

EXHIBIT B
WARRANTY DEED

WARRANTY DEED

Courtney L. Griffin, of Fountain, County of El Paso and State of Colorado, FOR CONSIDERATION PAID, grants to **Kelsey E. Grover**, of Wiscasset, County of Lincoln and State of Maine, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land with any buildings thereon, in the City of Portland, County of Cumberland and State of Maine, described as follows:

Beginning at a set rebar, said rebar being the southwesterly corner this Grantor's lot described in a deed and recorded in Book 29072, Page 331 and the southeasterly corner of Lot A of a certain Boundary Survey & Lot Split prepared by Northeast Civil Solutions, Inc. and dated February 17, 2006;

Thence N 22° 04' 01" W along the northeasterly line of said Lot A 142.03 feet to a capped rebar, said rebar being on the northeasterly line of said Lot A;

Thence N 44° 22' 03" W along the northerly line of said Lot A 56.99 feet to a capped rebar, said rebar being the northerly corner of said Lot A and on the southeasterly line of land now or formerly owned by the City of Portland;

Thence N 45° 37' 57" E along the southeasterly line of said City of Portland and land now or formerly owned by Joseph Paolino, Jr., as described in a deed dated August 30, 2000, recorded in Book 15968, Page 230 in the Cumberland County Registry of Deeds, 91.09 feet to a point, said point being on the southeasterly line of said City of Portland;

Thence S 29° 36' 42" E, 100.73' feet to a point; Thence S 13° 59' 17" W 52.57 feet to a point;

Thence S 26° 07' 55" E 84.76 feet to a set rebar and the northwesterly side of Florida Avenue;

Thence S 65° 13' 12" W 51.00 feet along the northwesterly right-of-way of Florida Avenue to the point of beginning.

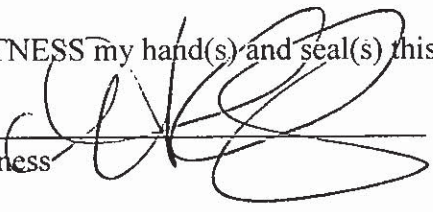
The above-described parcel is shown as Lot B on the above-mentioned plan by Northeast Civil Solutions, Inc.

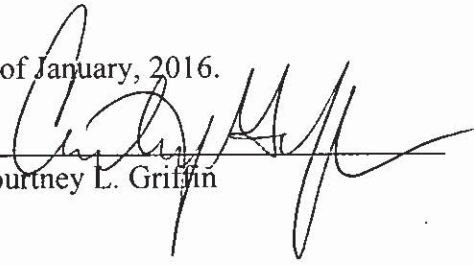
Being the same premises as described in the deed from Luke I. Boyle to Courtney L. Griffin dated January 30, 2013 and recorded in Book 30368, Page 303 of the Cumberland Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

MAINE REAL ESTATE TAX PAID

WITNESS my hand(s) and seal(s) this 20th day of January, 2016.

Witness 

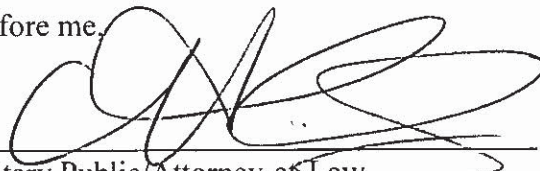

Courtney L. Griffin

STATE OF MAINE
COUNTY OF Cumberland, ss.

January 20, 2016

Personally appeared the above-named Courtney L. Griffin, and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney-at-Law

Melissa A. Cummings
Notary Public, State of Maine
My Commission Expires
February 21, 2020

Received
Recorded Register of Deeds
Jan 26, 2016 10:12:02A
Cumberland County
Nancy A. Lane

WARRANTY DEED
Joint Tenants
(Maine Statutory Short Form)

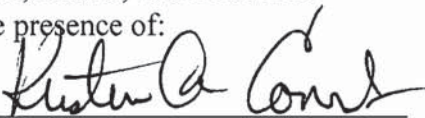
MAINE REAL ESTATE TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, that **LSD Properties, LLC**, a Maine Limited Liability Company, having a principal place of business in the City of Portland, County of Cumberland and State of Maine, for consideration paid, does hereby GRANT to **Robert J. Rodney, II and Christine A. Rodney** of the City of Portland, County of Cumberland and State of Maine whose mailing address is 27 Felicia Lane, Portland, ME 04103, with Warranty Covenants, as Joint Tenants, the land together with all buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

See attached Exhibit A – Property Description

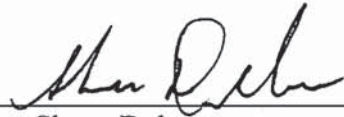
IN WITNESS THEREOF, Shane Dobson, Member of LSD Properties, LLC, has caused this instrument to be executed this 27th day of May, 2014.

Signed, Sealed, and Delivered
in the presence of:



Witness

LSD Properties, LLC



By: Shane Dobson
Its: Member

STATE OF MAINE
COUNTY OF CUMBERLAND

May 27, 2014

Personally appeared the above-named **Shane Dobson, Member of LSD Properties, LLC**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said LLC.

