

Greater Portland Building Fund, Inc. by deed dated August 24, 1971 and recorded in said Registry of Deeds, Book 3187, Page 661:

Thence, running North 71°22' West by the southwesterly line of land conveyed to the City of Portland as aforesaid 75 feet to the POINT OF BEGINNING.

ALSO, hereby conveying an easement or right-of-way to be used in common with Greater Portland Building Fund, Inc. and Riverside Building Co., their respective successors and assigns, for the construction, operation, maintenance, repair and replacement of a railroad siding (i) over a thirty (30) foot strip of land constituting a portion of the premises conveyed by Greater Portland Building Fund, Inc. to Riverside Building Co. dated November 5, 1975 and recorded in said Registry of Deeds in Book 3771, Page 55, the center line of said strip being the center line of the existing railroad spur track running over said premises, as shown on a Plan for Theodore H. Brodie by H.I. and E.C. Jordan dated November 17, 1976; and (ii) over a certain triangular piece of land located southeasterly of Riverside Industrial Parkway in the said City of Portland and more specifically set forth in a deed to Greater Portland Building Fund, Inc. and James A. Skillings from Davis-Greene Co. dated September 10, 1970 and recorded in said Registry of Deeds in Book 3143, Page 126, the interest of James A. Skillings in said easement having been conveyed to Greater Portland Building Fund, Inc. by deed dated August 24, 1971 and recorded in said Registry of Deeds in Book 3187, Page 661. It is the intention to convey only so much of the interest in said easement as Greater Portland Building Fund, Inc. acquired from James A. Skillings by said deed. The conveyance of the within easement or right of way is subject to the same conditions and reservations set forth in the deed to Greater Portland Building Fund, Inc. and James A. Skillings from the said Davis-Greene Co. dated September 10, 1970 and recorded in said Registry of Deeds in Book 3143, Page 126.

This conveyance is SUBJECT TO an easement for a railroad siding which is granted by Greater Portland Building Fund, Inc. under its former name of ADC Building Fund, Incorporated to C.M. Rice Paper Company by deed dated July 1, 1976 and recorded in said Registry of Deeds in Book 2965, Page 349.

This conveyance is SUBJECT TO an easement from Maine National Bank as Trustee to Portland Water District dated April 23, 1974 and recorded in said Registry of Deeds in Book 3535, Page 205.

This conveyance is made SUBJECT TO applicable zoning ordinances of the City of Portland.

This conveyance is made TOGETHER WITH and SUBJECT TO the rights, benefits, restrictions, terms, and conditions of a certain side track construction and maintenance agreement dated March 11, 1974 between Portland Terminal Company and Riverside Building Company, also known as Riverside Building Co.