EASEMENT DEED

[Pomeroy Street Turnaround]

SQUARE ONE CONSTRUCTION INC. (the “Grantor”), for consideration paid, grants to the CITY OF PORTLAND, a body politic and corporate located in Cumberland County, State of Maine, whose mailing address is 389 Congress Street, Portland, Maine 04101 (the “Grantee”) the following easement:

A certain turnaround easement for ingress and egress and the other purposes described below located on the southwesterly sideline of Pomeroy Street, so-called, in the City of Portland, County of Cumberland and State of Maine and shown on the plan titled “Site Plan, Level I-Minor Residential Dev., Level II-Road Improvements, Land of Chabad Lubavitch of Maine, Inc., Pomeroy Street, Portland, Maine” dated January 2012 as revised through 7/8/13, by Berry Huff McDonald Milligan, Inc., to be recorded, and also attached hereto as Exhibit A; said turnaround easement being more particularly described as follows:

Beginning at a point on the southwesterly sideline of said Pomeroy Street; said point of beginning being N 16°-11’-30’’ W a distance of 5.99 feet from a capped iron rod to be set (PLS #2190) on the southeasterly sideline of said Pomeroy Street at the southeasterly corner of land now or formerly of Chabad Lubavitch of Maine, Inc. and the northeasterly corner of outsale to Square One Construction, Inc. as shown on aforesaid plan;

thence S 43°-48’-30’’ W across the land of Chabad Lubavitch of Maine, Inc. a distance of 30.00 feet to a point;

thence N 46°-11’-30’’ W across the land of Chabad Lubavitch of Maine, Inc., a distance of 30.00 feet to a point;

thence N 43°-48’-30’’ E across the land of Chabad Lubavitch of Maine, Inc., a distance of 30.00 feet to a point and the southwesterly sideline of said Pomeroy Street;

thence S 46°-11’-30’’ E along the southwesterly sideline of said Pomeroy Street a distance of 30.00 feet to the point of beginning.

This easement is for the purposes of the turning of vehicles, facilitating emergency access (fire, police, etc.), street maintenance and other City purposes and services (snow plowing, trash removal, etc.).

Together with and hereby granting to Grantee the perpetual right in its discretion to maintain, replace, relocate and repair within the Easement Area a paved or unpaved area capable of serving as a turnaround by motorized vehicles.

Together with and hereby granting to Grantee the perpetual right in its discretion to periodically trim trees and to remove deed, diseased, fallen or leaning trees, and to selectively clear undergrowth and making plantings to prevent erosion, provide for safe passage of vehicles and provide for public safety in the Easement Area.

Both Grantor and Grantee acknowledge that this easement is being granted without claim for damages and provided to Grantee for use by municipal vehicles without charge.

The area of above described easement is nine hundred (900) square feet.

WITNESS its hand and seal on March \_\_\_\_\_, 2014.

SQUARE ONE CONSTRUCTION INC.:

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Witness By: King Weinstein, its Manager

STATE OF MAINE

YORK, ss. March \_\_\_\_\_, 2014

Personally appeared before me the above-named King Weinstein, in his said capacity 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.

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Notary Public / Attorney at Law [ME ONLY]