Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

QUITCLAIM WITH COVENANT DEED

KNOW ALL BY THESE PRESENTS, that KNOWLES INDUSTRIAL SERVICES CORPORATION, a Maine corporation with a mailing address of 295 New Portland Road, Gorham, ME 04038, for consideration paid, hereby GRANTS unto 547 RIVERSIDE STREET, LLC, a Maine limited liability company with a mailing address of 59 Moody Street, Portland, ME 04101, WITH QUITCLAIM COVENANT, all of those certain lots or parcels of land located at and near 547 Riverside Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly described on Exhibit A attached hereto and made a part hereof.

DATED: November 18, 2016

KNOWLES INDUSTRIAL
SERVICES CORPORATION

By: _____
Daniel C. Maloney, President

STATE OF MAINE
COUNTY OF CUMBERLAND

November 18, 2016

Personally appeared before me DANIEL C. MALONEY, as President of KNOWLES INDUSTRIAL SERVICES CORPORATION, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said corporation.

_____
~~Notary Public~~ / Maine Attorney at Law
Print Name: Richard N. Bryant, Esq.
My Commission Expires: _____

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

EXHIBIT A

GRANTOR: KNOWLES INDUSTRIAL SERVICES CORPORATION
GRANTEE: 547 RIVERSIDE STREET, LLC
DATE: November 18, 2016
PROPERTY: 547 Riverside Street, Portland, Maine

PARCEL 1:

A certain lot or parcel of land, with the buildings thereon, situated in said Portland, on what is known as Auburn Place (also known as Leighton Avenue), southerly of Riverside Street, and bounded and described as follows:

Beginning at a point on the southwesterly side line of land formerly owned by Swanson, now or formerly owned by Andrews, which point is eight (8) rods northwesterly from the southerly corner of said Swanson land;

Thence southeasterly by said Swanson land, eight (8) rods to the southerly corner of said Swanson land;

Thence northeasterly by said Swanson land and land now or formerly of Carrie M. Palmer, seven and one-half (7½) rods to land now or formerly of Charles Dunn and formerly owned by Charles B. Gordon;

Thence southeasterly by said Dunn land, eight (8) rods to a point;

Thence on a line about south 25½ degrees west directly across said lot to land or passageway known as Auburn Place;

Thence northwesterly on said Auburn Place, sixteen (16) rods to the southerly side line of a lot conveyed by Nellie E. Burnell to Edgar Bradbury, et al, by deed, dated June 27, 1910;

Thence northeasterly in a line directly across said lot to the point of beginning.

Containing about one acre and one hundred and forty-eight square rods.

Together with a right of way between the lot hereby conveyed and Riverside Street along the easterly side of said Auburn Place to said Riverside Street, the right of way being the same as was conveyed to Wesley B. Wyer and George H. Dowling by James E. Miner, by his warranty deed, dated June 30, 1927, and recorded in the Cumberland County Registry of Deeds, in Book 1269, Page 191, together with any additional rights which may have been thereafter acquired.

Being the same premises conveyed to Knowles Industrial Services Corporation by deed of Marion E. Brooks dated November 15, 2010 and recorded in the Cumberland County Registry of Deeds in Book 28286, Page 329.

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Inspections Division
Approved with Conditions
Date: 02/05/18

PARCEL 2:

A certain lot or parcel of land, with the buildings thereon, situated on easterly side of Riverside Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the said easterly side of Riverside Street at an iron rod located one hundred twenty and thirty-three hundredths (120.33) feet northeasterly from the northerly line of Leighton Avenue;

Thence North 28° 41' East by said Riverside Street one hundred thirty-four and seven-tenths (134.7) feet to an iron rod at land formerly of Betty Swanson;

Thence South 53¼° East by said Swanson land fifty-six (56) rods to an iron rod eight (8) rods northwesterly from the southerly corner of said Swanson land;

Thence South 28° 44' West two hundred fifty-five and forty-two hundredths (255.42) feet to Leighton Avenue, formerly known as Auburn Place;

Thence northwesterly by said Leighton Avenue five hundred ninety-nine (599) feet, more or less, to a point opposite and South 40° West sixteen and five-tenths (16.5) feet from an iron rod situated on land of Effie M. Minster and Annie May Chase (325) feet southeasterly from Riverside Street;

Thence North 40° East passing through said iron rod a distance of one hundred and sixteen and five-tenths (116.5) feet to an iron rod;

Thence North 39° 9' West one hundred forty-nine and three-tenths (149.3) feet to an iron rod;

Thence North 57° 34' West two hundred (200) feet to said Riverside Street at the rod and point of beginning.

