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12/09/2016, 12:51:06P
Register of Deeds Nancy A. Lane E-RECORDED

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/05/17

EXHIBIT A

A certain lot or parcel of land situated on the Easterly side of Washington Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows, to wit:

Beginning at the intersection of the Southerly line of Clinton B. & Elizabeth A. Reynolds with the Easterly line of Washington Avenue; thence in an Easterly direction along the Southerly line of said Reynolds and by a prolongation Easterly of said line to the center of Fall Brook, so-called, thence in a Southeasterly direction along the center line of said Fall Brook a distance sufficient to meet a line parallel with the first mentioned line, said line commencing on said Easterly side of said Washington Avenue One hundred (100) feet south from the point of beginning; thence in a Westerly direction parallel with the first mentioned line to the said Easterly side of Washington Avenue, said point on Washington Avenue being One hundred (100) feet South from the point of beginning; thence in a Northerly direction along said Washington Avenue to the point of beginning.

Being the same premises conveyed to James Franklin Hatch by William F. H. Folwartahny by deed dated September 26, 1949, and recorded in the Cumberland County Registry of Deeds in Book 1973, Page 374.

Further reference is made to a deed from Ruth L. Hatch as Personal Representative of the Estate of James F. Hatch to Ruth L. Hatch dated June 2, 1987, duly recorded in the Cumberland County Registry of Deeds.

FOR SOURCE OF TITLE, reference is made to the Warranty Deed from Ruth L. Hatch to Saint Joseph's Manor dated July 24, 1987, and recorded in the Cumberland County Registry of Deeds at Book 7894, Page 99.

The above described premises is the same premises conveyed to Berzinis Realty Limited Liability Company by Quitclaim Deed from Saint Joseph's Manor (d/b/a Saint Joseph's Rehabilitation and Residence) dated May 31, 2016 and recorded in Book 33162, Page 112 of the Cumberland County Registry of Deeds.

The above described premises are conveyed SUBJECT to the restrictions that the Grantee, Grantee's successors and assigns, shall not use the premises in any way relating to:1) counseling regarding or performance of abortions; 2) sale or distribution of pornographic materials; or 3) erotic displays or activities. The burden of this restriction shall run with the land conveyed hereby to the Grantee. The benefit of this restriction is held by the Roman Catholic Bishop of Portland, corporation sole, its successors and assigns.