

296-A 6 301-J-10
302-A 1 303-A 2 4
301-F 4 to 6

421 Warren Ave

304-B 28
305-D 1

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

307-B-19 308-B-2
310-E-35
307-J-1 - 308-C-1
310-F-1

DLN#1001540005349

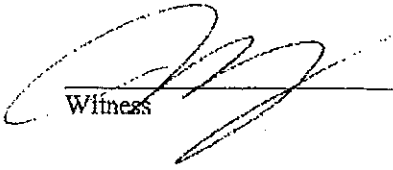
KNOW ALL PERSONS BY THESE PRESENTS, that PH Warren Ave, LLC, a Maine limited liability company, of the City of Portland, County of Cumberland, and State of Maine, ("Grantor"), for consideration paid, grants to City of Portland, Maine, a body politic and corporate, whose mailing address is 389 Congress Street, Portland, Maine 04101, Attention: City Manager, with QUITCLAIM COVENANT, the land together with the building and improvements thereon, in the City of Portland, County of Cumberland, State of Maine, described as follows:

11-17-2015

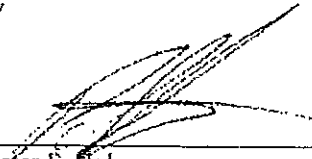
A certain lot or parcel of land located at Saville Street, Newcomb Street, Farnham Street, Verrill Street, and Iffley Street, and Iffley Street, Portland, Maine more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, it, the said PH Warren Ave, LLC, has caused this instrument to be signed and sealed by Peter F. Holmes, as manager of PH Warren Ave; LLC, thereunto duly authorized, this 16 day of November, 2015.

PH Warren Ave, LLC, a Maine limited liability company



Witness

By: 

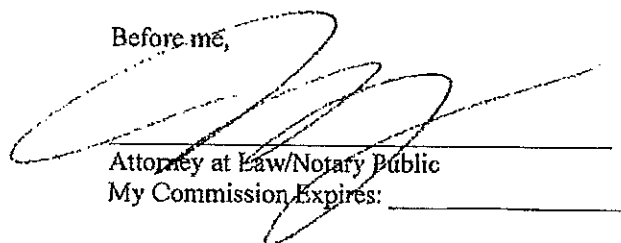
Peter F. Holmes
Its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

November 16, 2015

Then personally appeared the above-named Peter F. Holmes, as Manager of PH Warren Ave, LLC, 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 limited liability company

Before me,



Attorney at Law/Notary Public
My Commission Expires: _____

Matthew J. McDonald
Maine Attorney at Law

1,777,684 SF
Seles Doc
296-A 6
258746 SF

40 F
296-A 6

MAINE REAL ESTATE TAX-Paid

Exhibit A

A certain lot or parcel of land, with the buildings thereon, situated on Warren Avenue, Saville Street, Newcomb Street, Farnham Street, Verrill Street, and Iffley Street, in the City of Portland, County of Cumberland, and State of Maine, being further described as follows:

Beginning at a #5 steel rebar with survey cap #2124 set on the apparent northerly sideline of Warren Avenue, at the southwest corner of land now or formerly Holmes as described in Cumberland County Registry of Deeds (CCRD) Book 6918, Page 53; *296-A Le ect.*

Thence S83°52'45"W along said northerly sideline of Warren Avenue, a distance of one hundred forty and fifty-one hundredths (140.51') feet to a MagNail with survey washer #2124 set at the southeasterly corner of land now or formerly 424 Warren Avenue, LLC as described in CCRD Book 17326, Page 340; *304-B-32*

Thence N13°29'55"W along said land of 424 Warren Avenue, LLC, a distance of two hundred eighty-six and forty-seven hundredths (286.47') feet through a found #5 steel rebar with survey cap #586;

Thence S76°30'05"W continuing along said land of 424 Warren Avenue, LLC, a distance of fifty and no hundredths (50.00') feet;

Thence N13°29'55"W continuing along said land of 424 Warren Avenue, LLC, a distance of eighty-three and ninety-six hundredths (83.96') feet to the southerly corner of land now or formerly SAGA Communications Of New England, Inc. as described in CCRD Book 12543, Page 308;

Thence N31°05'27"E along said land of SAGA Communications Of New England, Inc., a distance of eight hundred fifty and no hundredths (850.00') feet;

Thence N58°54'33"W continuing along said land of SAGA Communications Of New England, Inc., a distance of three hundred thirty and no hundredths (330.00') feet;

Thence N31°05'27"E continuing along said land of SAGA Communications Of New England, Inc., a distance of one hundred fifty and no hundredths (150.00') feet to a found 1 1/8" iron pipe;