This conveyance is subject to a right of way reserved in deed from Nellie E. Burnell to Edgar Bradbury et al.; dated June 27, 1910 and recorded in said Registry of Deeds in Book 861, Page 297 and further described in Agreement dated August 27, 1938 and recorded in said Registry of Deeds in Book 1549, Page 158.

Also conveying a right of way over a strip of land adjacent to, and sixteen and five-tenths (16.5) feet in width northeasterly from and parallel with said Leighton Avenue, being the right of way hereinbefore mentioned.

Excepting and reserving from the above described premises that part thereof taken by the City of Portland by condemnation which is recorded in the Cumberland County Registry of Deeds in Book 3191, Page 123.

Excepting and reserving the above-described premises that certain lot or parcel of land described in warranty deed from Ellen M. Knowles to Howland Corp., Inc., dated June 26, 1978 and recorded in

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

the Cumberland County Registry of Deeds in Book 4247, Page 227.

PARCEL 3:

The real property and improvements thereon, including appurtenances thereto, described in a deed from the City of Portland, a body politic and corporate located in the City of Portland, County of Cumberland and State of Maine, to Ellen M. Knowles, dated June 20, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4243, Page 310;

PARCEL 4:

The real property and improvements thereon, including appurtenances thereto, described in a deed from the City of Portland, a body politic and corporate located in the City of Portland, County of Cumberland and State of Maine, to Ellen M. Knowles dated June 20, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4243, Page 313.

The above described Parcels 2-4 is the same premises conveyed to Knowles Industrial Services Corporation by deed of Ellen Mary Knowles dated August 25, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29589, Page 70.

PARCEL 5:

A certain parcel of land situated on the easterly side of Riverside Street in the City of Portland, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the easterly sideline of Riverside Street at land now or formerly of Scott W. Hopkins as described in a deed recorded in Book 16008, Page 340 in the Cumberland County Registry of Deeds (CCRD);

Thence N 11° 10' 09" E, by and along the easterly sideline of Riverside Street, a distance of 60.00 feet to the Point of Beginning;

Thence continuing N 11° 10' 09" E, by and along the easterly sideline of Riverside Street, a distance of 75.30 feet to an angle point at land now or formerly of Riverside Welders Limited Liability Company as described in a deed recorded in Book 11934, Page 41 CCRD;

Thence S 68° 02' 13" E, by and along land of Riverside Welders Limited Liability Company, a distance of 348.58 feet to an angle point at land now or formerly of Knowles Industrial Services Corporation as described in a deed recorded in Book 29589, Page 70 CCRD;

Thence S 12° 18' 45" W, by and along land of Knowles Industrial Services Corporation, a distance of 142.69 feet to a 1-1/2 inch iron pipe found and land of said Scott W. Hopkins;

Thence N 56° 08' 43" W, by and along land of Hopkins, a distance of 149.30 feet to an angle point;

Thence N 74° 33' 43" W, by and along land of Hopkins, a distance of 68.80 feet to an angle point;

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

Thence N 15° 19' 18" E a distance of 81.12 feet to an angle point;

Thence N 76° 39' 35" W a distance of 86.32 feet to an angle point;

Thence S 86° 05' 1 0" W a distance of 54.71 feet to the Point of Beginning.
Bearings are Grid North.
The parcel contains approximately 32,426 square feet.

Reference is made to a survey by Survey Inc. dated July 2015.

EXCEPTING AND RESERVING to the Grantors a Septic System Easement for the installation, use, maintenance and repair (but not replacement of all or any substantial portion) of a subsurface septic system and leach field on that portion of premises conveyed above by Grantors to Grantee hereinafter described (the "Easement Area") and the right to enter upon said Easement Area to install, maintain, use and repair said subsurface septic system and leach field, but not to replace all or any substantial portion thereof.

The Easement Area being described as follows:

Situated easterly of, but not adjacent to, the easterly side of Riverside Street in the City of Portland, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the easterly sideline of Riverside Street at land now or formerly of Scott W. Hopkins as described in a deed recorded in Book 16008, Page 340 in the Cumberland County Registry of Deeds (CCRD);

Thence N 11° 10' 09" E, by and along the easterly sideline of Riverside Street, a distance of 60.00 feet to an angle point;

Thence N 86° 05' 10" E a distance of 33.70 feet to the Point of Beginning;

Thence N 13° 30' 52" E a distance of 5.41 feet;

Thence N 3° 57' 54" E a distance of 9.78 feet;

Thence S 81° 35' 34" E a distance of 17.43 feet;

Thence S 78° 42' 45" E a distance of 35.16 feet;

Thence S 67° 41' 32" E a distance of 20.53 feet;

Thence S 26° 26' 44" E a distance of 10.89 feet;

Thence N 76° 39' 35" W a distance of 58.02 feet;

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

Thence S 86° 05' 10" W a distance of 21.01 feet to the Point of Beginning.

