginning.

Meaning and intending to describe a parcel of land between the northwesterly boundary of said Scarecrow Holdings, LLC, by deed recorded in said Registry in Book 27320, Page 28 and the southeasterly boundary line as shown on the ALTA/ACSM Land Title Survey of 50 India Street, for India Newbury Residences, Inc., by Sebago Technics, Inc. (project number 14164) last dated January 13, 2016, being approximately 330 square feet.

The bearings shown hereon are Grid North, Maine State Plane Coordinate System, West Zone 1802, NAD83.

Also granting all of Grantor's right, title and interest in a certain "Passage Way. 1460." to Hampshire Street as depicted and labeled on City of Portland Plan dated October 24, 1884, and recorded in the Cumberland County Registry of Deeds in Plan Book 5, Page 28.

Received
Recorded Register of Deeds
Jan 27, 2016 03:18:50P
Cumberland County
Nancy A. Lane