

KNOW ALL MEN BY THESE PRESENTS, That I, William Leavitt, Receiver of Bernstein & Jacobson, Inc., a corporation duly organized and existing under the laws of the State of Maine and having its principal place of business in Portland, in the County of Cumberland and State of Maine, having on the twenty-ninth day of November, 1971, obtained an order from the Honorable Charles A. Pomeroy, Justice, Supreme Judicial Court of Maine, in the matter of Priscilla A. Jacobson, in her capacity as Guardian of Israel Jacobson, vs. Bernstein & Jacobson, Inc., and being Superior Court Cumberland County Docket No. 70-1093, to sell and convey the real estate herein-after described of said Bernstein & Jacobson, Inc. to Cianbro Corporation, a Maine Corporation with a place of business in Pittsfield, County of Somerset, and State of Maine, by the virtue of the power and authority which is vested in me, as Receiver as aforesaid, and in consideration of One Dollar (\$1.00) and other valuable considerations to me paid by Cianbro Corporation, the receipt whereof I do hereby acknowledge, have given, granted, and sold, and by these presents do give, grant, sell and convey to said Cianbro Corporation, its successors and assigns forever, all the right, title and interest which the Receiver has power to convey or dispose of as Receiver of Bernstein & Jacobson, Inc., to the following described real estate:

A certain lot or parcel of land with all structures now erected thereon, situated in said Portland on the Southerly side of West Commercial Street and bounded and described as follows:

Beginning at a point in the Southerly side line of West Commercial Street at its intersection with the Westerly side line of land conveyed by J. B. Brown & Sons to the Portland Terminal Company by deed dated January 2, 1917, and recorded in the Cumberland County Registry of Deeds in Book 982, Page 236; thence Southerly along said Westerly side line of said Portland Terminal Company's land a distance of two hundred twenty-seven (227) feet, more or less, to the Portland Harbor Commissioners' line; thence Westerly along said Harbor Commissioners' line to a point distant perpendicularly sixty (60) feet from said Portland Terminal Company's

western line; thence Northerly parallel to said Portland Terminal Company's western line to the said southerly side line of West Commercial Street; thence Easterly along said Southerly side line of West Commercial Street to the point of beginning. Also all the right, title and interest which Nellie S. Cohen received from Wilfred E. Ricker in and to any and all flats lying Southerly of said Harbor Commissioners' line between the prolongation Southerly of the eastern and western line of the lot above described, and extending to low water mark.

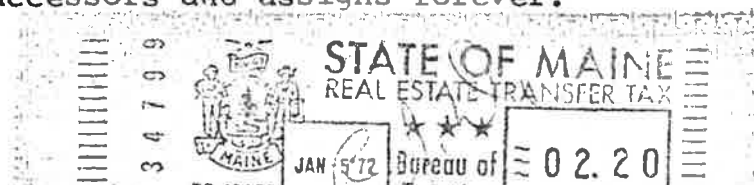
Being the same premises conveyed to Bernstein & Jacobson, Inc. by deed of Nellie S. Cohen dated November 23, 1943 and recorded in the Cumberland County Registry of Deeds in Book 1730, Page 422.

ALSO another certain lot or parcel of land situated on the northerly side of West Commercial Street and the southwesterly side of the location of the Portland and Ogdensburg Railroad, now the Portland Terminal Company, in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at an Iron Pipe in the said northerly line of West Commercial Street, and Marking the southeasterly corner of land sold by Catherine I. Ronan to Ruth C. Stanley by warranty deed dated September 30, 1946 and recorded October 2, 1946 in Cumberland County Registry of Deeds in Book 1841, Page 200, said pipe also being sixty-seven (67) feet easterly from the southeast corner of land formerly owned by Mary E. Conway; thence northwesterly parallel to the easterly line of said Conway's land and land formerly owned by Ellen Ronan, and by the easterly line of said Stanley's land eighty six and eight hundredths (86.08) feet to an iron pipe; thence easterly, at right angles to the last described course, forty and sixty two hundredths (40.62) feet to the face of the stone wall on the southwesterly line of the Portland and Ogdensburg Railroad; thence southeasterly by said stone wall and said southwesterly line of the Portland and Ogdensburg Railroad to the end of said wall and continuing southeasterly by said southwesterly line of said Portland and Ogdensburg Railroad to the northerly line of West Commercial Street one hundred thirty nine and twenty hundredths (139.20) feet more or less; thence westerly by said northerly line of West Commercial Street one hundred sixteen and nine tenths (116.9) feet to the point of beginning.