Bearings are Grid North.

The encumbered parcel contains approximately 837 square feet.

Reference is made to a survey by Survey Inc. dated July 2015.

Said easement area shall be for the use and benefit of Grantors' retained premises, its successors and assigns, for the purposes described herein. The provisions described herein shall be deemed covenants running with the land, burdening and benefitting the respective premises, and this easement with the covenants therein shall be binding on the respective heirs, devisees and assigns of the Parties herein.

Following Grantors' use of this Easement, Grantors, their successors and assigns, shall restore the Grantee's real estate to its previous condition to the extent reasonably feasible. Grantors shall indemnify and hold Grantee harmless from and against any and all loss and/or damage caused by the exercise of its easement rights as set forth herein.

This easement shall terminate when the Grantors' current septic system fails, at which time Grantors will be required to connect to the City sewer system.

The above described Parcel 5 is the same premises conveyed to Knowles Industrial Services Corporation by deed of Christopher P. Pirone, Michael D. Pirone and Gregory J. Pirone dated December 9, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32792, Page 247.

Doc#: 65058 Bk:32792 Pg: 247

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **CHRISTOPHER P. PIRONE, MICHAEL D. PIRONE** and **GREGORY J. PIRONE** of Portland, Maine, for consideration paid, grant to **KNOWLES INDUSTRIAL SERVICES CORPORATION**, a Maine corporation, with a mailing address 295 New Portland Road, Gorham, Maine 04038, with WARRANTY COVENANTS, the premises situated on or about 543 Riverside Street, in the City of Portland, County of Cumberland and State of Maine, described on Exhibit A, attached hereto and made a part hereof.

Being a portion of the premises conveyed to Christopher P. Pirone by Deed of Joseph D. Pirone, dated November 4, 2015, recorded in the Cumberland County Registry of Deeds in Book 32719, Page 178.

Reference is made to the Deed from Peoples Heritage Savings Bank to Joseph D. Pirone, Christopher P. Pirone, Michael D. Pirone and Gregory J. Pirone, dated January 6, 1994, recorded in the Cumberland County Registry of Deeds in Book 11224, Page 334.

IN WITNESS WHEREOF, the said Christopher P. Pirone, Michael D. Pirone and Gregory J. Pirone have signed and sealed this instrument on December 9, 2015.

Witness

Christopher P. Pirone

Witness

Michael D. Pirone

Witness

Gregory J. Pirone

STATE OF MAINE
COUNTY OF CUMBERLAND

December 9, 2015

Then personally appeared Christopher P. Pirone, Michael D. Pirone and Gregory J. Pirone and acknowledged the foregoing instrument to be their free act and deed

Before me,

~~Notary Public~~
Thomas Jewell
Attorney at Law

MAINE REAL ESTATE TAX PAID

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

EXHIBIT A

A certain parcel of land situated on the easterly side of Riverside Street in the City of Portland, County of Cumberland. State of Maine being bounded and described as follows:

Commencing on the easterly sideline of Riverside Street at land now or formerly of Scott W. Hopkins as described in a deed recorded in Book 16008, Page 340 in the Cumberland County Registry of Deeds (CCRD);

Thence N 11° 10' 09" E, by and along the easterly sideline of Riverside Street, a distance of 60.00 feet to the Point of Beginning;

Thence continuing N 11° 10' 09" E, by and along the easterly sideline of Riverside Street, a distance of 75.30 feet to an angle point at land now or formerly of Riverside Welders Limited Liability Company as described in a deed recorded in Book 11934, Page 41 CCRD;

Thence S 68° 02' 13" E, by and along land of Riverside Welders Limited Liability Company, a distance of 348.58 feet to an angle point at land now or formerly of Knowles Industrial Services Corporation as described in a deed recorded in Book 29589, Page 70 CCRD;

Thence S 12° 18' 45" W, by and along land of Knowles Industrial Services Corporation, a distance of 142.69 feet to a 1-1/2 inch iron pipe found and land of said Scott W. Hopkins;

Thence N 56° 08' 43" W, by and along land of Hopkins, a distance of 149.30 feet to an angle point;

Thence N 74° 33' 43" W, by and along land of Hopkins, a distance of68.80 feet to an angle point;

Thence N 15° 19' 18" E a distance of 81.12 feet to an angle point;

Thence N 76° 39' 35" W a distance of 86.32 feet to an angle point;

Thence S 86° 05' 1 0" W a distance of 54.71 feet to the Point of Beginning.
Bearings are Grid North.

