

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that MAINE TIME DOLLAR NETWORK ("Grantor"), a Maine non-profit corporation, owner of premises described in the Cumberland County Registry of Deeds in Book 22423, Page 261, for good and valuable consideration, hereby conveys to PARRIS TO PORTLAND CONDOMINIUM ASSOCIATION ("Grantee"), a Maine non-profit corporation, its successors and assigns, with mailing address at P.O. Box 4271, Portland, ME, 04101, for benefit of premises of the Grantee at 58 Portland Street and 29 Parris Street, described in Declaration dated January 12, 2006 and recorded in Book 23604, Page 250, an easement as set forth below. This easement is appurtenant to the above properties of the Grantee and shall run with the land.

This easement is conveyed for the purpose of allowing Grantee to continue to maintain and replace the "WOOD STEPS" as currently located on the Grantor's premises as depicted on Condominium Plat for Parris to Portland Condominium prepared by Owen Haskell, Inc., recorded in the said Registry in Plan Book 206, Page 46, a portion of which is attached hereto as Exhibit A. Grantor's premises on said Plan is identified as "N/F OLMSTED", which reference is to the former owner. This easement shall also permit emergency pedestrian access from the wood steps to Portland Street. The wood steps shall be used by Grantee, and occupants of the premises at 58 Portland Street and 29 Parris Street, for emergency purposes only.

In part consideration of this conveyance, Grantee, its successors and assigns, agree to install and maintain a single outdoor lighting fixture mounted on the eastern facade of the building at 58 Portland Street in order to illuminate Grantor's parking lot. This fixture shall provide lighting of Grantee's parking area from dusk to at least 9 P.M. Illumination provided shall be a minimum of 100 watts or equivalent.

Also, in part consideration of this easement, Grantee hereby relinquishes any potential claim of adverse possession against Grantor regarding the wood steps. Grantee, its successors and assigns, agrees to indemnify and hold harmless the Grantor with respect to all liability for any damages, loss or injury suffered by anyone as a result of the use of the easement, and with respect to all liability for any claims or expenses which arise out of or are connected with the use of the easement, including Grantor's reasonable attorney's fees and legal expenses incurred in relation to any such claims. Grantee, its successors and assigns, shall maintain liability insurance which covers the wood steps and the use of the easement.

IN WITNESS WHEREOF, the said Maine Time Dollar Network has caused this instrument to be executed by Stuart P. Ray, its Executive Director, hereunto duly authorized, this 24 day of February, 2006.


Witness

MAINE TIME DOLLAR NETWORK

BY: 
Stuart P. Ray
Its Executive Director

STATE OF MAINE
COUNTY OF CUMBERLAND

February 24, 2006

Then personally appeared Maine Time Dollar Network by its duly authorized Executive Director, Stuart P. Ray, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,


Notary Public/Attorney at Law
Thomas Jenell

IN WITNESS WHEREOF, the said Parris to Portland Condominium Association has caused this instrument to be executed by Crandall K. Toothaker, President of Cloutier Toothaker Associates, Inc. its Declarant, hereunto duly authorized, this 28 day of February, 2006.



PORTLAND TO PARRIS CONDOMINIUM
ASSOCIATION by Cloutier Toothaker
Associates, Inc., Declarant

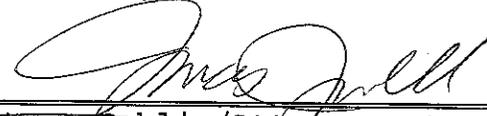
BY: 
Crandall K. Toothaker, President

STATE OF MAINE
COUNTY OF CUMBERLAND

February 28, 2006

Then personally appeared Portland to Parris Condominium Association by its duly authorized President of the Declarant, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,


Notary Public/Attorney at Law
Thomas Jenell

Received
Recorded Register of Deeds
Mar 06:2006 08:16:44A
Cumberland County
John & OBrien