Being the same premises conveyed to Bernstein & Jacobson, Inc. by Catherine I. Ronan by deed dated April 4, 1947 and recorded in the Cumberland County Registry of Deeds in Book 1862, Page 274.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereof, to said Cianbro Corporation to it and its successors and assigns forever.



BK 3207
PG 802

Know All Men by These Presents,

That Portland Terminal Company,

a Corporation organized and existing under the laws of the State

of Maine and located at Portland

in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations

paid by Cianbro Corporation, a corporation duly organized by law and having an office at Hunnewell Avenue, P. O. Box D, Pittsfield, in the County of Somerset and State of Maine, the receipt whereof it does hereby acknowledge, does hereby ~~release, bargain, sell and convey~~ and ~~Harbor Out-Claim~~ unto the said

Cianbro Corporation, its successors

~~releases~~ and assigns forever,

a certain lot or parcel of land situated southerly of West Commercial Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the southerly line of West Commercial Street six hundred and ninety-eight (698) feet easterly, by the southerly line of West Commercial Street, from the southeasterly line of Vaughan Bridge location (location of sixty (60) feet in width);

Thence easterly, along said southerly line of West Commercial Street, one hundred eleven and nineteen hundredths (111.19) feet to an iron pipe;

Thence southerly, along a line at right angles to said West Commercial Street, fifty-three (53) feet to an iron pipe;

Thence easterly, along a line forming an interior angle of two hundred sixty-three degrees and twelve minutes ($263^{\circ}-12'$), three hundred forty-seven and eighty-four hundredths (347.84) feet to an iron pipe;

Thence southerly, along a line forming an interior angle of ninety-six degrees and forty-eight minutes ($96^{\circ}-48'$), one hundred eighty-three (183) feet, more or less, to the Harbor Commissioner's Line as established December 13, 1929;

Thence westerly, along said Harbor Commissioner's Line, four hundred fifty-nine (459) feet, more or less, to its point of intersection with a line normal to the southerly line of West Commercial Street at the point of beginning;

Thence northerly, along said normal line, two hundred twenty-seven (227) feet, more or less, to the point of beginning.

Said parcel contains 109,573 square feet, more or less.

For source of title, reference may be had to deed of J. B. Brown et als to Portland and Ogdensburg Railroad Company, dated December 15,

1871, and recorded in Cumberland County Registry of Deeds in Book 394, Page 113; and to deed of J. B. Brown & Sons to Portland Terminal Company, dated January 2, 1917, and recorded in Cumberland County Registry of Deeds in Book 982, Page 236.



To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to it the said Cianbro

Corporation, its successors ~~Heirs~~ and Assigns forever.

In Witness Whereof, the said Portland Terminal Company

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by E. S. Miller

, its President

thereunto duly authorized, this 26th day of June

in the year one thousand nine hundred and seventy-three.

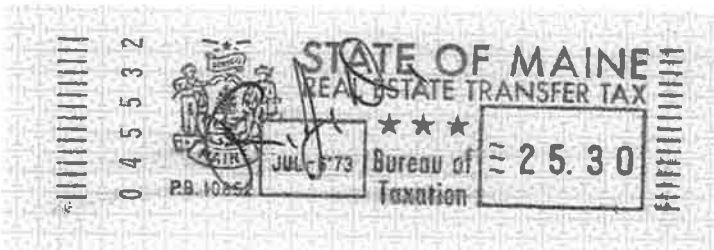
Signed, Sealed and Delivered
in presence of

PORTLAND TERMINAL COMPANY

John W. Sully

By: *E. S. Miller*

EX President



118

State of Maine, Cumberland County ss.

