

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Randall A. Libby of 302 Pine Point Road Scarborough, ME for consideration paid grants to Silver Beach, LLC, a Maine Limited Liability Company with a mailing address of 208 Fore Street, Portland, Maine with WARRANTY COVENANTS, the premises in the City of Portland, County of Cumberland and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Randall A. Libby has caused this instrument to be signed this 5/27/2009

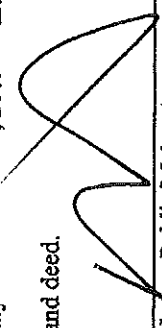
MAINE REAL ESTATE TAX PAID


Randall A. Libby

Witness

State of Maine
County of Cumberland

Then personally appeared before me this 27th day of May, 2009 the said Randall A. Libby and acknowledged the foregoing to be his/her/their voluntary act and deed.




Notary Public/Maine Attorney at Law
~~Commission Expires~~


EXHIBIT "A"

LEGAL DESCRIPTION

A certain lot or parcel of land with any improvements located thereon, located in the City of Portland, County of Cumberland and State of Maine, and being Lot B as shown on "Plan of Land on Torrey Street, Portland Maine" made for Beth Barbour, 87 Torrey Street, Portland, Maine, dated 8/21/2003 by Owen Haskell, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 567.

This lot is subject to the scenic buffer benefitting Lot A as shown on said Plan. Said scenic buffer shall be maintained by the owner of Lot A.

Meaning and intending to describe the same premises conveyed to the grantor herein by deed of John Ham dated November 22, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24633, Page 53.

Received
Recorded Register of Deeds
May 25, 2009 02:03:36P
Cumberland County
Pamela E. Lowley


QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Silver Beach, LLC**, a Maine limited liability company with a place of business at 130 Middle Street, Portland, Maine 04101, in consideration of \$1.00 and other valuable consideration, Grants to **The City of Portland**, a municipal corporation with a mailing address of 389 Congress Street, Portland, Maine, 04101 with QUITCLAIM COVENANTS, the property located in the City of Portland, County of Cumberland, and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **Silver Beach, LLC** has caused this instrument to be signed in its name by **Deron W. Barton**, its Sole Member, duly authorized this 6 day of May 2012.




Witness



By: **Deron W. Barton**
Its: **Sole Member**

State of Maine
County of Cumberland

On May 6, 2012, personally appeared the above-named **Deron W. Barton**, in his capacity as **Sole Member** of the above-named **Silver Beach, LLC** and acknowledged the foregoing instrument to be his/her/their free act and deed and the free act and deed of said **Silver Beach, LLC**.



C. MARKS FIMBROUGH
~~Notary Public/Attorney~~

EXHIBIT "A"

LEGAL DESCRIPTION

A certain lot or parcel located on the northeasterly side of Torrey Street in Portland, County of Cumberland and State of Maine, and being more particularly described as follows:

BEGINNING at the intersection of the northeasterly sideline of the unaccepted portion of Torrey Street and the southerly corner of land formerly of Central Maine Power Company as described in an instrument recorded at the Cumberland County Registry in Deed Book 3595, Page 312 (the CMP Land");

THENCE S 25° 08' 30" E along the northeasterly line of the said unaccepted portion of Torrey Street and along the accepted portion of Torrey Street a distance of 65.00 feet to a westerly corner of land shown as "Lot A" on the plan entitled "Plan of Land on Torrey Street, Portland, Maine, Made For Beth Barbour, Record Owner," by Owen Haskell, Inc., stamped by Joe M. Walker, and dated August 21, 2003, last revised October 14, 2003, and recorded at said Registry in Plan Book 203, Page 567 (the "Barbour Plan");

THENCE N 01 ° 16' 08" E along the westerly line of land shown as "Lot A", a distance of 67.27 feet to a point;

THENCE N 44° 12' 00" E along the northwesterly line of land shown as "Lot A" on the Barbour Plan a distance of 144.29 feet to a point;

THENCE N 38° 37' 45" W through land shown as "Lot B" on the Barbour Plan a distance of 15.12 feet, to the said CMP Land;

THENCE S 44° 12' 00" W along said CMP Land, a distance of 172.50 feet, to the northeasterly sideline of the unaccepted portion of Torrey Street and the POINT OF BEGINNING.

Bearings are Magnetic 1992 as shown on Barbour Plan, which was used in the preparation of this description.

Together with all right, title and interest of the grantor herein in and to Torrey Street, in common with the rights of others in said Street.

Subject to the scenic buffer benefiting Lot A as shown on Plan of Land of Torrey Street, Portland, Maine, made for Beth Barbour, record owner by Owen Haskell, inc dated August 21, 2003, last revised October 14, 2003, recorded in Plan Book 203, Page 567. Said scenic buffer shall be maintained by the owner of Lot A.

