

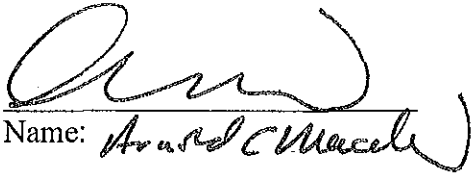
SHORT FORM QUITCLAIM DEED WITH COVENANT

Allen Avenue Housing Associates Limited Partnership, f/k/a Allen Avenue Housing Associates, a Maine Limited Partnership with a place of business at Portland, Maine grants a 51% interest in common and undivided; **Chris A. Bowden** of Cumberland Foreside, Maine grants a 16.76418% interest in common and undivided; **Daniel E. Smith** of Wilmington, North Carolina grants a 16.11791% interest in common and undivided; and **Charles P. Gendron** of Portland, Maine grants a 16.11791% interest in common and undivided (each a "Grantor"), FOR CONSIDERATION PAID, to **Community Housing of Maine, Inc.**, a Maine nonprofit corporation with a mailing address of 309 Cumberland Avenue, Suite 203, Portland, Maine 04101 ("Grantee"), WITH QUITCLAIM COVENANT, as to each Grantor's respective interest, in and to certain real property, together with any improvements thereon, located in the City of Portland, Cumberland County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.


Meaning and intending to convey, and hereby conveying, the same premises conveyed to Allen Avenue Housing Associates by deed from Northfield Green Associates dated December 29, 1989 and recorded in the Cumberland County Registry of Deeds in Book 9037, Page 328; reference is made to deeds from Allen Avenue Housing Associates Limited Partnership to Chris A. Bowden, to Daniel E. Smith, and to Charles P. Gendron each of near or even date to be recorded in the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, Allen Avenue Housing Associates Limited Partnership has caused this instrument to be executed by Lyndel J. Wishcamper its General Partner thereunto duly authorized, this 16 day of December, 2008.

WITNESS:


Name: Arnold C. Macdonald


ALLEN AVENUE HOUSING ASSOCIATES
LIMITED PARTNERSHIP

By: 
Lyndel J. Wishcamper
Its General Partner

State of Maine
County of Cumberland, ss.

December 16, 2008

PERSONALLY APPEARED the above-named Lyndel J. Wishcamper, General Partner, of Allen Avenue Housing Associates Limited Partnership as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Allen Avenue Associates Limited Partnership.

Before me,

Name: Arnold C. Macdonald
Notary Public / Attorney at Law

WITNESS my hand and seal this 16 day of December, 2008.

[Signature]
Print Name:

[Signature]
Chris A. Bowden

State of Maine
County of Cumberland, ss

December 16, 2008

PERSONALLY APPEARED the above-named Chris A. Bowden and acknowledged the foregoing instrument to be his free act and deed.

Before me,
[Signature]
Name:
Notary Public / Attorney at Law

WITNESS my hand and seal this 16 day of December, 2008.

[Signature]
Print Name: Donald C. Mendon

[Signature]
Charles P. Gendron

State of Maine
County of Cumberland, ss

December 16, 2008

PERSONALLY APPEARED the above-named Charles P. Gendron and acknowledged the foregoing instrument to be his free act and deed.

Before me,
[Signature]
Name:
Notary Public / Attorney at Law

WITNESS my hand and seal this 15th day of December, 2008.

Daniel E Smith
Print Name:

[Signature]
Daniel E. Smith

State of North Carolina
County of New Hanover

December 15, 2008

PERSONALLY APPEARED the above-named Daniel E. Smith and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]

Name:
Notary Public
Notary Commission Expires:



EXHIBIT A

(Page 1 of 6)

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

Beginning on the Easterly sideline of Allen Avenue at the Northwesterly corner of a parcel now or formerly of Virginia C. Bates as described in instrument recorded in the Cumberland County Registry of Deeds in Book 2308, Page 446, and the Southwesterly corner of a parcel now or formerly of Frank C. Moore as described in instrument recorded in Book 3420, Page 229;

Thence S 70° 23' E along said division line between said Bates and Moore land a distance of 100 feet;

Thence N 27° 54' E along land now or formerly of The Minat Corporation and the Easterly sideline of said Moore land and the Easterly sideline of land now or formerly of John K. Makaokalani described in instrument recorded in Book 3366, Page 181, a distance of 138.53 feet to a point on the Southerly sideline of land now or formerly of Oliver D. Frizzell as described in instrument recorded in Book 2748, Page 356.

