

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, a New York Corporation, having its principal place of business in Boston, County of Suffolk and Commonwealth of Massachusetts, in consideration of One Dollar (\$1.00) and other valuable considerations paid by Pizzagalli Riverside Company, a Vermont General Partnership, doing business under the firm name and style of Pizzagalli Riverside Company, Joy Drive, South Burlington, Vermont 05401, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Pizzagalli Riverside Company, its successors and assigns forever, the following described real estate:

A certain lot or parcel of land in the City of Portland, County of Cumberland and State of Maine situated on the westerly side of a 60-foot right-of-way located between Riverside Street in Portland and the Blackstrap Road in Falmouth;

Beginning at an iron marking the Northeasterly corner of parcel of land conveyed to Davison Construction Company, Inc. by the grantor herein by warranty deed dated April 13, 1973, and recorded in Cumberland County Registry of Deeds in Book 3386, Page 110;

Thence by land of said Davison Construction Company, Inc. on the following courses and distances:  
N 71° 04' 26" W a distance of 232.00 feet to an iron;

Thence N 48° 58' 45" W a distance of 435.72 feet to an iron and other land of the grantor;

Thence by other land of the grantor N 41° 01' 15" E a distance of 188.86 feet to an iron and land of Evelyn and Helen Davis;

Thence by said Davis land N 82° 37' 38" E a distance of 318.26 feet to an iron and other land of the grantor;

Thence N 82° 37' 38" E by other land of the grantor a distance of 390.83 feet to an iron and the Westerly side of said right-of-way;

Thence S 29° 12' 38" W along the Westerly side of said right-of-way a distance of 309.12 feet to an iron and the beginning of a curve;

Thence Southerly by a curve to the left having a radius of 984.93 feet, an arc distance of 176.79 feet to an iron;

Thence along the said right-of-way S 18° 55' 34" W a distance of 173.06 feet to an iron and the point of beginning.

Said parcel of land contains 6.15 acres and is delineated as Parcel D on Plan approved by the City of Portland Planning Board and recorded in said Registry of Deeds in Plan Book 105 Page 38.

Courses are true obtained from Maine Turnpike Authority Plans.

Being a portion of the premises conveyed to the grantor by Carole Development Corporation by warranty deed dated February 17, 1970, and recorded

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in Cumberland County Registry of Deeds in Book 3117, Page 872 and a portion of the premises conveyed to the grantor by Evelyn Davis and Helen Davis by warranty deed dated March 11, 1970 and recorded in said Registry of Deeds in Book 3119, Page 843.

There are also conveyed hereby easements for drainage of surface waters as appurtenant to, and for the benefit of Parcel D, as such parcel may hereafter be improved, graded and regraded from time to time, over, across and under remaining land of New England Telephone and Telegraph Company situated generally northerly and westerly of Parcel D with respect to such easements appurtenant to Parcel D.

There is included in this conveyance, to be appurtenant to the above-described parcel, a right-of-way, as a means of egress and ingress, from and to Riverside Street and Blackstrap Road, together with the right and easement to install, maintain and replace utility lines and pipes over, above and below the ground, said right-of-way and easement to be the area designated as Connector Road as delineated on the aforesaid Plan recorded in said Registry of Deeds in Plan Book 105, Page 38.

This conveyance is made subject to the right-of-way given by this Grantor to Evelyn and Helen Davis by deed dated the <sup>5th</sup> day of March, 1975, and to be recorded immediately prior to the recording of this deed.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Pizzagalli Riverside Company its successors and assigns, to its and their use and behoof forever.

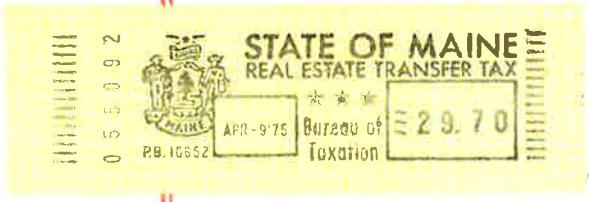
AND it does covenant with the said grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, except as aforesaid; that it has good right to sell and convey the same to the said grantee to hold as aforesaid; and that it and its successors shall and will WARRANT and DEFEND the same to the said grantee; its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said New England Telephone and Telegraph Company has caused this instrument to be sealed with its corporate seal and signed in its corporate name by C.E. Hugel, its Vice President thereunto duly authorized, this 5th day of March in the year of our Lord One Thousand Nine Hundred and Seventy-five.

Signed, Sealed and Delivered in Presence of  
Eugene Emerson  
Commonwealth of Massachusetts  
Suffolk, ss.

New England Telephone and Telegraph Company  
By C. E. Hugel  
Its Vice President  
March 5, 1975

Personally appeared the above-named C.E. Hugel, Vice President of said grantor corporation as aforesaid, and acknowledged the above instrument to be his free act and deed, in his said capacity and the free act and deed of said corporation.



Before me,  
Eugene Emerson  
Notary Public  
NOTARY PUBLIC  
my commission expires Jan. 31, 1980

STATE OF MAINE  
CUMBERLAND, ss.  
Received at 11 H 00 M A M on MAR 25 1975 and recorded in  
Book 3660 Page 189  
Attest  
Margaret L. Wilson  
Acting Registrar

STATE OF VERMONT  
OFFICE OF SECRETARY OF STATE



*Certificate of Merger*

*I, James F. Milne, Secretary of State of the State of Vermont, do hereby certify that the merger of*

**PIZZAGALLI BUILDING COMPANY; PIZZAGALLI DEVELOPMENT COMPANY;  
PIZZAGALLI ESSEX COMPANY; PIZZAGALLI INVESTMENT COMPANY  
PIZZAGALLI PROPERTY COMPANY; PIZZAGALLI REALTY COMPANY;  
PIZZAGALLI RIVERSIDE COMPANY; SAN REMO REALTY COMPANY;  
PIZZAGALLI MANAGEMENT COMPANY; PDC II LIMITED PARTNERSHIP;  
PIC LIMITED PARTNERSHIP**

*all Vermont domestic entities*

*into*

**PIZZAGALLI PROPERTIES, LLC**

*a Vermont domestic LLC*

*was filed in this office effective on January 1, 1998.  
The name of the surviving entity is*

**PIZZAGALLI PROPERTIES, LLC**

*December 24, 1997*

*Given under my hand and the seal  
of the State of Vermont, at  
Montpelier, the State Capital*



*James F. Milne*

*James F. Milne  
Secretary of State*