

**WHEN RECORDED RETURN TO:**

**VERRILL DANA, LLP**  
One Portland Square  
Portland, ME 04112-0586  
Attention: David L. Galgay, Jr.

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**QUITCLAIM DEED**  
**With Covenant**

FOREFRONT PARTNERS I, LP, a Maine limited partnership, does hereby **GRANT** to FOREFRONT BRICK NORTH, LLC, a Maine limited liability company, whose mailing address is 501 Danforth Street, Portland, Maine 04102, **WITH QUITCLAIM COVENANT**, the following described real estate located in Portland, Maine:

A certain lot or parcel of land in the City of Portland, County of Cumberland and State of Maine being Lot 1 on a plan entitled "The Forefront at Thompson's Point, City of Portland Planning Board Subdivision Approval for Sectional Recording of Phase 1A" by Fay, Spoffard & Thorndike, Inc. dated October 2013, last revised January 12, 2015, and recorded on March 10, 2015 in the Cumberland County Registry of Deeds in Plan Book 215, Page 75 (the "Plan"), together with access and utility easements over and across Lot 2 and the Common Areas until the recording of a certain Declaration of Easements, Covenants and Restrictions (the "Declaration") as described under Special Conditions of Planning Board Approval on the Plan (see note 2 under "Subdivision"), whereupon, with the recording of the Declaration in the Cumberland County Registry of Deeds, the Declaration shall control the utility easements and access for Lot 1.

Subject to and with the benefit of an Access, Utility and Temporary Construction Easement by and between Suburban Propane, L.P. and Forefront Partners I, LP dated July 3, 2014, recorded in the Cumberland County Registry of Deeds in Book 31713, Page 114.

Meaning and intending to convey a portion of the premises conveyed to Forefront Partners I, LP from Thompson's Point Incorporated (a/k/a Thompson's Point Inc.) by Quitclaim Deed dated June 19, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30781, Page 282.

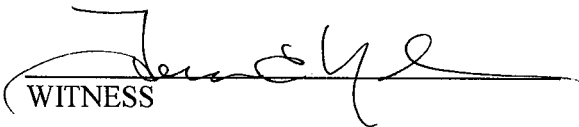
This conveyance is expressly made SUBJECT TO (i) a certain Mortgage Deed, Security Agreement and Financing Statement to Androscoggin Savings Bank in the original principal amount of \$450,000.00, dated July 31, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31677, Page 304, and (ii) a certain Mortgage Deed, Security Agreement and Financing Statement to Androscoggin Savings Bank in the original principal amount of

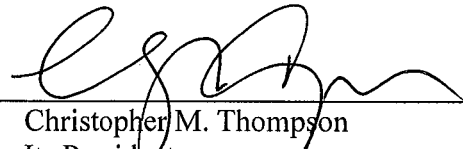
\$4,100,000.00, dated October 10, 2014 and recorded in the said County Registry of Deeds in Book 31840, Page 321, as each said Mortgage may be amended, each of which the Grantee assumes and agrees to pay.

This conveyance is made SUBJECT, HOWEVER, to real estate taxes which are not yet due and payable, which, by acceptance hereof, Grantee assumes and agrees to pay.

IN WITNESS WHEREOF, the said FOREFRONT PARTNERS I, LP has set its hand and seal on this 8<sup>th</sup> day of April, 2015.

FOREFRONT PARTNERS I, LP  
By: Forefront GP LLC, its General Partner

  
WITNESS

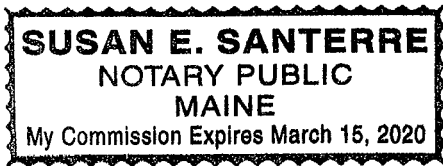
By:   
Christopher M. Thompson  
Its President

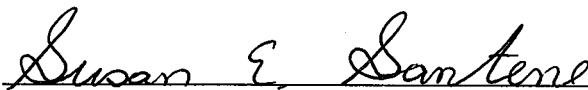
STATE OF MAINE  
COUNTY OF CUMBERLAND

April 7, 2015

Personally appeared the above-named Christopher M. Thompson in his capacity as President of Forefront GP LLC, the General Partner of Forefront Partners I, LP, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of Forefront Partners I, LP.

Before me,



  
Notary Public  
Commission Expiration:

RECORDED  
APR 13 2015  
CUMBERLAND COUNTY  
REGISTRY OF DEEDS

Received  
Recorded Register of Deeds  
Apr 13, 2015 01:09:13P  
Cumberland County  
Nancy A. Lane