Thence S 64° 24' 30" E along said Frizzell land a distance of 155.15 feet;

Thence N 53° 38' 30" E along the Southeasterly sideline of lands now or formerly of said Frizzell, Joel Bois, Doris M. Hanson, Laura H. Staples and Curtis W. Fickett, a distance of 381.25 feet to the most Easterly corner of land now or formerly of Curtis W. Fickett as described in instrument recorded in Book 1937, Page 441, and the most Southerly corner of land now or formerly of Harold C. Garsoe as described in instrument recorded in said Registry in Book 1153, Page 7;

Thence continuing on the same course of N 53° 38' 30" E and along the Southeasterly sideline of said Garsoe land, a distance of 248.19 feet to the most Southerly corner of a parcel now or formerly of Joseph Montefusco as described in instrument recorded in Book 1683, Page 63;

Thence N 76° 32' 15" E by said Montefusco land a distance of 23.10 feet to the most Westerly corner of a parcel now or formerly of Gordon M. Stewart as described in instrument recorded in said Registry in Book 3534, Page 70;

Thence S 15° 06' 45" E by said Stewart land a distance of 137.57 feet to the most Southerly corner of said Stewart land;

Thence N 64° 26' 15" E and continuing along said Stewart's land and land now or formerly of The Minat Corporation, a distance of 121.43 feet to the intersection of this course with the Northerly extension of the center line of Beachwood Avenue.

Thence S 8° 32' 45" E through land now or formerly of The Minat Corporation and by said extension of said center line of Beachwood Avenue a distance of 701.76 feet to the Northerly sideline of Washington Park, so-called as recorded in Plan Book 10, Page 123 and also being on the Northwesterly sideline of a parcel now or formerly of Jacob Yunovitz as described in instrument recorded in Book 2246, Page 486;

Thence S 81° 27' 15" W by said Yunovitz land and said sideline of Washington Park, a distance of 50.50 feet;

Thence S 33° 15' E by said Yunovitz land a distance of 110.07 feet to an iron on the Northerly sideline of Edgewood Avenue;

Thence S 65° 42' W along the Northerly sideline of Edgewood Avenue as shown on said recorded plan a distance of 164.74 feet to an iron;

Thence S 24° 59' E along the Westerly sideline of Edgewood Avenue, as shown on said recorded plan, a distance of 5.5 feet to an iron on the Southerly sideline of Edgewood Avenue and the Northwesterly corner of a parcel of land now or formerly of Gary R. Winship as described in instrument recorded in said Registry in Book 3310, Page 270;

Thence continuing on the same course of S 24° 59' E along said Winship land a distance of 104.26 feet to the Westerly sideline of a parcel of land now or formerly of Thomas R. Vance as described in instrument recorded in said Registry in Book 3192, Page 376, and the Northeasterly corner of land now or formerly of Joseph Montefusco as described in instrument recorded in Book 2752, Page 445;

Thence S 81° 27' 15" W along the Northerly sideline of said Montefusco land and land now or formerly of Sabatino Nappi as described in instrument recorded in said Registry in Book 3141, Page 294, a distance of 645.55 feet to an iron;

Said iron being 7.55 feet Northeasterly of the Northeasterly sideline of said lots now or formerly of Campus Realty as shown on said recorded Plan of "University Park" and recorded in Plan Book 24, Page 26;

Thence N 54° 01' 45" W by land now or formerly of The Minat Corporation and parallel with the Northeasterly sideline of said Campus Realty lots, and by land now or formerly of Charles L. Kerrigan by instrument recorded in said Registry in Book 3058, Page 49, a distance of 507.06 feet to an iron;

Said iron being on the Northeasterly sideline of said Kerrigan parcel and the Southeasterly corner of a parcel now or formerly of Grace G. Simonton as described in instrument recorded in said Registry in Book 1693, Page 353;

Thence N 28° 32' 30" E by said Simonton land a distance of 115.43 feet to the most Easterly corner of said Simonton land and being a point on the Southwesterly sideline of land now or

formerly of Robert W. Roy as described in instrument recorded in said Registry in Book 3637, Page 163;

