

## **EASEMENT DEED**

### **With Quitclaim Covenant**

The **Maine Turnpike Authority**, a body corporate and politic having an office at 2360 Congress Street, Portland, in the County of Cumberland, and State of Maine, for consideration paid, grants to **Portland Property Holdings, LLC.**, with QUITCLAIM COVENANT, the right to construct and maintain an access by vehicles and on foot to and from its commercial development on Congress Street in Portland, Maine, and for all utilities, across land of the Grantor adjoining property of the Grantee, further described as follows:

Commencing at a point on the southerly side of Congress Street, said point lying easterly of the northeasterly corner of land now or formerly of Hutchcourt, LLC, as described in a deed recorded in the Cumberland County Registry of Deeds in Book 15017, Page 281;

thence N 87°16'55" E by said Congress Street a distance of Forty-Two and 58/100 (42.58) feet to a point;

thence N 86°58'55" E by said Congress Street a distance of Thirty-Six and 89/100 (36.89) feet to the point of beginning;

Thence:

- 1) N 86°58'55" E by said Congress Street a distance of One Hundred Six and 49/100 (106.49) feet to a point;
- 2) S 46°12'32" W through land now or formerly of Maine Turnpike Authority as described in a deed recorded in said Registry in Book 1981, Page 431 a distance of Twenty-Nine and 04/100 (29.04) feet to a point;
- 3) S 02°19'21" E through said land of Maine Turnpike Authority and other land of Maine Turnpike Authority as described in a deed recorded in said Registry in Book 2230, Page 55 a distance of Fifty-Two and 44/100 (52.44) feet to a point at said land of Hutchcourt, L.L.C.;
- 4) N 87°05'36" W by said land of Hutchcourt, L.L.C. a distance of Thirteen and 95/100 (13.95) feet to a point;
- 5) N 75°33'34" W by said land of Hutchcourt, L.L.C. a distance of Fifty-Three and 37/100 (53.37) feet to a point;
- 6) N 02°19'21" W through said other land of Maine Turnpike Authority a distance of Twenty-Seven and 23/100 (27.23) feet to a point;
- 7) N 38°59'11" W through said other land of Maine Turnpike Authority a distance of Thirty-Three and 02/100 (33.02) feet to the point of beginning.

Bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone.

The above described easement contains 4,617 square feet, more or less, and lying over portions of land now or formerly of Maine Turnpike Authority as described in deeds recorded in the Cumberland County Registry of Deeds in Book 1981, Page 431, and Book 2230, Page 55.

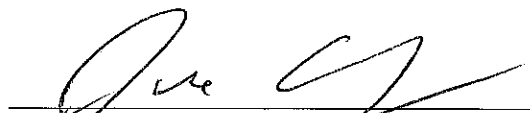
Reference is herein made to a plan entitled "Boundary Survey" made for Portland Property Holdings, LLC by Titcomb Associates dated March 13, 2013, revised April 11, 2013 and further revised August 7, 2014.

Said grant to be conditioned on the following:

1. That the easement is subject to temporary disruption, relocation, realignment and/or re-grading if necessary for transportation purposes, including but not limited to work connected with the reconstruction, repair or widening of Congress Street or the Congress Street Bridge over the Maine Turnpike, with restoration of the entrance to its former condition to be at Grantee's expense.
2. That Grantee shall take all necessary provisions to accommodate the continued use of the easement area by Unitil Corporation for operation, maintenance and repair of its pipeline facility in accordance with Unitil's existing license agreement with Grantor, including but not limited to access by Unitil to the remainder of Grantor's property through the existing gated access point or a similar access point.
3. That the access granted herein shall be the only access point to serve Grantee's property at 2282 Congress Street and that if Grantee obtains any other permanent access point to serve said property then the easement granted herein and all access rights granted may be terminated at the discretion of the Grantor. PROVIDED, HOWEVER, before exercising the rights retained herein, the Grantor will give Grantee notice and an opportunity to be heard on the existence of any other permanent access point serving the property.

In Witness Whereof, the Maine Turnpike Authority has caused this instrument to be signed this 26<sup>th</sup> day of August, 2014.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
 \_\_\_\_\_  
 Jonathan Arey, Secretary, as Witness  
 Maine Turnpike Authority

  
 \_\_\_\_\_  
 Peter Mills, Executive Director  
 Maine Turnpike Authority

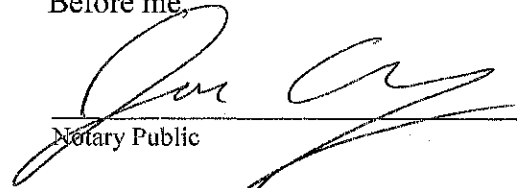
**SEAL**

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

August 26<sup>th</sup>, 2014

Personally appeared the above named Peter Mills, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public

Jonathan Arey, Bar No. 9097

SEAL

Received  
Recorded Registrar of Deeds  
Dec 01, 2014 02:16:00P  
Cumberland County  
Pamela E. Lovley