

#### **Exhibit 4: Title, Right, or Interest**

The proposed project site is owned by the City of Portland. See this Exhibit for a copy of the deeds, recorded in the Cumberland County Registry of Deeds, Book 32620 Page185, dated September 28, 2015 and Book 32914 Page 38, dated February 11, 2016.

MAINE REAL ESTATE TAX-Paid

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


**DLN#1001540004725**

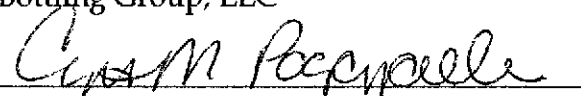
KNOW ALL PERSONS BY THESE PRESENTS, that, Bottling Group, LLC, A Delaware limited liability company, with its principal office at 1 Pepsi Way, Somers, NY 10589, for consideration paid, hereby GRANTS to City of Portland, whose mailing address is 389 Congress St, Portland, ME 04101, with QUITCLAIM COVENANT, the land with any buildings thereon situated at 250 Canco Road Portland, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to Bottling Group, LLC by virtue of a Warranty Deed from Seltzer & Rydholm, Inc dated September 13, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21850, Page 98; as corrected by Corrective Warranty Deed from Seltzer & Rydholm, Inc dated October 6, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21872, Page 312.

Witness my hand and seal this 25<sup>th</sup> day of September, 2015.

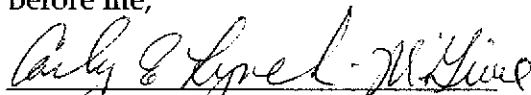
  
\_\_\_\_\_  
Witness Dale J. Lois

Bottling Group, LLC  
  
\_\_\_\_\_  
By: Cynthia M. Poggiogalle, Director of Real Estate

STATE OF NEW YORK  
COUNTY OF Dutchess

September 25, 2015

Then personally appeared before me the above named Cynthia M. Poggiogalle, Director of Real Estate of Bottling Group, LLC and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,  
  
\_\_\_\_\_  
Notary Public/ Attorney at Law  
Printed Name:  
My Comm. Exp:

## EXHIBIT A

CERTAIN LOTS or parcels of land with any buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

PARCEL ONE: A certain lot or parcel of land with the buildings thereon, lying northwesterly of Canco Road in the City of Portland, County of Cumberland and State of Maine being bounded and described as follows:

Beginning at a point on the northwesterly side of Canco Road distant northeasterly 26.77 feet from the property line between land of Joseph Montefusco and Hazel E. Montefusco and land now or formerly of the City of Portland; thence northeasterly by said Canco Road a distance of 425 feet to a proposed street; thence by said proposed street northwesterly and at right angles to said Canco Road a distance of 430 feet to a point; thence by land of Joseph Montefusco et al, on the following courses; southwesterly and parallel to said Canco Road a distance of 272.90 feet to a point; thence southeasterly with an interior angle of 96 degrees 13' a distance of 46.48 feet to an angle point; thence southerly with an interior angle of 194 degrees 45' a distance of 411 feet to the point of beginning, said last two courses being 25 feet northeasterly and parallel with the property line between the City of Portland land and land of Joseph Montefusco et al.

PARCEL TWO: ALSO A Certain lot or parcel of land located on the northwesterly side line of Canco Road in said City of Portland, bounded and described as follows:

Beginning at a point on the northwesterly side line of Canco Road at the point of intersection of the northeasterly side line of land now or formerly of N & S Realty Co. and said northwesterly side line of Canco Road; thence northeasterly by the said northwesterly said line of Canco Road a distance of 26.77 feet to a point on the southwesterly side line of land now or formerly of Seltzer & Rydholm; thence northeasterly along said southwesterly side line of land now or formerly of Seltzer & Rydholm a distance of 30 feet to a point; thence southwesterly and running parallel with the northwesterly side line of Canco Road and distant 30 feet from said northwesterly side line of Canco Road a distance of 25 feet, more or less, to a point in the northeasterly side line of land now or formerly of N & S Realty Co.; thence southerly along said side line of land now or formerly of N & S Realty Co. a distance of 30 feet to the point of beginning.

PARCEL THREE: ALSO A Certain lot or parcel of land in said Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point in the southerly sideline of the proposed street running westerly and at right angles from Canco Road that was conveyed by Joseph Montefusco to the City of Portland by deed dated August 23, 1960 and recorded in Cumberland County of Registry of Deeds in Book 2558, Page 238. Said point being where the sideline of the proposed street is intersected by the westerly sideline of the parcel that was conveyed by Joseph Montefusco to Seltzer and Rydholm by deed recorded in above said Registry in Book 2556, Page 198; thence northwesterly by said proposed street 220.00 feet to the intersection of another proposed street that was conveyed to the City of Portland in the same instrument recorded in said Book 2558, Page 238; thence by an interior angle of 90 degrees 00' 274.08 feet to land, now or formerly of N & S Realty Co.; thence by land of said N & S Realty Co. by an interior angle of 96 degrees 13' 261.82 feet to an angle of said side line; thence by an interior angle of 194 degrees 45' 365.21 feet to land now or formerly of A. & C. Realty, Inc.; thence by land of said A. & C. Realty, Inc. by an interior angle of 69 degrees 02' 26.77 feet to above said land of Seltzer & Rydholm; thence by land of said Seltzer and Rydholm by an interior angle of 110 degrees 58' 378.87 feet to an angle thence continuing by said Seltzer and Rydholm by an interior angle of 165 degrees 15' 46.48 feet to the northwesterly corner of said Seltzer and Rydholm land; thence by an interior angle of 313 degrees 47' 272.90 feet to the point of beginning.