Thence N58°46'53"W continuing along said land of SAGA Communications Of New England, Inc., a distance of two hundred fifty-four and fifty-one hundredths (254.51') feet to a found 1 1/8" iron pipe;

Thence N31°14'48"E along land now or formerly Bigelman as described in CCRD Book 16262, Page 1, land now or formerly Hoglund as described in CCRD Book 22699, Page 116, land now or formerly Hoglund as described in CCRD Book 23605, Page 310, land now or formerly Libby as described in CCRD Book 31801, Page 256, land now or formerly Milliard as described in CCRD Book 29314, Page 30, land now or formerly Theriault & Cole as described in CCRD Book 32210, Page 17, land now or formerly Nguyen as described in CCRD Book 29198, Page 159, land now or formerly St. Joseph's Convent & Hospital as described in CCRD Book 15551, Page 194, land now or formerly Vujanic as described in CCRD Book 15874, Page 260, land now or formerly Timberlake & Butts as described in CCRD Book 27605, Page 71, land now or formerly Lam & Bae as described in CCRD Book 7613, Page 211, land now or formerly Harmon as described in CCRD Book 13217, Page 321, land now or formerly Potoczny & Mozdzynski as described in CCRD Book 30136, Page 87, land now or formerly Ortiz as described in CCRD Book 22187, Page 170, land now or formerly Wright as described in CCRD Book 29878, Page 56, land now or formerly Lam as described in CCRD Book 31719, Page 317, land now or formerly Charles & Perry as described in CCRD Book 15834, Page 303, land now or formerly England as described in CCRD

Book 31878, Page 238, land now or formerly Sabeti as described in CCRD Book 30758, Page 186, land now or formerly Saucier as described in CCRD Book 7300, Page 285, land now or formerly Herrick & Hegwood as described in CCRD Book 21200, Page 150, land now or formerly Libby as described in CCRD Book 14389, Page 142, land now or formerly Day as described in CCRD Book 22121, Page 152, and land now or formerly Lopez as described in CCRD Book 28845, Page 235, a distance of one thousand eight hundred seventy-two and ninety-six hundredths (1872.96') feet to a found #5 steel rebar at the westerly corner of land now or formerly Steele as described in CCRD Book 14287, Page 55;

Thence S58°35'52"E along said land now or formerly Steele, a distance of one hundred eleven and fifty-six hundredths (111.56') feet to a #5 steel rebar with survey cap #2124 to be set at the southerly corner of said land now or formerly Steele on the apparent northwesterly sideline of Farnham Street (being the paper street portion);

Thence S31°24'08"W along said northwesterly sideline of Farnham Street (being the paper street portion), a distance of one thousand eight hundred fifty-six and forty-five hundredths (1856.45') feet;

Thence S58°35'52"E along the terminus of said Farnham Street (being the paper street portion), a distance of fifty and no hundredths (50.00') feet to the apparent southeasterly sideline of said Farnham Street;

Thence N31°24'08"E along said southeasterly sideline of Farnham Street (being the paper street portion), a distance of one thousand eight hundred six and forty-five hundredths (1806.45') feet to a manhole cover at the westerly corner of land now or formerly Mahaphanit as described in CCRD Book 21338, Page 304;

Thence S58°35'52"E along said land now or formerly Mahaphanit, a distance of one hundred and no hundredths (100.00') feet to a found 4"x4" granite monument with drill hole at the southerly corner of said land now or formerly Mahaphanit on the northwesterly line of land now or formerly City of Portland as described in CCRD Book 3552, Page 154;

Thence S31°24'08"W along said land now or formerly City of Portland, a distance of one thousand three hundred seventy-nine and fifty-four hundredths (1379.54') feet to a found 1 3/4" iron pipe at the westerly corner of said land now or formerly City of Portland;

Thence S64°00'58"E continuing along said land now or formerly City of Portland, a distance of six hundred seventy-nine and seventy-three hundredths (679.73') feet to a found 1 1/4" iron pipe at the southerly corner of said land now or formerly City of Portland;

Thence N31°28'23"E continuing along said land now or formerly City of Portland, a distance of thirty-two and seventy-eight hundredths (32.78') feet to the westerly corner of land now or formerly Kerley as described in CCRD Book 31006, Page 26;

Thence S68°09'24"E along said land now or formerly Kerley, along the terminus of Verrill Street and land now or formerly Huynh & Thi Le as described in CCRD Book 20307, Page 40, a distance of two hundred ninety-nine and six hundredths (299.06') feet to the southerly corner of said land now or formerly Huynh & Thi Le;