The parcel contains approximately 32,426 square feet.

Reference is made to a survey by Survey Inc. dated July 2015.

EXCEPTING AND RESERVING to the Grantors a Septic System Easement for the installation, use, maintenance and repair (but not replacement of all or any substantial portion) of a subsurface septic system and leach field on that portion of premises conveyed above by Grantors to Grantee

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

hereinafter described (the "Easement Area") and the right to enter upon said Easement Area to install, maintain, use and repair said subsurface septic system and leach field, but not to replace all or any substantial portion thereof.

The Easement Area being described as follows:

Situated easterly of, but not adjacent to, the easterly side of Riverside Street in the City of Portland, County of Cumberland, State of Maine being bounded and described as follows: Commencing on the easterly sideline of Riverside Street at land now or formerly of Scott W. Hopkins as described in a deed recorded in Book 16008, Page 340 in the Cumberland County Registry of Deeds (CCRD);

Thence N 11° 10' 09" E, by and along the easterly sideline of Riverside Street, a distance of 60.00 feet to an angle point;
Thence N 86° 05' 10" E a distance of 33.70 feet to the **Point of Beginning**;
Thence N 13° 30' 52" E a distance of 5.41 feet;
Thence N 3° 57' 54" E a distance of 9.78 feet;
Thence S 81° 35' 34" E a distance of 17.43 feet;
Thence S 78° 42' 45" E a distance of 35.16 feet;
Thence S 67° 41' 32" E a distance of 20.53 feet;
Thence S 26° 26' 44" E a distance of 10.89 feet;
Thence N 76° 39' 35" W a distance of 58.02 feet;
Thence S 86° 05' 10" W a distance of 21.01 feet to the Point of Beginning.
Bearings are Grid North.
The encumbered parcel contains approximately 837 square feet.
Reference is made to a survey by Survey Inc. dated July 2015.

Said easement area shall be for the use and benefit of Grantors' retained premises, its successors and assigns, for the purposes described herein. The provisions described herein shall be deemed covenants running with the land, burdening and benefiting the respective premises, and this easement with the covenants therein shall be binding on the respective heirs, devisees and assigns of the Parties herein.

Following Grantors' use of this Easement, Grantors, their successors and assigns, shall restore the Grantee's real estate to its previous condition to the extent reasonably feasible. Grantors shall indemnify and hold Grantee harmless from and against any and all loss and/or damage caused by the exercise of its easement rights as set forth herein.

This easement shall terminate when the Grantors' current septic system fails, at which time Grantors will be required to connect to the City sewer system.

Received
Recorded Register of Deeds
Dec 14,2015 11:50:56A
Cumberland County
Nancy A. Lane

Doc#: 65047 Bk:28286 Pg: 329

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

Corporate Grantee

Know All by these Presents,

That I, **Marion E. Brooks,** of Jensen Beach, State of Florida, for consideration paid, grant to:

Knowles Industrial Services Corporation

a corporation organized and existing under the laws of the State of Maine, whose mailing address is: 295 New Portland Road, Gorham, Maine 04038, with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine as set forth in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 15 day of November, 2010.

Signed, Sealed and Delivered
in presence of

..... Marion E. Brooks

Marion E. Brooks FL DL B620-054-53-064-0 exp 4/23/13

State of Florida, County of Martin **ss.** November 15, 2010

Then personally appeared the above named Marion E. Brooks and acknowledged the foregoing instrument to be her free act and deed.

Before me,

.....

~~Attorney at Law~~/Notary Public

Printed Name

ASHLEY ZAVELGHORBA
Notary Public - State of Florida
My Comm. Expires Jan 28, 2013
Commission # DD 855797
Bonded Through National Notary Assn.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

EXHIBIT A
Leighton Avenue, Portland, Maine

A certain lot or parcel of land, with the buildings thereon, situated in said Portland, on what is known as Auburn Place (also known as Leighton Avenue), southerly of Riverside Street, and bounded and described as follows:

Beginning at a point on the southwesterly side line of land formerly owned by Swanson, now or formerly owned by Andrews, which point is eight (8) rods northwesterly from the southerly corner of said Swanson land;

Thence southeasterly by said Swanson land, eight (8) rods to the southerly corner of said Swanson land;

Thence northeasterly by said Swanson land and land now or formerly of Carrie M. Palmer, seven and one-half (7½) rods to land now or formerly of Charles Dunn and formerly owned by Charles B. Gordon;

Thence southeasterly by said Dunn land, eight (8) rods to a point;

Thence on a line about south 25½ degrees west directly across said lot to land or passageway known as Auburn Place;

Thence northwesterly on said Auburn Place, sixteen (16) rods to the southerly side line of a lot conveyed by Nellie E. Burnell to Edgar Bradbury, et al, by deed, dated June 27, 1910;

Thence northeasterly in a line directly across said lot to the point of beginning. Containing about one acre and one hundred and forty-eight square rods.

