Date: 05/24/16

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that **TPO PROPERTIES, LLC**, a Maine Limited Liability Company, with a place of business in the Town of Falmouth, County of Cumberland, State of Maine, for consideration paid **GRANTS** to the **CITY OF PORTLAND,** a Maine municipality, corporate and politic, situated in the City of Portland, Maine, and the **TOWN OF FALMOUTH,** a body corporate and politic situated in the Town of Falmouth, Maine,

The following easements as shown on a plan entitled "Subdivision Recording Plan 1 Old Barn Estates Ocean Ave. & Ledgewood Drive Portland and Falmouth, Maine", made for TPO Properties, LLC by Cullenberg Land surveying, 892 Old Danville Road, Auburn, Maine 04210 and dated February 8, 2013, last revised 3/19/13, recorded in the Cumberland County Registry of Deeds in **Plan Book** 213 **Page** 200, and a plan entitled "Old Barn Estates 1062 Ocean Avenue, Portland, Maine Subdivision Plan Recording Plan 2 of 2" prepared by Land Design Solutions, P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04081, dated May 2012, last revised 3/19/13, and recorded in the Cumberland County Registry of Deeds in **Plan Book** 213, **Page** 201, to which plans reference is hereby made for a more particular description and location of the easements herein described.

The perpetual easement and right over and across Lots 2, 8, 9, 15 and 16 as shown on said plan in order to maintain and repair all stormwater system components including but not limited to underdrain soil filters, grading, drainage and maintenance according to the "Inspection and Maintenance Plan for Stormwater Management Facilities", as approved by the respective Planning Boards for the City of Portland and Town of Falmouth, which plan is recorded as Schedule 1 to the Old Barn Estates Homeowners Association Bylaws in the Cumberland County Registry of Deeds in Book 30668 Page 61. The rights granted herein notwithstanding, neither the City of Portland nor the Town of Falmouth shall have any responsibility for maintenance and repair of said stormwater system components.

Also hereby conveying to the City of Portland, and Town of Falmouth a perpetual right and easement over and across Lot 16 to maintain such drainage through said lot as the Town and/or shall determine. Nether, the City of Portland, nor the Town of Falmouth, however, shall have responsibility for said maintenance.

Also hereby conveying, a temporary public right and easement to the sidewalk along Ice Pond Drive as shown on said plan until Ice Pond Drive has been dedicated and accepted as a public way by the City of Portland. The rights of the public granted by this ~~easement~~ shall commence upon the installation of the base coat pavement of said sidewalk. The City of Portland shall have no responsibility for said sidewalk until such time as it accepts the dedication of Ice Pond Drive.

The City of Portland, or Town of Falmouth, as the case may be, shall restore all disturbed areas to substantially their condition prior to the exercise of its rights as contemplated hereunder.

IN WITNESS WHEREOF, Timothy P. O'Donovan, a Member and duly authorized representative of TPO Properties, LLC, has hereunto set his hand and seal this 23rd day of May, 2013.

TPO Properties, LLC

Witness

By: Timothy P. O'Donovan
Its: Member

STATE OF MAINE
CUMBERLAND, ss.

May 23, 2013

Personally appeared the above named Timothy P. O'Donovan and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of TPO Properties, LLC.

Joseph R. Mazziotti
Attorney at Law

Received
Recorded Register of Deeds
May 23,2013 11:48:47A
Cumberland County
Pamela E. Lovley