QUITCLAIM DEED WITH COVENANT

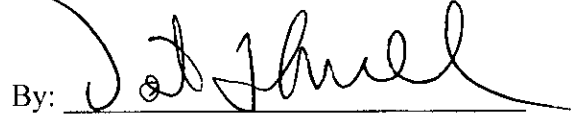
**212 CANCO REALTY, LLC**, a Maine limited liability company with a mailing address of 212 Canco Road, Portland, ME 04103 ("Grantor"), FOR CONSIDERATION PAID, grants to the **CITY OF PORTLAND**, a body corporate and politic and Maine municipal corporation with a mailing address of 389 Congress Street, Portland, ME 04101 ("Grantee"), with QUITCLAIM COVENANT, certain real property, together with any improvements thereon, located on Canco Road, in the City of Portland, County of Cumberland and State of Maine, more particularly described on Exhibit A attached hereto and made part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by DAVID L. SMALL, its MANAGER thereunto duly authorized, this 11 day of February, 2016.

WITNESS:



**212 CANCO REALTY, LLC**

By: 

Print Name: David L. Small

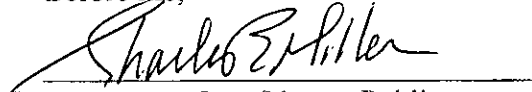
Its: Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND

February 8, 2016

Personally appeared the above-named David L. Small, Manager of 212 Canco Realty, LLC, as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said limited liability company.

Before me,



Attorney-at-Law/Notary Public

Commission Expires:

Print Name: Charles E. Miller

MAINE REAL ESTATE TAX PAID

**Exhibit A**

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

Beginning at an iron pipe at a point in the northwesterly side line of Canco Road in the division line between land conveyed by the City of Portland to Cumberland Securities Corporation by deed dated April 1, 1954 and recorded in the Cumberland County Registry of Deeds in Book 2172, Page 4 (now or formerly owned by New England Union Mutual Life Insurance Company and under lease to Central Maine Power Company) and the land herein conveyed, said point being distant northeasterly along said side line of Canco Road 800 feet from the northeasterly side line of Bay Street; thence northeasterly by the northwesterly side line of Canco Road a distance of 219.83 feet to a point and an iron pipe in the northwesterly side line of Canco Road; thence northwesterly by the division line between the land herein conveyed and land now or formerly of Montefusco and making an included angle of  $100^{\circ} 58'$  through the west with the southwesterly direction of the northwesterly side line of Canco Road a distance of 417.34 feet to an angle and an iron pipe; thence northwesterly and making an included angle of  $165^{\circ} 15'$  through the west with the southeasterly direction of the last described line a distance of 167.55 feet to a copper bolt set in a granite monument; thence on a prolongation in a straight line of the last described course a distance of 84.50 feet to a point and an iron pipe; thence southwesterly and making an angle of  $90^{\circ}$  with the last described line a distance of 159.06 feet, more or less, to a point and an iron pipe in the easterly side line of the railroad spur right-of-way conveyed by the City of Portland to Quincy Market Cold Storage & Warehouse Company by deed recorded in the Cumberland County Registry of Deeds in Book 2076, Page 145; thence southerly by said easterly side line of said right-of-way about 337 feet to a point and an iron pipe; thence southeasterly by the division line between the land hereby being conveyed and the aforementioned land conveyed by the City of Portland to Cumberland Securities Corporation by deed dated April 1, 1954 and recorded in the Cumberland County Registry of Deeds in Book 2172, Page 4 (now or formerly owned by New England Union Mutual Life Insurance Company and under lease to Central Maine Power Company) a distance of 435.05 feet, more or less, to Canco Road and the point of beginning, said last mentioned division line making an angle of  $90^{\circ}$  with the northwesterly side line of Canco Road, containing 182,952 square feet. The land hereinabove described is a part of the property acquired by the City of Portland by deed of Goodrich, Stickney & Burnham Land Company, dated April 24, 1944, and recorded in the said Registry of Deeds in Book 1745, Page 244, and by deed of Charles L. Goodrich et al., dated June 10, 1918, and recorded in the said Registry in Book 1010, Page 1.