June 26, 1973.

Personally appeared the above named E. S. Miller, President

of said Grantor Corporation

as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Arlyn T. Whitney

Justice of the Peace

Notary Public

MY COMMISSION EXPIRES
Register 8 1979

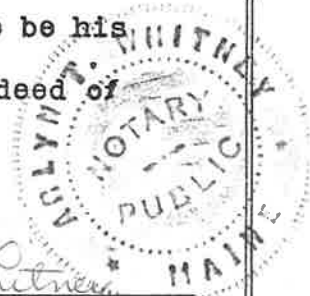
JUL 6 1973

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

received at 1 H 45 P.M., and recorded in

211/121 PAGE 111

to Betty Neva Co



M
P.O. BOX D
Pittsfield, Me.

6

Quit-Claim Deed

CORPORATION — WITHOUT COVENANT

FROM

PORTLAND TERMINAL COMPANY

TO

M CIANBRO CORPORATION

Dated JUNE 26 19 73

State of Maine.

Registry of Deeds

Received JUL 6 1973 19

at H., M., M., and

recorded in Book Page

ATTEST:

REGISTER

FROM THE OFFICE OF

DISCOUNT MARTIN, INC., PORTLAND, ME. — OFFICE FURNITURE AND SUPPLIES. TYPEWRITERS, ADDING MACHINES. FILING CABINETS, SAFES, ETC.

MARTIN'S FORM NO. 47

1-115

QUITCLAIM DEED WITH COVENANT

ELEVEN COUSINS LIMITED PARTNERSHIP, a Massachusetts limited partnership, with a place of business at 160 Middlesex Turnpike, Bedford, Middlesex County, Massachusetts 01730, for consideration paid, grants to CIANBRO CORPORATION, a Maine corporation, with a place of business at One Hunnewell Square, Pittsfield, Maine 04967, with quitclaim covenant, the land in the City of Portland, County of Cumberland, State of Maine, as follows, to wit:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land, together with the building or buildings thereon, situated on the southerly side of West Commercial Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pipe on the southerly side of said West Commercial Street, said iron pipe being distant two hundred sixty (260) feet as measured along said southerly side of West Commercial Street on a bearing of South 73° 06' 40" West from an iron pipe at the northwesterly corner of land conveyed to Cianbro Corporation by William Leavitt by deed dated December 22, 1971 and recorded in the Cumberland County Registry of Deeds in Book 3207, Page 802; thence North 73° 06' 40" East along said southerly side of West Commercial Street two hundred sixty (260) feet to said iron pipe at the northwesterly corner of said Cianbro Corporation land; thence South 16° 53' 20" East along said Cianbro Corporation land two hundred thirty seven (237) feet, more or less, to an iron pipe; thence South 66° 20' West twenty five (25) feet, more or less, to the top of the bank of the Fore River; thence in a general westerly direction along said top of the bank of the Fore River two hundred fifty five (255) feet, more or less, to a point, said point being, distant two hundred thirteen (213) feet, more or less, as measured on a bearing of South 16° 53' 20" West two hundred thirteen (213) feet, more or less, to said iron pipe at the point of beginning.

Excepting and reserving all land between the southerly side of the above-described premises (being the top of the bank) and the low water mark of the Fore River, which land was reserved in a deed from J.B. Brown & Sons to Atbro Corp., dated January 2, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4550, Page 166.

Also, excepting and reserving from the above described premises that land conveyed by The Leen Partnership to Merrill Industries by deed dated November 22, 1983, and recorded in the Cumberland County Registry of Deeds in Book 6347, Page 127.

The premises are conveyed TOGETHER WITH and SUBJECT TO the rights and easements, if any, set forth in an Easement Deed from J. B. Brown & Sons to The Leen Partnership dated January 10, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4573, Page 91.

Being the same premises conveyed to the Grantor by deed of Rhoten Realty Partnership dated January 7, 1999, recorded with the Cumberland County Registry of Deeds in Book 14465, Page 277.