Thence S 58° 54' 30" E by said Roy land a distance of 133.04 feet to the most Southerly corner of said Roy parcel;

Thence N 30° 51' E and by said Roy land a distance of 46.95 feet to an iron marking an angle point in said Roy parcel;

Thence N 19° 19' 30" E and continuing by another parcel of land now or formerly of said Robert W. Roy as described in instrument recorded in said Registry in Book 2638, Page 428, a distance of 106.50 feet to an iron marking the most Easterly corner of said Roy parcel;

Thence N 70° 23' W by a stone wall and land of said Roy, a distance of 72.72 feet to an iron. Said iron being on the Northeasterly sideline of said Roy land and the Southeasterly corner of a parcel now or formerly of Francis A. Bellino as described in instrument recorded in said Registry in Book 3652, Page 120;

Thence N 19° 29' 25" E by said Bellino land a distance of 102.80 feet to the most Easterly corner of said Bellino parcel;

Thence N 70° 23' W along said Bellino land a distance of 184.87 feet to the most Northerly corner of said Bellino parcel and the Easterly sideline of Allen Avenue;

Thence N 27° 54' E along the Easterly sideline of Allen Avenue, a distance of 93.53 feet to the point of beginning.

The above described parcel containing 19.083 acres.

Also including herein, a 50' wide easement, being the same width as Bernard Road set forth and indicated on the Plan of Meadow View Park, Section B, dated September 12, 1961, by Carl E. Emery, C.E., and recorded in the Cumberland County Registry of Deeds in Plan Book 60, Page 57, said easement being an extension of the sidelines of said Bernard Road in a westerly direction from the most westerly end of Bernard Road, on said plan, until it intersects with the most northeasterly sideline of the above described parcel of land, and to be used for ingress and egress by said grantee, its successor and assigns for the extension of all public utilities.

Further conveying the following easements which are appurtenant to the above described premises:

An easement for all purposes for which public ways are now used and in the future may be used in the City of Portland, County of Cumberland and State of Maine over, across and under a strip of land being a portion of Edgewood Avenue in said Portland shown on a plan entitled Washington Park recorded

in the Cumberland County Registry of Deeds in Plan Book 10, Page 123, which portion of Edgewood Avenue commences at the westerly terminus of that part of Edgewood Avenue which is accepted as a public way and extends westerly to the westerly terminus of said Edgewood Avenue as shown on said recorded plan at land of Northfield Green Associates, meaning and intending to grant said easements over that portion of Edgewood Avenue shown on the plan which is not now accepted as a public way; said appurtenant easements shall include but not be limited to the right of travel for pedestrians and vehicles of all types, and the installation, maintenance, repair and replacement of utilities and services of all types over, across and under said portion of Edgewood Avenue.

Being the same easement conveyed by deed of Joseph Montefusco dated December 8, 1976 and recorded in Book 3948, Page 125.

The above described premises are subject to a certain permanent easement granted to Francis A. Bellino, et al, from Northfield Green Associates by instrument dated December 1, 1976 and recorded in Cumberland County Registry of Deeds in Book 3947, Page 69, over a strip of land for purposes of constructing, repairing and maintaining a driveway thereon for foot or vehicular traffic for ingress and egress across the above described premises situated on the Southerly side of a proposed private traveled way and Easterly of the Easterly side of Allen Avenue in the City of Portland, County of Cumberland and State of Maine being bounded and described as follows:

Beginning at a point on the Southerly sideline of land now or formerly of Northfield Green Associates, said point being on a course of S 70° 23' E and a distance of 80 feet from the most Northerly corner of land of Francis A. Bellino as described in instrument recorded in said Registry of Deeds in Book 3652, Page 120;

Thence from said point of beginning S 70° 23' E along the Southerly sideline of land now or formerly of Northfield Green Associates a distance of 22 feet, more or less, to a point;

Thence N 27° 54' E and parallel with the Easterly sideline of Allen Avenue, a distance of 10 feet, more or less, to a point on the Southerly edge of said proposed private traveled way;

Thence N 70° 23' W along the Southerly edge of said traveled way, a distance of 22 feet, more or less, to a point;

Thence S 27° 54' W and parallel with the Easterly sideline of Allen Avenue a distance of 10 feet, more or less, to the point of beginning.

