

DO NOT WRITE ABOVE THIS LINE
FOR RECORDER'S USE ONLY

TAX PARCEL NUMBERS: _____

QUITCLAIM DEED

SHAW'S REALTY CO. a/k/a Shaw's Realty Company, a Maine corporation, having a business office in Scarborough, Maine ("**Grantor**"), for consideration paid, the receipt whereof is hereby acknowledged, grants and quitclaims to Charter Westgate, LLC, a Delaware limited liability company ("**Grantee**")

WITH QUITCLAIM COVENANTS the following land in Portland, County of Cumberland, and State of Maine (the "**Property**"):

SEE EXHIBIT A, attached hereto and incorporated herein by this reference.

GRANTEE ACCEPTS the Property in "AS IS", "WHERE IS" condition, with all faults and defects, and hereby releases Grantor and agrees to defend and hold harmless, and indemnify Grantor from and against all liability of every kind and nature relating to the physical condition of the Property, past, present and future, including, without limitation, environmental claims, if any.

Meaning and intending to convey and hereby conveying all and the same premises conveyed to Grantor herein by Quitclaim Deed dated February 26, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3514, Page 287; Quitclaim Deed dated February 26, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3514, Page 290; Quitclaim Deed dated February 26, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3514, Page 293; Quitclaim Deed dated February 26, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3514, Page 296; Quitclaim Deed dated May 30, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3554, Page 132; Quitclaim Deed dated June 26, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3566, Page 67; Quitclaim Deed dated June 28, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3570, Page 89; Quitclaim Deed dated May 22, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3687, Page 154; Warranty Deed dated September 10, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3741, Page 112; and Warranty Deed dated September 10, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3741, Page 115; and those certain premises conveyed to Bradley Realty Co., predecessor in interest

MAINE REAL ESTATE TAX PAID


to Grantor by merger, by Trustee's Deed dated March 27, 1959 and recorded in the Cumberland County Registry of Deeds in Book 2462, Page 498; and Trustee's Deed dated August 23, 1967 and recorded in the Cumberland County Registry of Deeds in Book 3008, Page 836. The referenced merger was recorded as Plan and Agreement of Merger of Shawburn Realty Co. and Bradley Realty Co. with and into Shaw's Realty Co. dated December 27, 1968 and recorded in the Cumberland County Registry of Deeds in Book 3070, Page 777.

[signature on next page]

Witness our hands and seals this 5th day of March, 2008.

GRANTOR:

Shaw's Realty Co.
a/k/a Shaw's Realty Company
a Maine corporation


By: 
John P. Breedlove
Vice President

MINNESOTA
STATE OF ~~IDAHO~~
COUNTY OF HENNEPIN

March 5, 2008

PERSONALLY APPEARED the above-named John P. Breedlove, Vice President of Shaw's Realty Co. 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 Shaw's Realty Co.

Before me,



Notary Public/Attorney at Law

Print Name:



EXHIBIT A

Legal Description

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

Beginning on said southerly side of Congress Street at an iron located at the northeasterly corner of land conveyed by Mary O. Daveis, Trustee under the Will of Edward H. Daveis to C. W. Boyle by deed dated March 2, 1938 and recorded in Cumberland County Registry of Deeds in Book 1543 Page 373;

Thence running South $04^{\circ} 56'$ East by said Boyle land one hundred eight (108) feet to an iron;

Thence South $85^{\circ} 04'$ West ninety-one and sixty-seven hundredths (91.67) feet to an iron;

Thence South $9^{\circ} 27'$ East forty-two and twenty-eight hundredths (42.28) feet to an iron;

Thence South $15^{\circ} 21'$ East two hundred forty-three and thirty-eight hundredths (243.38) feet to an iron;

Thence South $15^{\circ} 06'$ East two hundred eighty-nine and fifty-four hundredths (289.54) feet to an iron, the last three (3) courses being along the easterly line of Congress Terrace, so-called, which plan is recorded in said Registry of Deeds in Plan Book 14, Page 61;

Thence North $85^{\circ} 46'$ East by land of Norman E. Blake, et al, five hundred seventy-four and two tenths (574.2) feet to an iron;

Thence North $01^{\circ} 36'$ West by land of the Roman Catholic Bishop of Portland three hundred one and two tenths (301.2) feet to an iron;

Thence North $32^{\circ} 54'$ East by said land of the Roman Catholic Bishop of Portland two hundred twenty-one and seventy-five hundredths (221.75) feet to an iron at the southerly side line of Congress Street;

Thence running by said Congress Street North $56^{\circ} 16'$ West two hundred twenty-eight and forty-five hundredths (228.45) feet to a point;

Thence by said Congress Street on a curving line with a radius of two hundred eighty-five and twenty-nine hundredths (285.29) feet a distance of ninety-five and one tenth (95.1) feet to an iron;

Thence South $10^{\circ} 04'$ West ninety-four and seventy-five hundredths (94.75) feet to an iron;

Thence South 85° 04' West three hundred sixty-three and ninety-six hundredths (363.96) feet to an iron;

Thence North 04° 56' West one hundred eight (108) feet to an iron on said southerly side of Congress Street;

Thence South 85° 04' West by said Congress Street eighty-five and one tenth (85.1) feet to the iron at the point of beginning.

Also, another certain lot or parcel of land with any buildings and improvements thereon, situated in Portland, County of Cumberland and State of Maine on the southerly side of Congress Street and more particularly bounded and described as follows:

Beginning on the southerly side of Congress Street at an iron located three hundred twenty-three and fifty-five hundredths (323.55) feet westerly by Congress Street from land of Roman Catholic Bishop of Portland and at a corner on said Congress Street of land conveyed by the Trustees u/w/o Mabel S. Daveis to Bradley Realty Co, by deed dated March 27, 1959, and recorded in Cumberland County Registry of Deeds in Book 2462 Page 498;

Thence running South 10° 04' West ninety-four and seventy-five hundredths (94.75) feet to an iron;

Thence running South 85° 04' West three hundred sixty-three and ninety-six hundredths (363.96) feet to an iron;

Thence running North 04° 56' West one hundred eight (108) feet to an iron on said southerly side of Congress Street, said last three courses being by said land conveyed to Bradley Realty Co. as aforesaid;

Thence running North 85° 04' East by Congress Street to a point;

Thence running by said Congress Street on a curving line with a radius of two hundred eighty-five and ninety-nine hundredths (285.99) feet a distance of ninety-seven and forty-three hundredths (97.43) feet to the point of beginning.

Also, another certain lot or parcel of land with any buildings and improvements thereon; situated in Portland, County of Cumberland and State of Maine and more particularly bounded and described as follows:

Being Lots 11, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and 31 as depicted on a plan entitled "Congress Terrace" made for A.H. Chapman Land Co. by W.M. Hicks, C.E., dated April, 1922 and recorded May 11, 1922 in the Cumberland County Registry of Deeds in Plan Book 14, Page 61.

Also, another certain lot or parcel of land with any buildings and improvements thereon, situated in Portland, County of Cumberland and State of Maine, commonly known as Ainsworth Street and being more particularly shown on a plan entitled "Congress Terrace" made for A.H. Chapman Land Co. by W.M. Hicks, CE., dated April, 1922 and

recorded May 11, 1922 in the Cumberland County Registry of Deeds in Plan Book 14,
Page 61.

Received
Recorded Register of Deeds
Mar 11, 2008 02:59:34P
Cumberland County
Pamela E. Lovley

Notarized by
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