IN WITNESS WHEREOF, ELEVEN COUSINS LIMITED PARTNERSHIP has caused this instrument to be executed by its General Partner this 27th day of July, 2004.

Signed, Sealed and Delivered in the presence of

ELEVEN COUSINS LIMITED PARTNERSHIP

[Signature]
Witness

By: [Signature]
John D. Pope, General Partner

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Middlesex

On this 27th day of July, 2004, before me, the undersigned Notary Public, personally appeared John D. Pope, proved to me through satisfactory evidence of identification, which was PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as General Partner of Eleven Cousins Limited Partnership, a Massachusetts limited partnership.

[Signature]
Notary Public

My Commission Expires: **Robert A. Mueclerone**
NOTARY PUBLIC
My commission expires Dec. 23, 2005

SEAL

Received
Recorded Register of Deeds
Aug 05, 2004 01:45:23P
Cumberland County
John B OBrien

GOVERNOR'S DEED

The **STATE OF MAINE**, acting by and through its Governor, on recommendation of the Commissioner of the **DEPARTMENT OF TRANSPORTATION**, ("Grantor"), having a mailing address of 16 State House Station, Augusta, ME 04333-0016, for consideration paid, pursuant to 23 M.R.S. Section 61, as amended, releases to **CIANBRO CORPORATION**, a corporation duly organized by law and having a business address of 101 Cianbro Square, Pittsfield, Maine 04967 ("Grantee"), all Grantor's right, title and interest in and to a certain lot or parcel of land, situated on Cassidy Point Road, but not adjacent to, in the City of Portland, County of Cumberland, State of Maine, and being bounded and described as follows:

COMMENCING on the southerly sideline of Cassidy Point Road at the northerly corner of land now or formerly of Cianbro Corporation recorded in Book 3424, Page 116 of the Cumberland County Registry of Deeds, and as shown on a plan titled "State of Maine Department of Transportation Right of Way Map Boundary & Topographic Survey, West Commercial Street, Portland, Cumberland County, Maine" by Owen Haskell, Inc. Dated April 2014, an excerpt of which is marked up and attached hereto as **Exhibit A**, depicting the premises conveyed herein as the hatched area (the "Premises");

THENCE, S 16°59'42" E along said Cianbro Corporation 53.00 feet;

THENCE, N 79°48'18" E continuing along Cianbro Corporation a distance of 347.84 feet to the **point of beginning**;

THENCE, from said point of beginning N 79°48'18" E through the land of the grantor 30.21 feet;

THENCE, S 16°59'42" E through the land of the grantor 189 feet, more or less, to the low water mark of the Fore River;

THENCE, southwesterly along the low water mark of the Fore River 30 feet, more or less;

THENCE, N 16°59'42" W along land of Cianbro Corporation 195.80 feet to the point of beginning.

Containing 5780 square feet, more or less.

BEING A PORTION OF the premises acquired from Maine Central Railroad and Portland Terminal Company by the State of Maine Department of Transportation through a Notice of Condemnation recorded on March 27, 2014 in Book 31408, Page 301 of said Registry of Deeds, and including the block wall currently existing within the described Premises.

IN WITNESS WHEREOF, I, Paul R. LePage, Governor of the State of Maine, caused the name and great seal of the State of Maine to be hereto affixed this 8th day of January, in the year two thousand fifteen.

STATE OF MAINE

By: Paul R. LePage, Governor
Paul R. LePage

Affixed by: [Signature]
Secretary of State



STATE OF MAINE
County of Kennebec

Date January 8, 2015

Personally appeared before me the above-named Paul R. LePage, Governor of the State of Maine and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the State of Maine.

Before me,

[Signature]
Notary Public/Attorney at Law
Bar # 9953

EXHIBIT A

PARCELS 1 & 2
STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
CEL 1 = UP-LANDS ACQUIRED IN FEE ±5.0 ACRES
ARCEL 2 = ALL RIGHT, TITLE AND INTEREST TO
TIDAL AND SUBMERGED LANDS ADJOINING PARCEL 1