Together with a right of way between the lot hereby conveyed and Riverside Street along the easterly side of said Auburn Place to said Riverside Street, the right of way being the same as was conveyed to Wesley B. Wyer and George H. Dowling by James E. Miner, by his warranty deed, dated June 30, 1927, and recorded in the Cumberland County Registry of Deeds, in Book 1269, Page 191, together with any additional rights which may have been thereafter acquired.

Being the same premises conveyed to the Grantor herein by Deed of Distribution from Marion E. Brooks, Personal Representative of the Estate of Irma E. Batty dated August 27, 1997 and recorded in Cumberland County Registry of Deed in Book 13305 Page 183.

Received
Recorded Register of Deeds
Nov 22,2010 09:19:30A
Cumberland County
Pamela E. Lovley

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

BK8744 0083

WARRANTY DEED

019453

KNOW ALL MEN BY THESE PRESENTS THAT Breakwater Condominium Associates, a Massachusetts Partnership having a usual place of business at 21 Merchants Row, Boston, Massachusetts, 02109, which is a joint venture between Springwater Corp., a Massachusetts Corporation, and Breakwater Limited Partnership, a Massachusetts Partnership, the sole General Partner of which is Waterview, Inc., a Massachusetts Corporation, in consideration of One Dollar ($1.00) and other valuable consideration paid by Knowles Industrial Services Corporation, of 103 Devon Street, Portland, Maine 04102, the receipt whereof is hereby acknowledged, does give, grant, bargain, sell and convey unto the said Knowles Industrial Services Corporation, its heirs and assigns forever the following premises:

Slip Unit Number B-24 (which is forty-two (42) feet in length and fifteen (15.0) feet in width) in Breakwater at Spring Point, a Condominium, located in the City of South Portland, County of Cumberland and State of Maine, together with an undivided common interest in the common areas and facilities in said condominium, the Declaration of which is dated August 20, 1987 and is recorded in the Cumberland County Registry of Deeds in Book 7936, Page 290 as amended on September 15, 1988 and recorded on September 27, 1988 which Amendment to Declaration (First Amendment) is recorded in the Cumberland County Registry of Deeds in Book 8490, Page 274, and as further amended on December 13, 1988 and recorded on December 14, 1988 (Second Amendment) which is recorded in the Cumberland County Registry of Deeds in Book 8589, Page 304.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

This conveyance is subject to the terms, provisions, conditions, covenants, restrictions, obligations, developer's rights and easements as set forth and referred to in the Declaration, including all schedules and amendments thereto. This conveyance is also subject to any easements, exceptions, restrictions, and encumbrances affecting title as set forth or referred to in the Declaration or in the schedules thereto, including the plats of Breakwater Condominium Associates dated March 25, 1986, Amended April 18, 1986, August 25, 1986, July 28, 1988, and October 25, 1988, and Floor Plans of the Breakwater at Spring Point Condominium Prepared by H.I. and E.C. Jordan Company and Terrien Architects. Said Plats and Plans are recorded in said Registry of Deeds in Plan Book 154, Page 39 and Plan Book 164, Page 55, and Plan Book 176, Page 12.

TO HAVE AND TO HOLD the aforementioned and bargained premises with all the privileges and appurtenances thereof, to the said Knowles Industrial Services Corporation, its heirs and assigns, to them and their use and behoof forever.

The said Grantor does hereby covenant with the said Grantee, its heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid and that it and its successors shall and will warrant and defend, the same to the Grantee, its heirs and assigns forever against the lawful claims and demands of all persons.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

IN WITNESS WHEREOF, Breakwater Condominium Associates has caused this instrument to be executed by its duly authorized Agent (pursuant to an Appointment of Agent recorded in the Cumberland County Registry of Deeds in Book 7937, Page 1) this Fourth day of May, 1989.