Also conveying any of the Grantor's right, title and interest in and to the following rights and easements:

1. Together with and subject to the rights, easement, and conditions as described in Quitclaim Deed granted by Leonard M. Nelson, et al. to 212 Canco Realty, LLC dated as of April 1, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25041, Page 277, as affected by, and also conveying any additional rights and easements, if any, described in, Quitclaim Release Deed granted by Leonard M. Nelson, et al. to 212 Canco Realty, LLC dated May 30, 2015 and recorded in the said Registry of Deeds in Book 32321, Page 77.

yus

2. There is also conveyed in the deed the following interest in land:  
The right, pursuant to reservations set forth in a certain deed from the City of Portland to Quincy Market Cold Storage & Warehouse Company, dated January 29, 1952 and recorded in the Cumberland County Registry of Deeds in Book 2076, Page 145, to use in common for railroad purposes as therein defined, and subject to the provisions therein set forth, the railroad spur track constructed by the said Quincy Market Cold Storage & Warehouse Company in the right-of-way referred to therein.
3. Together with any interests, in any and all, easements and rights of way, now or in the future, benefiting the premises herein conveyed, including, without limit, a certain easement conveyed from J.B. Brown & Sons to Harold P. Nelson, et al., their successors and assigns, for pedestrian and vehicular ingress and egress, over and upon property of said J.B. Brown & Sons, its successors and assigns, as more particularly described in the Easement Deed dated July 1, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12596, Page 164 to which reference may be had for a more particular description of the easement.
4. This conveyance is made subject to covenants, agreements, terms and conditions set forth in a deed from the City of Portland to N & S Realty Corp. dated January 14, 1960, and recorded in the said Registry of Deeds in Book 2520, Page 313.
5. This conveyance includes all of the Grantor's rights in and to any agreements relating to railroad spur and sidetracks which serve said land and buildings.

Received  
Recorded Register of Deeds  
Feb 11, 2016 03:29:12P  
Cumberland County  
Nancy A. Lane

*NLS*

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#)   [Home](#)   [Departments](#)   [City Council](#)   [E-Services](#)   [Calendar](#)   [Jobs](#)

This page contains a detailed description of the Parcel ID you selected.

[New Search!](#)

**Current Owner Information:**

**Services**

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

**CBL** 148 A008001  
**Land Use Type** GOVERNMENTAL  
*Verify legal use with Inspections Division*  
**Property Location** 250 CANCO RD  
**Owner Information** CITY OF PORTLAND  
 389 CONGRESS ST  
 PORTLAND ME 04101  
**Book and Page** 32620/185  
**Legal Description** 148-A-8 154-B-1  
 CANCO RD 226-254  
 222007 SF

**Current Rental Registration**

**Acres** 5.0966

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	No Tax Information Available at This Time	<b>OWNER OF RECORD AS OF APRIL 2016</b> CITY OF PORTLAND 389 CONGRESS ST PORTLAND ME 04101
<b>LAND VALUE</b>	\$497,600.00	
<b>BUILDING VALUE</b>	\$2,512,390.00	
<b>PORTLAND, CITY OF</b>	(\$3,009,990.00)	
<b>NET TAXABLE - REAL ESTATE</b>	\$0.00	

**TAX AMOUNT**

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**Building Information:**

**Building 1**

**Year Built** 1962  
**Style/Structure Type** WAREHOUSE  
**# Units** 1  
**Square Feet** 63847

[View Sketch](#)   [View Map](#)   [View Picture](#)  
[View Map](#)

**Exterior/Interior Information:**

**Building 1**

**Levels** 01/01  
**Size** 8964  
**Use** MULTI-USE OFFICE



**Height** 13  
**Walls** BRICK/STONE  
**Heating** HW/STEAM  
**A/C** CENTRAL

**Building 1**

**Levels** 01/01  
**Size** 33441  
**Use** WAREHOUSE  
**Height** 20  
**Walls** CONC. BLOCK  
**Heating** UNIT HEAT  
**A/C** NONE

**Building 1**

**Levels** 01/01  
**Size** 21442  
**Use** WAREHOUSE  
**Height** 26  
**Walls** CONC. BLOCK  
**Heating** UNIT HEAT  
**A/C** NONE

**Other Features:****Building 1**

**Structure** TRUCK AND TRAIN WELLS  
**Size** 31X35

**Building 1**

**Structure** OVERHEAD DOOR - WD/MT  
**Size** 9X10

**Building 1**

**Structure** TRUCK AND TRAIN WELLS  
**Size** 30X27

**Building 1**

**Structure** DOCK LEVELERS  
**Size** 0X0

**Building 1**

**Structure** OVERHEAD DOOR - MOTOR  
 OPR. WD/MT  
**Size** 12X14

**Building 1**

**Structure** OVERHEAD DOOR - MOTOR  
 OPR. WD/MT  
**Size** 14X16

**Outbuildings/Yard Improvements:****Building 1**

**Year Built** 1962  
**Structure** ASPHALT PARKING

**Size** 100000  
**Units** 1  
**Grade** C  
**Condition** 3

**Building 1**  
**Year Built** 1962  
**Structure** FENCE CHAIN  
**Size** 1X9216  
**Units** 1  
**Grade** C  
**Condition** 3

***Sales Information:***

<b>Sale Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
9/28/2015	LAND + BUILDING	\$270,000.00	32620/185
10/7/2004	LAND + BUILDING	\$0.00	21872/312
10/1/2004	LAND + BUILDING	\$2,425,000.00	21850/98
12/23/1988	LAND + BUILDING	\$0.00	8606/094

[New Search!](#)