

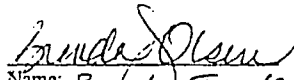
SHORT FORM WARRANTY DEED

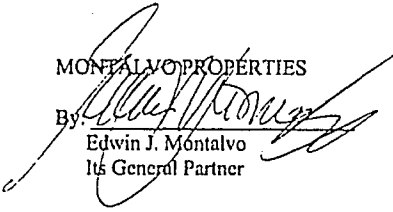
MONTALVO PROPERTIES, a Maine general partnership with a place of business in Portland, Maine, FOR CONSIDERATION PAID, grants to **THE LEFEVRES, LLC**, a Maine limited liability company with a mailing address of 72 Auburn Street, Portland, Maine 04103, with **WARRANTY COVENANTS**, certain real property, together with any improvements thereon, located at Riverside Industrial Parkway, Portland, Cumberland County, Maine, and more particularly described on Exhibit A attached hereto and made a part hereof.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, Montalvo Properties has caused this instrument to be executed by Edwin J. Montalvo, its General Partner thereunto duly authorized, this 21st day of September, 2000.

WITNESSETH:


Name: Brenda J. Olsen

MONTALVO PROPERTIES
By: 
Edwin J. Montalvo
Its General Partner

State of Maine
County of Cumberland, ss.

September 21, 2000

PERSONALLY APPEARED the above-named Edwin J. Montalvo, General Partner of Montalvo Properties as aforesaid, and acknowledged the foregoing instrument to be his ~~her~~-free act and deed in his ~~her~~ said capacity and the free act and deed of said general partnership.

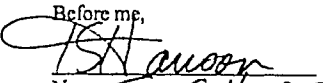
Before me,

Name: Tom S. Hanson
Notary Public/Attorney At Law

EXHIBIT A
TO WARRANTY DEED

Parcel 1

A certain lot or parcel of land situated on the northwesterly side of Riverside Industrial Parkway, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the northwesterly sideline of Riverside Industrial Parkway at the southerly corner of land conveyed by Rufus H. Jones to Ronald J. Dorler, by deed dated May 29, 1975 and recorded in Cumberland County Registry of Deeds, in Book 3696, Page 40; thence North 62° West by said Dorler land thirty-six and two hundredths (36.02) feet, more or less, to an angle; thence North 45° 38' 30" West by said Dorler land three hundred sixty-two and thirty-five hundredths (362.35) feet to the southeasterly sideline of land of Maine Turnpike Authority; thence South 25° 50' West by said land of Maine Turnpike Authority two hundred sixty-five and two hundredths (265.02) feet to a point; thence South 64° 10' East by land of Rufus H. Jones three hundred forty-five and sixty hundredths (345.60) feet more or less to the northwesterly sideline of Riverside Industrial Parkway; thence northeasterly by the northwesterly sideline of Riverside Industrial Parkway by a curve to the right having a radius of one thousand ninety (1,090) feet, a distance of one hundred fifty-two and fifty-four hundredths (152.54) feet to the point of beginning, containing 1.69 acres, more or less.

The above described courses are true courses from Maine Turnpike Authority plans. Said premises are shown on a certain plan made for Rufus H. Jones by H.I. and E.C. Jordan - Surveyors, dated Oct. 1975 and recorded in said Registry of Deeds in Plan Book 109, Page 36.

Said parcel of land is conveyed subject to the right perpetually thereof by the Public Works Department of the City of Portland to enter upon said parcel at any and all times for the purpose of constructing, maintaining and replacing, certain drains and culverts and all necessary appurtenances or fixtures as now existing or as may hereafter be placed therein, provided that the Grantees, their successors and assigns, shall have the use and enjoyment of such parcel as shall in no way interfere with the perpetual use thereof by the City of Portland, its successors and assigns, for the purposes above mentioned, provided that no building or any kind of permanent structure, except a driveway, will be erected over said drains and culverts by the Grantees, their successors and assigns, and that the Grantees, their successors and assigns, shall not remove earth from said parcel or place fill thereon without the written permission of the Public Works Department of the City of Portland.

Meaning and intending to convey the same premises described in a deed to the herein Grantor from Rufus H. Jones dated December 18, 1975 and recorded in said Registry of Deeds in Book 3785, Page 10.