WITNESS

BY: BREAKWATER CONDOMINIUM ASSOCIATES

BY: Scott D. Bertazzoni
Its Duly Authorized Agent

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. May 4, 1989

Then personally appeared the above named Scott D. Bertazzoni, duly authorized agent for Breakwater Condominium Associates as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his capacity and the free act and deed of Breakwater Condominium Associates, before me,

Cheryl A. Galante, Notary Public
My commission expires: April 8, 1994

CUMBERLAND COUNTY

RECEIVED
RECORDED REGISTRY OF DEEDS
1989 MAY -5 AM 11:

SEAL

Doc#: 65047 Bk:28286 Pg: 329

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

Corporate Grantee

Know All by these Presents,

That I, **Marion E. Brooks,** of Jensen Beach, State of Florida, for consideration paid, grant to:

Knowles Industrial Services Corporation

a corporation organized and existing under the laws of the State of Maine, whose mailing address is: 295 New Portland Road, Gorham, Maine 04038, with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine as set forth in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 15 day of November, 2010.

Signed, Sealed and Delivered
in presence of

..... Marion E. Brooks

Marion E. Brooks FL DL B620-054-53-064-0 exp 4/23/13

State of Florida, County of Martin **ss.** November 15, 2010

Then personally appeared the above named Marion E. Brooks and acknowledged the foregoing instrument to be her free act and deed.

Before me,

.....

~~Attorney at Law~~/Notary Public

Printed Name

ASHLEY ZAVELGHORBA
Notary Public - State of Florida
My Comm. Expires Jan 28, 2013
Commission # DD 855797
Bonded Through National Notary Assn.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

EXHIBIT A
Leighton Avenue, Portland, Maine

A certain lot or parcel of land, with the buildings thereon, situated in said Portland, on what is known as Auburn Place (also known as Leighton Avenue), southerly of Riverside Street, and bounded and described as follows:

Beginning at a point on the southwesterly side line of land formerly owned by Swanson, now or formerly owned by Andrews, which point is eight (8) rods northwesterly from the southerly corner of said Swanson land;

Thence southeasterly by said Swanson land, eight (8) rods to the southerly corner of said Swanson land;

Thence northeasterly by said Swanson land and land now or formerly of Carrie M. Palmer, seven and one-half (7½) rods to land now or formerly of Charles Dunn and formerly owned by Charles B. Gordon;

Thence southeasterly by said Dunn land, eight (8) rods to a point;

Thence on a line about south 25½ degrees west directly across said lot to land or passageway known as Auburn Place;

Thence northwesterly on said Auburn Place, sixteen (16) rods to the southerly side line of a lot conveyed by Nellie E. Burnell to Edgar Bradbury, et al, by deed, dated June 27, 1910;

Thence northeasterly in a line directly across said lot to the point of beginning. Containing about one acre and one hundred and forty-eight square rods.

Together with a right of way between the lot hereby conveyed and Riverside Street along the easterly side of said Auburn Place to said Riverside Street, the right of way being the same as was conveyed to Wesley B. Wyer and George H. Dowling by James E. Miner, by his warranty deed, dated June 30, 1927, and recorded in the Cumberland County Registry of Deeds, in Book 1269, Page 191, together with any additional rights which may have been thereafter acquired.

Being the same premises conveyed to the Grantor herein by Deed of Distribution from Marion E. Brooks, Personal Representative of the Estate of Irma E. Batty dated August 27, 1997 and recorded in Cumberland County Registry of Deed in Book 13305 Page 183.

Received
Recorded Register of Deeds
Nov 22,2010 09:19:30A
Cumberland County
Pamela E. Lovley

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

Transaction ID: AL0ADCAA8D62
Customer Name: James Barns
Date: 9/14/2016
Number of Indexes: 1
Number of Documents: 1
Number of Pages: 3

Total Charge: $1.50

Doc#: 65058 Bk:32792 Pg: 247

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **CHRISTOPHER P. PIRONE, MICHAEL D. PIRONE** and **GREGORY J. PIRONE** of Portland, Maine, for consideration paid, grant to **KNOWLES INDUSTRIAL SERVICES CORPORATION**, a Maine corporation, with a mailing address 295 New Portland Road, Gorham, Maine 04038, with WARRANTY COVENANTS, the premises situated on or about 543 Riverside Street, in the City of Portland, County of Cumberland and State of Maine, described on Exhibit A, attached hereto and made a part hereof.

Being a portion of the premises conveyed to Christopher P. Pirone by Deed of Joseph D. Pirone, dated November 4, 2015, recorded in the Cumberland County Registry of Deeds in Book 32719, Page 178.

Reference is made to the Deed from Peoples Heritage Savings Bank to Joseph D. Pirone, Christopher P. Pirone, Michael D. Pirone and Gregory J. Pirone, dated January 6, 1994, recorded in the Cumberland County Registry of Deeds in Book 11224, Page 334.