Reference is also made to Map 149/G/Lot 38, using the Map/Block/Lot designation of the Assessor of the City of Portland, of which the herein described parcel is a portion.

Reference is also made to a plan entitled "Cross Country Sewer R.O.W.'s from Wellwood Road to Carlyle Road and Ocean Avenue to Canco Road, dated January 20, 2011 and recorded in the Cumberland County Registry of Deeds in Plan Book 211, Page 31.

Also conveying a ten (10) foot wide easement over a portion of the land being retained by Silver Beach,



LLC, in the location and on the terms and for the purposes, as follows:

The location of this easement is over a certain lot or parcel of land located northeasterly of but not adjacent to Torrey Street, and northwesterly of the northerly terminus of Wellwood Road, in Portland, County of Cumberland and State of Maine, and being more particularly described as follows: BEGINNING at a point which is the easterly corner of Lot A on the Barbour Plan, and which point is also the northwesterly corner of a certain strip or parcel of land (the "Five Foot Strip"), five (5) feet in width and fifty (50) feet in length more or less, located at the northerly end of Wellwood Road in Portland, County of Cumberland and State of Maine, and being depicted on the plan entitled "Wellwood, The Otis Perry Land Company, Owners - 1924", recorded in said Registry in Plan Book 16, Page 12;

THENCE N 38° 37' 45" W along the land shown as "Lot A" on the Barbour Plan, a distance of 151.34 feet, to the northerly corner of said Lot A, and to the easterly corner of the parcel of land described above, and passing over a capped iron rod set approximately 10.08 feet before arriving at said corner of Lot A;

THENCE continuing N 38° 37' 45" W through the land shown as "Lot B" on the Barbour Plan, and along the northeasterly boundary of the parcel of land described above, a distance of 15.12 feet, more or less, to the CMP Land;

THENCE N 44° 12' 00" E along said CMP Land a distance of 10.08 feet, to a point;

THENCE S 38° 37' 45" E through the land shown as "Lot B" on the Barbour Plan, a distance of 167.73 feet, and passing and maintaining a distance of 10 feet (normal) from the northeasterly boundary of said Lot A, to the northwesterly boundary of the Five Foot Strip;

THENCE S 51 ° 22' 15" W along said Five Foot Strip a distance of 10.00 feet, to the POINT OF BEGINNING, for the description of the area of this easement.

Bearings are Magnetic 1992 as shown on Barbour Plan, which was used in the preparation of this description.

The terms and purposes are:

1. that this 10 foot easement area shall be used for a public pedestrian trail or walkway;
2. that the City of Portland may clear brush or small trees, dead trees and other dead vegetation from the easement area;
3. that the grantee may not pave any portion of the easement area with bituminous, concrete or crushed stone, but may place in the easement area a natural material such as wood chips or dirt or seed for low vegetation such as grass;
4. that the City of Portland may erect signage on the post described in the deed of near date and recorded herewith, from Grantee herein to Grantor Herein, to be erected in the Five Foot Strip, and at other locations in the easement area;
5. that the City of Portland may grade and re-surface the trail or walkway in the easement area; and
6. that the grantee shall also have the right to temporarily and occasionally use within another 10 feet of the easement area, on the land retained by the grantor, to the extent reasonably necessary or convenient for such grading and re-surfacing, provided that the grantee must restore any disturbed off-easement areas to substantially their prior condition.

Being a portion of the premises conveyed to Silver Beach, LLC by a deed from Randall A. Libby dated May 27, 2009 and recorded in the Cumberland County Registry of Deeds in Book 26932, Page 226.

MAINE REAL ESTATE TAX PAID

DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF PORTLAND, a municipal corporation with a mailing address of 389 Congress Street, Portland, Maine 04101, for good and valuable consideration, receipt whereof is hereby acknowledged, hereby bargains, conveys, grants and quitclaims with covenant to SILVER BEACH, LLC a Maine limited liability company, with a mailing address of Silver Beach, LLC, c/o William Mann, Principal, WJM Consulting, 90 Roaring Brook Road, Portland, ME 04103, the real property in the City of Portland, County of Cumberland, State of Maine, particularly described in "EXHIBIT A" attached hereto and hereby made a part hereof.

IN WITNESS WHEREOF, Ellen L. Sanborn, Finance Director of the City of Portland, has hereunto executed this easement deed on this 11th day of May, 2012.

WITNESS

Atty Axelien

STATE OF MAINE
CUMBERLAND, ss.

CITY OF PORTLAND

Ellen L. Sanborn
Ellen L. Sanborn, Finance Director

Dated: May 11, 2012

Personally appeared the above-named Ellen L. Sanborn, Director of Finance of the City of Portland, Maine, and acknowledged the foregoing, instrument to be his free act and deed and the free act and deed of said City of Portland.

