



OPR BK 11728 PGS 198 - 203 07/02/2014 09:10:15 AM  
INSTR # 2014014056 # OF PAGES 6  
ATTEST: BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

**WATERVILLE REDEVELOPMENT COMPANY II, LLC**, a Maine limited liability company, with a mailing address of P.O. Box 291, Winthrop, Maine 04364, for consideration paid, grants to the **30 CHASE, LLC**, a Maine limited liability company, with a mailing address of 19 Longfellow Lane, Winthrop, Maine 04364, with WARRANTY COVENANTS, that certain lot or parcel of land, with the buildings thereon, located in Waterville, Kennebec County, Maine, more particularly bounded and described as follows:

That tract of land known as the Behavioral Health parcel located on the southerly side of Lincoln Street, approximately 300 feet westerly from Martin Avenue at the intersection with Chase Avenue, in the City of Waterville, County of Kennebec, State of Maine, more particularly described as follows:

BEGINNING at a 1-inch rod found in 2013 at the most westerly corner of Kim M. Lane (Book 10274-Page 153) and at a corner of remaining land of Waterville Redevelopment Company I, LLC. Said rod being N 35°53'25" W and 124.27 feet from a 1/2-inch bolt found at the most southerly corner of said Lane, an easterly corner of said Waterville Redevelopment Company I, LLC, and on the northwesterly right-of-way line of Martin Avenue;

THENCE S 54°06'57" W along the northwesterly line of said remaining land of Waterville Redevelopment Company I, LLC, a distance of 29.62 feet to a corner of said Waterville Redevelopment Company I, LLC:

THENCE N 09°27'20" E along the southeasterly line of said remaining land of Waterville Redevelopment Company I, LLC, a distance of 750.41 feet to the southeasterly right-of-way line of Lincoln Street:

THENCE N 89°43'35" E along said southeasterly right-of-way line of Lincoln Street, a distance of 226.24;

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THENCE N 84°35'29" E along said southeasterly right-of-way line of Lincoln Street, a distance of 267.95;

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THENCE S 72°20'24" E along said southwesterly right-of-way line of Lincoln Street, a distance of 36.14 to the most northerly corner of said Maria M. Conlogue (Book 1218-Page 58);

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THENCE S 30°17'09" W along the northwesterly lines of said Conlogue, Danny F. & Alisa D. Jolicoeur (Book 9245-Page 15), Carol Wynne (Book 4853-Page 1), Gary Hood (Book 9817-Page 42), Paul F. Jacques (Book 10897-Page 286), and Anne A. & Percy B. Smith, Jr. (Book 6873-Page 45), a distance of 612.01 feet to the most westerly corner of said Smith and the northeasterly line of the Doris Karter Revocable Trust (Book 10291-Page 152);

THENCE N 35°45'17" W along the northeasterly line of said Doris Karter Revocable Trust, a distance of 16.50 feet to the most northerly corner of said Doris Karter Revocable Trust;

THENCE S 54°06'57" W along the northwesterly lines of said Doris Karter Revocable Trust, Michael J. & Amanda J. Hersey (Book 6056-Page 1), Carolyn R. Macrae (Book 10455-Page 224), and said Lane, a distance of 380.68 feet back to the point of beginning.

Directions are Magnetic North 2012, as shown on a plan entitled "ALTA/ACSM Land Title Survey, Behavioral & Sleep Center Parcel, Proposed Conveyance of MaineGeneral Medical Center, Lincoln Street, Waterville, Kennebec County, Maine" by E. S. Coffin Engineering & Surveying, Inc., dated August 1, 2013.

TOGETHER WITH a nonexclusive 60-foot wide right-of-way in common with Waterville Redevelopment Company I, LLC, et al, centered on the last northwesterly line of the above described parcel from the southeasterly right-of-way line of Lincoln Street to the northwesterly line of land now or formerly of Kim M. Lane (Book 10274-Page 153) and the extension southwesterly of said Lane's northwesterly line. Said right-of-way is generally centered over an existing road leading from Lincoln Street to southeasterly side of Seton Hospital. Approximately 30 feet of the right-of-way lien on the above-described property and 30 feet on the land now or formerly of the Waterville Redevelopment Company I, LLC property. Grantee's right to this right-of-way is conditioned upon its contributing to the maintenance, repair, replacement, paving, salting, sanding and plowing of the right-of-way in such amounts as may be agreed to by the parties entitled to use the right-of-way, which costs shall at a minimum be fifty percent (50%) of the total costs associated with this right-of-way.