The above described premises are further subject to a permanent easement granted to Francis A. Bellino, et al, from Northfield Green Associates by instrument dated December 1, 1976 and recorded in Cumberland County Registry of Deeds in Book 3947, Page 69, in common with Northfield Green Associates, its successors and assigns, for foot or vehicular traffic for ingress and egress over said proposed private road from the Easterly sideline of Allen Avenue and running in an Easterly direction to said above described strip of land and being further bounded and described as follows:

Beginning at a point on the Easterly sideline of Allen Avenue and the Southerly sideline of a proposed private traveled way, and being on a course of N 27° 54' E and a distance of 10 feet, more or less, from the most Northerly corner of land of Francis A. Bellino as described in instrument recorded in said Registry as mentioned above;

Thence from said point of beginning S 70° 23' E along the Southerly sideline of said private traveled way, a distance of 102 feet, more or less, to a point;

Thence across said traveled way on a course of N 27° 54' E and parallel with the Easterly sideline of Allen Avenue, a distance of 30 feet, more or less, to a point on the Northerly sideline of said private traveled way;

Thence N 70° 23' W along the Northerly sideline of said private traveled way, a distance of 102 feet, more or less, to a point on the Easterly sideline of Allen Avenue;

Thence S 27° 54' W along the Easterly sideline of Allen Avenue, a distance of 30 feet, more or less, to the point of beginning.

Said above described courses are magnetic and of the year 1974.

Together with the sole and exclusive right at some future date to have the 30 foot by 102 foot easement described hereinabove proposed and accepted as a public way, which right was reserved by Northfield Green Associates in deed to Francis Bellino, et al, described above.

Being the same premises as conveyed to Allen Avenue Housing Associates Limited Partnership by virtue of a Warranty Deed from Northfield Green Associates dated December 29, 1989 and recorded in Cumberland County Registry of Deeds in Book 9037, Page 328, EXCEPTING the appurtenant easement from Mona Road described in said deed and later released by Allen Avenue Housing Associates by Release Deeds recorded in Book 15928, Page 86 and Book 16886, Page 274.

The property herein described is conveyed subject to, and together with the benefit of, as the case may be, the following:

1. The terms, provisions, conditions and restrictions of the State of Maine Department of Environmental Protection Site Location Order dated May 26, 1976 and recorded in the Cumberland County Registry of Deeds in B o o k 3872, Page 25 as affected by Site Location Condition Removal dated August 13, 1976 and recorded in B o o k 3898, Page 275 and Site Location Order Findings of Fact and Order dated November 23, 1977 and recorded in Book 4150, Page 281; and instruments dated December 30, 1989 and recorded in said Registry of Deeds in Book 9051, Page 72; dated November 1, 1990 and recorded in said Registry of Deeds in Book 9382, Page 119.
2. The rights and easements granted to Portland Water District from Northfield Green Associates by instrument dated November 30, 1983 and recorded in the Cumberland County Registry of Deeds in B o o k 6339, Page 140.
3. The rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company by instrument dated December 20, 1976 and recorded in said Registry of Deeds in B o o k 4017, Page 170,
4. The rights and easements granted to Thomas Realty Associates from Northfield Green Associates by instrument dated March 18, 1985 and recorded in said Registry of Deeds in B o o k 7139, Page 346.
5. A Mortgage and Security Agreement to Peoples Heritage Savings Bank dated December 29, 1989 and recorded in said Registry of Deeds in Book 9037, Page 336; as assigned to Maine State Housing Authority by an Assignment of Mortgage and Security Agreement dated December 29, 1989 and recorded in said Registry of Deeds in Book 9038, Page 1; as affected by Amended and Restated Mortgage, Security Agreement, Assignment of Leases and Rents, and Financing Agreement dated June 29, 2006 and recorded in said Registry of Deeds in Book 24411, Page 97.
6. A Financial Assistance Agreement Declaration of Covenants, Conditions and Restrictions dated December 29, 1989 and recorded in the Cumberland County Registry of Deeds in Book 9038, Page 2, entered into by and between Maine State Housing Authority and Allen Avenue Housing Associates Limited Partnership under its former name of Allen Avenue Housing Associates, as amended by Amendment to Financial Assistance Agreement Declaration of Covenants, Conditions and Restrictions dated June 29, 2006 and recorded in said Registry of Deeds in Book 24125, Page 313.
7. Real estate taxes which Grantee by acceptance of this deed assumes and agrees to pay.