IN WITNESS WHEREOF, the said Christopher P. Pirone, Michael D. Pirone and Gregory J. Pirone have signed and sealed this instrument on December 9, 2015.

Witness

Christopher P. Pirone

Witness

Michael D. Pirone

Witness

Gregory J. Pirone

STATE OF MAINE
COUNTY OF CUMBERLAND

December 9, 2015

Then personally appeared Christopher P. Pirone, Michael D. Pirone and Gregory J. Pirone and acknowledged the foregoing instrument to be their free act and deed

Before me,

~~Notary Public~~
Thomas Jewell
Attorney at Law

MAINE REAL ESTATE TAX PAID

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

EXHIBIT A

A certain parcel of land situated on the easterly side of Riverside Street in the City of Portland, County of Cumberland. State of Maine being bounded and described as follows:

Commencing on the easterly sideline of Riverside Street at land now or formerly of Scott W. Hopkins as described in a deed recorded in Book 16008, Page 340 in the Cumberland County Registry of Deeds (CCRD);

Thence N 11° 10' 09" E, by and along the easterly sideline of Riverside Street, a distance of 60.00 feet to the Point of Beginning;

Thence continuing N 11° 10' 09" E, by and along the easterly sideline of Riverside Street, a distance of 75.30 feet to an angle point at land now or formerly of Riverside Welders Limited Liability Company as described in a deed recorded in Book 11934, Page 41 CCRD;

Thence S 68° 02' 13" E, by and along land of Riverside Welders Limited Liability Company, a distance of 348.58 feet to an angle point at land now or formerly of Knowles Industrial Services Corporation as described in a deed recorded in Book 29589, Page 70 CCRD;

Thence S 12° 18' 45" W, by and along land of Knowles Industrial Services Corporation, a distance of 142.69 feet to a 1-1/2 inch iron pipe found and land of said Scott W. Hopkins;

Thence N 56° 08' 43" W, by and along land of Hopkins, a distance of 149.30 feet to an angle point;

Thence N 74° 33' 43" W, by and along land of Hopkins, a distance of68.80 feet to an angle point;

Thence N 15° 19' 18" E a distance of 81.12 feet to an angle point;

Thence N 76° 39' 35" W a distance of 86.32 feet to an angle point;

Thence S 86° 05' 1 0" W a distance of 54.71 feet to the Point of Beginning.
Bearings are Grid North.

The parcel contains approximately 32,426 square feet.

Reference is made to a survey by Survey Inc. dated July 2015.

EXCEPTING AND RESERVING to the Grantors a Septic System Easement for the installation, use, maintenance and repair (but not replacement of all or any substantial portion) of a subsurface septic system and leach field on that portion of premises conveyed above by Grantors to Grantee

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hereinafter described (the "Easement Area") and the right to enter upon said Easement Area to install, maintain, use and repair said subsurface septic system and leach field, but not to replace all or any substantial portion thereof.

The Easement Area being described as follows:

Situated easterly of, but not adjacent to, the easterly side of Riverside Street in the City of Portland, County of Cumberland, State of Maine being bounded and described as follows: Commencing on the easterly sideline of Riverside Street at land now or formerly of Scott W. Hopkins as described in a deed recorded in Book 16008, Page 340 in the Cumberland County Registry of Deeds (CCRD);

Thence N 11° 10' 09" E, by and along the easterly sideline of Riverside Street, a distance of 60.00 feet to an angle point;
Thence N 86° 05' 10" E a distance of 33.70 feet to the **Point of Beginning**;
Thence N 13° 30' 52" E a distance of 5.41 feet;
Thence N 3° 57' 54" E a distance of 9.78 feet;
Thence S 81° 35' 34" E a distance of 17.43 feet;
Thence S 78° 42' 45" E a distance of 35.16 feet;
Thence S 67° 41' 32" E a distance of 20.53 feet;
Thence S 26° 26' 44" E a distance of 10.89 feet;
Thence N 76° 39' 35" W a distance of 58.02 feet;
Thence S 86° 05' 10" W a distance of 21.01 feet to the Point of Beginning.
Bearings are Grid North.
The encumbered parcel contains approximately 837 square feet.
Reference is made to a survey by Survey Inc. dated July 2015.

Said easement area shall be for the use and benefit of Grantors' retained premises, its successors and assigns, for the purposes described herein. The provisions described herein shall be deemed covenants running with the land, burdening and benefiting the respective premises, and this easement with the covenants therein shall be binding on the respective heirs, devisees and assigns of the Parties herein.