SUBJECT to a utility easement from pole 9.1 to pole 9.2 granted from Seton Hospital to Central Maine Power Company, Book 1570-Page 733, dated November 26, 1971.

SUBJECT to a 15' wide sewer easement crossing the southerly corner of the first parcel described herein; more particularly depicted on the "Plan of Academy Acres, Waterville, ME" dated June 25, 1957 and recorded in Plan Book 40, Page 40.

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TOGETHER WITH that tract of land known as the Sleep Center parcel located on the northeasterly and northwesterly side of Simons Street, approximately 350 feet westerly from First Rangeway, and approximately 1300 feet southerly of Lincoln Street, in Waterville, Kennebec County, Maine, more particularly described as follows;

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BEGINNING at a 1-1/2 inch rod found in 2013 at the most westerly corner of Lucas M. Languet (Book 10743-Page 81) and on the northeasterly right-of-way line of Simons Street. Said rod being

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N 59°55'16" W and 99.70 feet from a 1-1/2 inch rod found in 2013 at the most southerly corner of said Languet and on the northwesterly right-of-way line of First Rangeway;

THENCE N 59°12'19" W along the northeasterly right-of-way line of Simons Street, a distance of 70.04 feet to the northwesterly terminus of Simons Street;

THENCE S 30°08'50" W along the northwesterly terminus of Simons Street, a distance of 50.00 feet to a 1-1/2 inch rod found in 2013 at the most northerly corner of Stephen F. Rowe (Book 10821-Page 286);

THENCE S 30°08'50" W along the northwesterly line of said Rowe, a distance of 126.47 feet to a 1-inch pipe found in 2013 at the most westerly corner of said Rowe and on the northeasterly line of Gary H. & Sherry C. Gray (Book 6131-Page 30);

THENCE N 59°33'11" W along the northeasterly lines of said Gray, John Brazier (Book 1938-Page 267), Catherine M. Kimball (Book 7280-Page 309), and James S. Reynolds Revocable Trust (Book 9168-Page 110), a distance of 373.88 feet to a 1/2-inch pipe found in 2013 at the most northerly corner of said James S. Reynolds Revocable Trust, the most easterly corner of Joseph G. & Claudette B. McNeil (Book 3376-Page 90), and the most southerly corner of the remaining land of the grantor;

THENCE N 56°14'13" E along the most southeasterly line of said grantor, a distance of 392.54 feet to the most westerly corner of Timothy W. Rancourt (Book 10377-Page 54);

THENCE S 60°06'11" E along the southwesterly lines of said Rancourt and Basil U. & Susan A. Grant (Book 1466-Page 173), a distance of 270.40 feet to a 1-inch rod found in 2013 at the most northerly corner of Lloyd A. Moran (Book 1122-Page 391);

THENCE S 29°56'48" W along the northwesterly line of said Moran, a distance of 80.62 feet to a 1-1/2 inch square rod found in 2013 at the most westerly corner of said Moran and the most northerly corner of said Languet:

THENCE S 29°48'15" W along the northwesterly line of said Languet, a distance of 99.39 feet back to the point of beginning.

Directions are Magnetic North 2012, as shown on a plan entitled "ALTA/ACSM Land Title Survey, Behavioral & Sleep Center Parcel, Proposed Conveyance of MaineGeneral Medical Center, Lincoln Street, Waterville, Kennebec County, Maine" by E. S. Coffin Engineering & Surveying, Inc., dated August 1, 2013.

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SUBJECT to a utility easement from pole 9.1 to pole 9.2 granted from Seton Hospital to Central Maine Power Company, Book 1570-Page 733, dated November 26, 1971.

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SUBJECT to a 15' wide sewer easement crossing the southerly corner of the first parcel described herein; more particularly depicted on the "Plan of Academy Acres, Waterville, ME" dated June 25, 1957 and recorded in Plan Book 40, Page 40.