Before me,



Notary Public

Kristin A. Conant
Notary Public, State of Maine
My Commission Exp.
11-02-2020

My commission expires:

Printed Name

SD

A lot or parcel of land situated on the northerly side of Florida Avenue, in the City of Portland, County of Cumberland, State of Maine, said lot being a portion of lots 29, 30, of The Pines, dated April, 1923, recorded in Plan Book 16, Page 29 and lots 113, 114 and Greenville Avenue (vacated 1997) of Wadco Park, dated August 1905, as recorded in Plan Book 12, Page 17 of the Cumberland County Registry of Deeds, said parcel is also described as Lot A on a boundary and Lot Split Plan, 38 Florida Avenue, Portland, prepared for George P. Connick by Northeast Civil Solutions, Inc. being more particularly bounded and described as follows:

Beginning at point on the northerly right-of-way line of Florida Avenue. Said point being the easterly corner of lands N/F of George P. and Joan E. Connick as described in a deed dated October 31, 1984 recorded in Book 6619, Page 31, in the Cumberland County Registry of Deeds;

THENCE N 24°46'48" W along the northeasterly line of said Connick 80.00 feet to a set rebar, said rebar being on the northerly line of said Connick;

THENCE N 44°22'03" W along the northeasterly line of said Connick 95.93 feet across Greenville Avenue, (vacated in 1997) to a set rebar, said rebar being the northerly corner of said Connick, said point is also on the southeasterly line of land now or formerly owned by Diane M. and Richard C. Hayes as described in a deed dated October 16, 1974, recorded in Book 3615, Page 161 in the Cumberland County Registry of Deeds;

THENCE N 45°37'57" E along the southeasterly line of said Hayes and the City of Portland, 75.12 feet to a set rebar, said point being on the southeasterly line of land of said City of Portland, said point also being the westerly corner of Lot B of the above mentioned plan by Northeast Civil Solutions, Inc.;

THENCE S 44°22'03" E along the southwesterly line of said Lot B, 56.99' to a set rebar, said point being on the southwesterly line of said Lot B;

THENCE S 22°04'01" E along the southwesterly line of said Lot B, 142.03 feet to a set rebar, said rebar being on the northwesterly right-of-way of said Florida Avenue, said point is also the most southerly corner of said Lot B;

THENCE S 65°13'12" W along the northerly right-of-way line of said Florida Avenue 51.00 feet to the POINT OF BEGINNING.

All described "set rebar" are #5 rebar with plastic caps stamped "NCS, Inc. PLS 1314".

The above-described parcel contains .27 acres (11,670 square feet ±).

The basis of bearing for the above-described parcel is magnetic north 2006.

Reference is made to Quitclaim Deed from George P. Connick and Joan E. Connick, dated December 18, 2007, and recorded December 21, 2007, in Book 25704, Page 161 in the Cumberland County Registry of Deeds.

SD

Received
Recorded Register of Deeds
May 28, 2014 03:23:03P
Cumberland County
Pamela E. Lovley

From: [Silas Canavan](#)
To: [Barbara Barhydt](#)
Cc: [Chris MacDonald](#); CRodney@unum.com; bobrodneymasonry@gmail.com; [Kelsey Grover](#)
Subject: FW: Florida Ave
Date: Friday, January 26, 2018 1:00:12 PM
Attachments: [Florida Ave Street Status Map 9 23 2016 wbc.pdf](#)

Hi Barbara,

Following up on our conversation at the pre-app meeting regarding the paper street ownership, please see the correspondence below/attached from Camille Alden. Hopefully this information clarifies that the City has retained ownership of the subject portion of Florida Ave. Please let me know if any additional information is necessary.

Thanks,

Silas

Silas Canavan, PE, CFM

Walsh Engineering Associates, Inc.

One Karen Drive, Suite 2A

Westbrook, ME 04092

P: 207-553-9898 x3

E: Silas@walsh-eng.com

W: www.walsh-eng.com

From: Bill Walsh [mailto:bill@walsh-eng.com]

Sent: Friday, January 26, 2018 10:03 AM

To: Chris MacDonald <Chris@walsh-eng.com>; Silas Canavan <Silas@walsh-eng.com>

Subject: Fwd: Florida Ave

----- Forwarded message -----

From: Camille Alden <calden@portlandmaine.gov>

Date: Wed, Jun 7, 2017 at 12:05 PM

Subject: Re: Florida Ave

To: Bill Walsh <bill@walsh-eng.com>

Hi Bill,

Good to hear from you.

The attached sketch should explain the status of the section of Florida Ave. that's southwest of Texas Street. That portion is still a paper street. (FYI - Our GIS shows sewer and water in that section of Florida Ave.)

Mr. Nadeau is correct. The City has to take action on its paper streets this year before the end of September. (I'm working on those documents right now.) The plan is for the City to continue its rights in that portion of Florida Avenue for the next 20 years. However, City Council and the public will be weighing in before the final decision is made on this street and many others.

That's an interesting little 'development' you have there. It straddles two separate subdivisions and combines lots from both, plus there is a vacated paper street in one subdivision and a "continued" paper street in another!

Cheers,

On Wed, Jun 7, 2017 at 10:02 AM, Bill Walsh <bill@walsh-eng.com> wrote:

Hi Camille,

I hope this finds you well. It has been a while since I have seen you! Jim Nadeau suggested I reach out to you about a question I have.

I am hoping you can help me out with the status of Florida Ave, west of Texas Street. I believe the street is a paper street. I am wondering where the City stands with keeping their rights to it? According to Jim and his team, the city would have to decide this year if they will keep them?

Thanks in advance.

Bill

William R. Walsh, III, PE, LEED AP
Walsh Engineering Associates, Inc.
One Karen Drive, Suite 2A
Westbrook, ME 04092
Ph: [207-553-9898](tel:207-553-9898)
www.walsh-eng.com

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Camille C. Alden, PLS
Senior Surveyor

City of Portland
Engineering Division
Department of Public Works
55 Portland Street
Portland, Maine 04101
ph: 207-874-8839
fax: 207-874-8852
[email:calden@portlandmaine.gov](mailto:calden@portlandmaine.gov)

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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William R Walsh, III, PE
Walsh Engineering Associates, Inc
One Karen Drive, Suite 2A
Westbrook, ME. 04092
207-553-9898