Thence N21°49'09"E continuing along said land now or formerly Huynh & Thi Le, a distance of one hundred ten and no hundredths (110.00') feet to the easterly corner of said land now or formerly Huynh & Thi Le on the apparent southwesterly sideline of Iffley Street;

Thence S68°09'24"E along said southwesterly sideline of Ifley Street, a distance of ninety and no hundredths (90.00') feet to the northerly corner of land now or formerly Brogan & Chiasson as described in CCRD Book 31473, Page 72;

Thence S21°49'09"W along said land now or formerly Brogan & Chiasson, a distance of one hundred ten and no hundredths (110.00') feet to the westerly corner of said land of Brogan & Chiasson;

Thence S68°09'24"E along said land now or formerly Brogan & Chiasson, land now or formerly Standish as described in CCRD Book 13797, Page 5, land now or formerly Barkhuff as described in CCRD Book 3859, Page 6, the terminus of the vacated portion of Sarsfield Street, and land now or formerly Jensen as described in CCRD Book 32452, Pages 119-128, a distance of four hundred twenty-eight and seventy hundredths (428.70') feet to a found 1 1/4" iron pipe at the southerly corner of said land now or formerly Jensen;

Thence N22°48'38"E along said land now or formerly Jensen and the southeasterly terminus of Ifley Street, a distance of one hundred thirty-four and fifty hundredths (134.50') feet to a #5 steel rebar with survey cap #2124 to be set at the westerly corner of land now or formerly Hanson as described in CCRD Book 2185, Page 195;

Thence S86°16'11"E along said land now or formerly Hanson, and land now or formerly Mount Sinai Cemetery Association as described in CCRD Book 1443, Page 116, a distance of one hundred eighty-two and thirty-nine hundredths (182.39') feet to a found #5 steel rebar with survey cap #586 at land now or formerly Mount Sinai Cemetery Association as described in CCRD Book 1219, Page 386;

Thence S33°50'54"W continuing along said land now or formerly Mount Sinai Cemetery Association, a distance of thirty-one and nine hundredths (31.09') feet to a #5 steel rebar with survey cap #2124 to be set at land now or formerly Mount Sinai Cemetery Association as described in CCRD Book 1071, Page 182;

Thence S35°47'54"W continuing along said land now or formerly Mount Sinai Cemetery Association, a distance of two hundred fifty-two and no hundredths (252.00') feet to a found #5 steel rebar with survey cap #586 at land now or formerly Mount Sinai Cemetery Association as described in CCRD Book 1219, Page 386;

Thence S51°40'32"W continuing along land now or formerly Mount Sinai Cemetery Association, a distance of one hundred twenty-five and thirty-seven hundredths (125.37') feet to a found #5 steel rebar with survey cap #586 at land now or formerly Mount Sinai Cemetery Association as described in CCRD Book 1558, Page 209;

Thence S32°02'38"W continuing along land now or formerly Mount Sinai Cemetery Association, a distance of two hundred ninety-seven and ninety-seven hundredths (297.97') feet to a found 1 1/4" iron pipe at the corner of land now or formerly Hutchins Real Estate LLC as described in CCRD Book 22443, Page 188;

Thence S22°15'12"W along said land now or formerly Hutchins Real Estate LLC, a distance of fifty-three and eighty hundredths (53.80') feet to a #5 steel rebar with survey cap #2124 to be set;

Thence N73°59'38"W continuing along said land now or formerly Hutchins Real Estate LLC, a distance of one hundred fifty-six and thirty-three hundredths (156.33') feet to a found #5 steel rebar with survey cap #586;

Thence S16°02'28"W continuing along said land now or formerly Hutchins Real Estate LLC, a distance of three hundred twenty-two and thirty-five hundredths (322.35') feet to a found #5 steel rebar with survey cap #586 at land now or formerly Warren Ave LLC as described in CCRD Book 25524, Page 59;

Thence N73°59'10"W along said land now or formerly Warren Ave LLC, and land now or formerly Giroux Oil Company Inc. as described in CCRD Book 4342, Page 31 and CCRD Book 8005, Page 16, a distance of three hundred twenty-four and fifty-four hundredths (324.54') feet to a found 1 1/4" iron pipe;

Thence S88°43'19"W continuing along said land now or formerly Giroux Oil Company Inc., the northerly terminus of Newcomb Street, land now or formerly Bennett as described in CCRD Book 15817, Page 287, the terminus of Saville Street, and land now or formerly Vance as described in CCRD Book 3080, Page 873 and CCRD Book 2833, Page 190, a distance of three hundred twenty-nine and fifteen hundredths (329.15') feet to a #5 steel rebar with survey cap #2124 to be set;

