

EASEMENT DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS that BERNARD N. LARSEN of Portland, Cumberland County, Maine for consideration paid, grants to 3 BELFORT, LLC, a Maine limited liability company with a mailing address of 1584 Forest Avenue, Portland, ME 04103, with quitclaim covenant, an easement over a portion of property located in Portland, Cumberland County, Maine, and more particularly described as follows:

A perpetual easement encumbering a portion of the premises described in deeds recorded in the Cumberland County Registry of Deeds in Book 3150, Page 622 and Book 3150, Page 626 (the "Burdened Property"). Said easement is bounded and described as follows:

Commencing on the westerly side of Forest Avenue at the corner of land now or formerly of Almon D. Mann; thence running southeasterly by said Forest Avenue One Hundred Twenty-Four (124) feet, more or less, to land conveyed by Albert S. Cressey to Elizabeth M. Murray; thence southwesterly by said Murray land One Hundred Twenty-Seven and Fifty-Five hundredths (127.55) feet; thence northwesterly on a line parallel with the westerly line of said Forest Avenue One Hundred Twenty-Four feet, more or less, to said Mann land; thence northeasterly by said Mann land to said Forest Avenue at the point of beginning.

The Benefitted Property is described in a deed dated November 9, 2016 from the Grantor herein to the Grantee herein, which property abuts the easement property described above. The above easement shall run with the respective properties benefited and burdened by the easement.

Without limitation, the permitted purposes for which this easement may be used are:

1. As a means for ingress and egress to and from the Benefitted Property;
2. As a parking area benefiting said property and any business conducted thereon;
3. As an area to be used for the plowing, removal, and deposit of snow removed from said property and the easement area;
4. As a space for outdoor activities benefiting said property (e.g. dining or farmer's market); and
5. To construct one building for any purposes reasonably related to the Benefitted Property and any business conducted thereon (e.g. food sales).

The easement rights also include, without limitation, the right to pave and stripe the easement area and to install and maintain such utility services, including, without limitation, such lighting as may be reasonably necessary for the use and enjoyment of this easement.

Excepting and reserving to the grantor, his heirs and assigns, the right to pass and repass through the above described easement area as now traveled.

Being a portion of the premises described in Warranty Deed and Quitclaim Deed to the Grantor herein and Dorothy A. Larson as joint tenants, and recorded in said Registry of Deeds in Book 3150, Page 622 and Book 3150, Page 626 respectively. Dorothy A. Larsen died on January 12, 2012 as a resident of Portland, Maine. Her estate was probated in the Cumberland County Registry of Probate, Docket No. 2012-0368.

Witness my hand and seal this 11<sup>th</sup> day of November, 2016.

Signed, Sealed and Delivered  
in the presence of

G. Charles Shumway II

Bernard N. Larsen  
Bernard N. Larsen

STATE OF MAINE  
CUMBERLAND, SS.

November 11, 2016

Then personally appeared the above-named Bernard N. Larsen and acknowledged the foregoing instrument to be his free act and deed.

Before me,

G. Charles Shumway II  
~~Notary Public~~ / Attorney at Law

G. Charles Shumway II  
Printed Name

My Commission Expires: \_\_\_\_\_

Received  
Recorded Register of Deeds  
Nov 17, 2016 09:01:53A  
Cumberland County  
Nancy A. Lane