**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 **CJ Developers, Inc**., with QUITCLAIM COVENANT, the right to construct and maintain an access by vehicles and on foot to and from its commercial development and Congress Street, and for all utilities, across land of the Grantor adjoining property of the Grantee, further described as follows:

**{Description, possibly including reference to plan}**

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 ~~shall terminate and all rights in the easement area shall revert to the Grantor.~~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 \_\_\_\_\_ day of May, 2013.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Jonathan Arey, Secretary, as Witness Peter Mills, Executive Director

Maine Turnpike Authority Maine Turnpike Authority

**STATE OF MAINE**

**COUNTY OF CUMBERLAND, ss.** May \_\_\_\_\_, 2013

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

 Before me,

 Notary Public