Thence S21°05'26"W continuing along said land now or formerly Vance, a distance of ninety-eight and no hundredths (98.00') feet to a MagNail with survey washer #2124 to be set;

Thence N24°29'15"W continuing along said land now or formerly Vance, a distance of two hundred thirty-six and eighty-four hundredths (236.84') feet to a set #5 steel rebar with survey cap #2124;

Thence S21°30'45"W continuing along said land now or formerly Vance, a distance of three hundred seventy and thirteen hundredths (370.13') feet to a found #5 steel rebar with survey cap #509 at the northeasterly corner of said land now or formerly Holmes;

Thence S83°52'45"W along said land now or formerly Holmes, a distance of two hundred forty-eight and three hundredths (248.03') feet to the northwesterly corner of said land now or formerly Holmes;

Thence S06°07'15"E continuing along said land now or formerly Holmes, a distance of two hundred thirty-four and eighty-eight hundredths (234.88') feet to the point of beginning.

The herein described parcel of land contains 46.75 acres.

Bearings herein are based upon Grid North, MSPG-NAD83, 1802 (West Zone).

Excepting from the above-described premises and being land retained by the herein Grantor located on said northerly sideline of Warren Avenue, being more particularly bounded and described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on Warren Avenue, in the City of Portland, County of Cumberland, and State of Maine, being further described as follows:

Beginning at a #5 steel rebar with survey cap #2124 set on the apparent northerly sideline of Warren Avenue, at the southwest corner of land now or formerly Holmes as described in Cumberland County Registry of Deeds (CCRD) Book 6918, Page 53;

Thence S83°52'45"W along said northerly sideline of Warren Avenue, a distance of one hundred forty and fifty-one hundredths (140.51') feet to a MagNail with survey washer #2124 set at the southeasterly corner of land now or formerly 424 Warren Avenue, LLC as described in CCRD Book 17326, Page 340;

Thence N13°29'55"W along said land of 424 Warren Avenue, LLC, a distance of two hundred eighty-six and forty-seven hundredths (286.47') feet through a found #5 steel rebar with survey cap #586;

203-A10

46.75
5.94

40.81

Thence S76°30'05"W continuing along said land of 424 Warren Avenue, LLC, a distance of fifty and no hundredths (50.00') feet;

Thence N13°29'55"W continuing along said land of 424 Warren Avenue, LLC, a distance of eighty-three and ninety-six hundredths (83.96') feet to the southerly corner of land now or formerly SAGA Communications Of New England, Inc. as described in CCRD Book 12543, Page 308;

Thence N31°05'27"E along said land of SAGA Communications Of New England, Inc., a distance of five hundred twenty and no hundredths (520.00') feet to a #5 steel rebar with survey cap #2124 set at the northerly corner of the herein described parcel;

Thence S64°21'30"E along land to be conveyed by PH Warren Ave, LLC (the herein grantor), a distance of four hundred three and twenty-nine hundredths (403.29') feet to a #5 steel rebar with survey cap #2124 set at land now or formerly Vance as described in CCRD Book 3080, Page 873 and CCRD Book 2833, Page 190;

Thence S21°30'45"W continuing along said land now or formerly Vance, a distance of three hundred seventy and thirteen hundredths (370.13') feet to a found #5 steel rebar with survey cap #509 at the northeasterly corner of said land now or formerly Holmes;

Thence S83°52'45"W along said land now or formerly Holmes, a distance of two hundred forty-eight and three hundredths (248.03') feet to the northwesterly corner of said land now or formerly Holmes;

Thence S06°07'15"E continuing along said land now or formerly Holmes, a distance of two hundred thirty-four and eighty-eight hundredths (234.88') feet to the point of beginning.

Together with all the rights described in the 2004 Affidavit recorded in CCRD Book 20828, Page 3.

The herein described parcel of land contains 5.94 acres.

Bearings herein are based upon Grid North, MSPC NAD83, 1802 (West Zone) as shown on a plan entitled "Plan Depicting The Results Of An ALTA/ACSM Land Title Survey Made For The City Of Portland, Warren Avenue, Saville Street, Newcomb Street, Farnham Street, Verrill Street, And Iffley Street, Portland, Maine" dated November 16, 2015 by Nadeau Land Surveys, Portland, Maine. Reference is made to this plan for rights of way, easements, and encroachments appurtenant to the above described parcels.