Following Grantors' use of this Easement, Grantors, their successors and assigns, shall restore the Grantee's real estate to its previous condition to the extent reasonably feasible. Grantors shall indemnify and hold Grantee harmless from and against any and all loss and/or damage caused by the exercise of its easement rights as set forth herein.

This easement shall terminate when the Grantors' current septic system fails, at which time Grantors will be required to connect to the City sewer system.

Received
Recorded Register of Deeds
Dec 14,2015 11:50:56A
Cumberland County
Nancy A. Lane

Doc#: 25440 Bk:29589 Pg: 70

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

MAINE REAL ESTATE TAX PAID

WARRANTY DEED
Maine Statutory Short Form

Know All by these Presents,

That I, Ellen Mary Knowles, of Standish, Maine, for consideration paid, grant to:

Knowles Industrial Services Corporation

a corporation organized and existing under the laws of the State of Maine, of Gorham, in the County of Cumberland, and State of Maine, whose mailing address is: 295 New Portland Road, Gorham, Maine 04038, with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

> A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 25th day of August, 2011.

Signed, Sealed and Delivered in the presence of

Ellen Mary Knowles

Ellen Mary Knowles

State of Maine,
County of Cumberland ss. August 25, 2011

Then personally appeared before me the above named Ellen Mary Knowles and acknowledged the foregoing instrument to be her free act and deed.

Attorney at Law/~~Notary Public~~

Printed Name: Donnelly S Douglas

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/05/18

EXHIBIT A
Leighton Avenue, Portland, Maine

Parcel 1:

A certain lot or parcel of land, with the buildings thereon, situated on easterly side of Riverside Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the said easterly side of Riverside Street at an iron rod located one hundred twenty and thirty-three hundredths (120.33) feet northeasterly from the northerly line of Leighton Avenue;

Thence North 28° 41' East by said Riverside Street one hundred thirty-four and seven-tenths (134.7) feet to an iron rod at land formerly of Betty Swanson;

Thence South 53 1/4° East by said Swanson land fifty-six (56) rods to an iron rod eight (8) rods northwesterly from the southerly corner of said Swanson land;

Thence South 28° 44' West two hundred fifty-five and forty-two hundredths (255.42) feet to Leighton Avenue, formerly known as Auburn Place;

Thence northwesterly by said Leighton Avenue five hundred ninety-nine (599) feet, more or less, to a point opposite and South 40° West sixteen and five-tenths (16.5) feet from an iron rod situated on land of Effie M. Minster and Annie May Chase (325) feet southeasterly from Riverside Street;

Thence North 40° East passing through said iron rod a distance of one hundred and sixteen and five-tenths (116.5) feet to an iron rod;

Thence North 39° 9' West one hundred forty-nine and three-tenths (149.3) feet to an iron rod;

Thence North 57° 34' West two hundred (200) feet to said Riverside Street at the rod and point of beginning.

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Inspections Division
Approved with Conditions
Date: 02/05/18

This conveyance is subject to a right of way reserved in deed from Nellie E. Burnell to Edgar Bradbury et al.; dated June 27, 1910 and recorded in said Registry of Deeds in Book 861, Page 297 and further described in Agreement dated August 27, 1938 and recorded in said Registry of Deeds in Book 1549, Page 158.

Also conveying a right of way over a strip of land adjacent to, and sixteen and five-tenths (16.5) feet in width northeasterly from and parallel with said Leighton Avenue, being the right of way hereinbefore mentioned.

Excepting and reserving from the above described premises that part thereof taken by the City of Portland by condemnation which is recorded in the Cumberland County Registry of Deeds in Book 3191, Page 123.

Excepting and reserving the above-described premises that certain lot or parcel of land described in warranty deed from Ellen M. Knowles to Howland Corp., Inc., dated June 26, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4247, Page 227.

Parcel 2:

The real property and improvements thereon, including appurtenances thereto, described in a deed from the City of Portland, a body politic and corporate located in the City of Portland, County of Cumberland and State of Maine, to Ellen M. Knowles, dated June 20, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4243, Page 310;

Meaning and intending to convey and hereby conveying the premises described in said deed.

Parcel 3:

The real property and improvements thereon, including appurtenances thereto, described in a deed from the City of Portland, a body politic and corporate located in the City of Portland, County of Cumberland and State of Maine, to Ellen M. Knowles dated June 20, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4243, Page 313;

Meaning and intending to convey and hereby conveying the premises described in said deed.

Received
Recorded Register of Deeds
May 16,2012 09:34:48A
Cumberland County
Pamela E. Lovley