Parcel 2

Also a certain lot or parcel of land situated on the northwesterly side of Riverside Industrial Parkway in said Portland, bounded and described as follows:

Beginning at an iron set in the ground on the northwesterly side of Riverside Industrial Parkway at the northeasterly corner of land conveyed by Rufus H. Jones to Joseph S. Pio by Warranty Deed dated November 19, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3772, Page 285, said point of beginning also marking the northeasterly corner of Lot No. 10 as shown on plan made for Rufus H. Jones by H.I. & E.C. Jordan dated November, 1975 and recorded in said Registry of Deeds in Plan Book 110, Page 25; from said point of beginning thence running North 64° 10' West by the northeasterly line of said Lot No. 10, being the northeasterly line of said Pio land, 327.80 feet to an iron set in the ground on the southeasterly line of land now or formerly of the Maine Turnpike Authority; thence running North 25° 50' East by said Maine Turnpike Authority land 259.81 feet to an iron set in the ground in the southwesterly corner of land conveyed by Rufus H. Jones to Montalvo Properties by Warranty Deed dated December 18, 1975 and recorded in said Registry of Deeds in Book 3785, Page 10; thence running South 64° 10' East by said Montalvo Properties land 345.60 feet, more or less, to an iron set in the ground on the northwesterly side line of said Riverside Industrial Parkway; thence running southwesterly by the northwesterly line of said Riverside Industrial Parkway by a curve to the left having a radius of 1,090 feet a distance of 129.58 feet to an iron set in the ground; thence running South 28° 00' West by the northwesterly side of said Riverside Industrial Parkway a distance of 131.02 feet to an iron set in the ground in the northeasterly corner of said Pio land and the point of beginning.

Meaning and intending to convey the same premises described in two certain deeds to the herein Grantor by Marguerite Greenlie Jones dated September 30, 1976 and September 27, 1984 and recorded in said Registry of Deeds in Book 3940, Page 114 and Book 6579, Page 117 respectively.

Parcel 3

Also a certain triangular shaped parcel of land situated on the northwesterly side of Riverside Industrial Parkway in said Portland, bounded and described as follows:

Beginning at the most northwesterly corner of Lot 560 as shown on plan of Forest Avenue Terrace recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 5; thence southwesterly by land now or formerly of Rufus H. Jones a distance of 48.98 feet, more or less, to a point of tangency of said Riverside Industrial Parkway; thence northeasterly along the northerly sideline of said Riverside Industrial Parkway on a curve to the right having a radius of 1090.00 feet a distance of 49.03 feet, more or less, to the southerly sideline of said Lot 560; thence by the southerly sideline of said Lot 560 northwesterly a distance of 1.09 feet, more or less, to the point of beginning.

Being a small strip of lot 567 as shown on said plan.

Reference is made to deed from the Tax Collector to the City of Portland dated February 29, 1944, recorded in the Cumberland County Registry of Deeds in Book 1793, Page 487.

Meaning and intending to convey the same premises described in a deed to the herein Grantor from the City of Portland dated November 3, 1976 and recorded in Book 3940, Page 117.

This conveyance of the three parcels described above is made subject to all utility easements which serve the premises, zoning and building restrictions, other easements and restrictions of record, and real estate taxes, which Grantees by acceptance of this deed assume and agree to pay.

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 SEP 21 PM 12:03

CUMBERLAND COUNTY

John B O'Brien

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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Best viewed at 800x600, with Internet Explorer

CBL	330 H002001
Land Use Type	MANUFACTURING & CONSTRUCTION
Verify legal use with Inspections Division	
Property Location	200 RIVERSIDE IND PKWY
Owner Information	LEFEVRES LLC THE 200 RIVERSIDE IND PKWY PORTLAND ME 04103
Book and Page	15740/305
Legal Description	330-H-2 RIVERSIDE IND PKWY 198-208
Acres	117955 CA 2.7079

Current Assessed Valuation:

TAX ACCT NO.	34742	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$194,000.00	LEFEVRES LLC THE
BUILDING VALUE	\$917,400.00	200 RIVERSIDE IND PKWY
NET TAXABLE - REAL ESTATE	\$1,111,400.00	PORTLAND ME 04103
TAX AMOUNT	\$22,228.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Building 1

Year Built	1976
Style/Structure Type	PREFAB WAREHOUSE
# Units	1
Building Num/Name	1 - FORM SYSTEMS
Square Feet	20659

[View_Sketch](#) [View_Map](#) [View_Picture](#)

Building 2

Year Built	1998
Style/Structure Type	WAREHOUSE
# Units	1
Building Num/Name	1 - FORM SYSTEMS
Square Feet	2500

[View_Sketch](#) [View_Map](#) [View_Picture](#)

Exterior/Interior Information:

Building 1

Levels	01/01
Size	4400
Use	MULTI-USE OFFICE
Height	12
Walls	METAL-LIGHT
Heating	ELECTRIC
A/C	NONE

Building 1

Levels	01/01
Size	4800
Use	LIGHT MANUFACTURING
Height	12
Walls	METAL-LIGHT