Before me,

Margaret M. Alden
Notary Public/Attorney-at-Law, Bar #

Margaret M. Axelsohn
Print Name

Margaret M. Axelsohn
Notary Public, Maine
Commission Expires: August 8, 2016

SEAL

Approved as to form:

RCW
Corporation Counsel's Office

EXHIBIT A

A certain strip or parcel of land, five (5) feet in width and fifty (50) feet more or less in length, abutting the northerly end of the accepted portion of Wellwood Road in Portland, County of Cumberland and State of Maine, and being depicted on the plan entitled "Wellwood, The Otis Perry Land Company, Owners - 1924", recorded in said Registry in Plan Book 16, Page 12.

Title reference is made to the Tax Lien Certificate recorded on July 2, 1984 in the Cumberland County Registry of Deeds in Book 6496, Page 81, from Harry M. Verrill, as Conservator of the Casco Mercantile Trust Company, and to a tax lien deed recorded at Book 1778, Page 11 in said Registry.

Reference is also made to Map 160, Block F, Lot 40, using the Map/Block/Lot designation of the Assessor of the City of Portland.

Subject to these terms reservations and conditions, which shall be permanent and shall run with the land:

1. That this strip of land, and the adjacent land now owned by Silver Beach, LLC (see deed from Randall A. Libby, dated May 27, 2009, recorded in the Cumberland County Registry of Deeds in Book 26932, Page 226) can only be used to provide access and road frontage for one single family dwelling, with related structures, and with an accessory dwelling unit as allowed in Portland's Ordinances or Codes.
2. The City of Portland reserves a permanent easement in, over and on said strip, for public access and for utilities of all types, now existing or placed in said strip in the future, including the rights to maintain, place, repair and re-place said utility pipes, lines, cables, etc., and their related facilities and appurtenances.
3. That Silver Beach, LLC, its successors and assigns, shall erect (but not be responsible to maintain) on or within approximately 15 feet back from said strip onto the lands of Silver Beach, LLC, a post, for the purpose of signage related to the trail and easement for which is being granted to the City of Portland by Silver Beach, LLC. The post design, construction and location shall be subject to review and written approval by the Corporation Counsel for the City of Portland; however, it is hereby agreed and stipulated that a granite post, 6 inches by 6 inches, and 6 feet in length, and placed partially into the ground to a depth of at least 24 inches (but to a lesser depth if ledge is present), and, as a footing for said post, with a sonotube-type tube (at least 12 inches in diameter) with concrete therein, will be acceptable.

Received
Recorded Register of Deeds
Jun 11:2012 11:43:44A
Cumberland County
Pamela E. Lovley

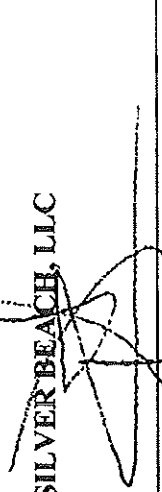
**QUITCLAIM DEED
WITH COVENANT**

KNOW ALL PERSONS BY THESE PRESENTS, that **SILVER BEACH, LLC**, a Maine Limited Liability Company with a place of business in Portland, Maine, grants WITH QUITCLAIM COVENANTS a one half interest each to **SILVER BEACH, LLC** and **ELIZABETH D. BROWN**, in a certain lot or parcel of land with any improvements located thereon, located in the City of Portland, County of Cumberland and State of Maine, and being Lot B as shown on "Plan of Land on Torrey Street, Portland Maine" made for Beth Barbour, 87 Torrey Street, Portland, Maine, dated 8/21/2003 by Owen Haskell, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 567.

This lot is subject to the scenic buffer benefiting Lot A as shown on said Plan. Said scenic buffer shall be maintained by the owner of Lot A.

IN WITNESS WHEREOF, the said Deron W. Barton, Member of Silver Beach, LLC has caused this instrument to be signed in his name this 4th day of February, 2011.

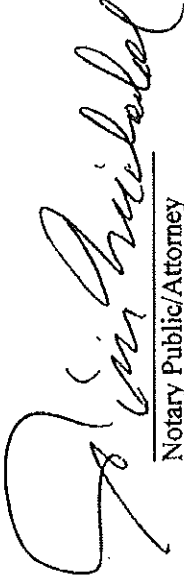

Witness


SILVER BEACH, LLC
Deron W. Barton
Its Member

State of MAINE
County of CUMBERLAND

On February 4th 2011, personally appeared the above-named Deron W. Barton and acknowledged the foregoing to be his free act and deed and the free act and deed of said Silver Beach, LLC.

Timothy Michalak
Notary Public State of Maine
My Commission Expires
September 5, 2013


Notary Public/Attorney
Name:

Received
Recorded Register of Deeds
May 29, 2013 12:55:17P
Cumberland County
Pamela E. Lovley