TOGETHER WITH any right, title and interest in and to a 50-foot wide right-of-way over the above described parcel from First Rangeway and over the right-of-way line of Simons Street to the most southeasterly line of the land of Waterville Redevelopment Company I, LLC, more particularly described as follows:

BEGINNING at a 1-1/2 inch rod found in 2013 at the most southerly corner of Lucas M. Languet (Book 10734-Page 81) and on the northwesterly right-of-way line of First Rangeway;

THENCE S 52° 28' 37" W along the northwesterly side line of First Rangeway, a distance of 54.57 feet to another 1-1/2 square rod at the most easterly corner of Stephen F. Rowe (Book 10821-Page 286);

THENCE N 59° 24' 35" W along the southwesterly side of Simons Street and the northeasterly line of said Rowe, a distance of 149.00 feet to an iron rod on the terminus of Simons Street;

THENCE N 30° 08' 50" E along the terminus of Simons Street a distance of 43.60 feet to a point being 6.40 feet southwesterly from the most northerly corner of the terminus of Simons Street;

THENCE N 30° 58' 34" W and 262.16 feet to the most southeasterly line of land of Waterville Redevelopment Company I, LLC;

THENCE N 56° 14' 13" E along the most southeasterly line of land of Waterville Redevelopment I, LLC, a distance of 50.06 feet;

THENCE S 30° 58' 34" E and 316.90 feet to the northwesterly line of said Languet;

THENCE S 29° 48' 15" W along the northwesterly line of said Languet, a distance of 12.91 feet to the most westerly corner of said Languet to a point on the northeasterly side of Simons Street;

THENCE S 59° 55' 16" E along the northeasterly side of Simons Street and the southwesterly line of Languet, a distance of 99.70 feet to the point of beginning.

DEED RESTRICTION: Grantee agrees, for itself, its successors and assigns, that the premises conveyed herein shall be subject to the following permanent restriction that shall run with the land: The premises shall not be developed, operated or used, in whole or in part, for any of the following without the prior written consent of MaineGeneral Medical Center, its successors or assigns:

1. A health care facility defined as a hospital, psychiatric hospital, nursing facility, kidney disease treatment center including a freestanding hemodialysis facility, rehabilitation facility, ambulatory surgical facility, independent radiological service center, independent cardiac catheterization center or cancer treatment center.

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2. The provision of health services defined as clinically related services that are diagnostic, treatment, rehabilitative services or nursing services provided by a nursing facility and include alcohol abuse, drug abuse and mental health service.
3. Office space or treatment facilities for health care practitioners defined as physicians and all others certified, registered or licensed in the healing arts, including, but not limited to, nurses, podiatrists, optometrists, chiropractors, physical therapists, dentists, psychologists, physicians' assistants and veterinarians.

In the event that MaineGeneral Medical Center remains in the occupancy of any portion of the premises after delivery of this deed, it may continue to use the premises for any of the above. Notwithstanding anything to the contrary, the foregoing restriction shall not be construed to prohibit use of the premises conveyed herein for the following purposes, which are expressly permitted:

1. Lease to or occupancy by any state, federal or municipal government unit, agency or department or any quasi-governmental agency, regardless of the activities conducted by or use made of the premises by such persons.
2. The provision of services related to the health care field that are not defined above as the "provision of health services" even if performed by licensed health care practitioners, including without limitation, billing, accounting, fulfillment or other administrative services, utilization review, activities or functions related to operating a managed care plan including without limitation oversight or coordination of care to plan members, discharge planning, and data management and storage (including health care related data).

Being a part of the property conveyed in the deed from MaineGeneral Medical Center to Waterville Redevelopment Company I, LLC dated August 2, 2013, recorded in Kennebec County Registry of Deeds in Book 11474, Page 208; and being the property conveyed in the deed from Waterville Redevelopment Company I, LLC to Waterville Redevelopment Company II, LLC dated August 7, 2013, recorded in the Kennebec County Registry of Deeds in Book 11474, Page 213.

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WITNESS my hand and seal this 27<sup>th</sup> day of June 2014.

WITNESS:

**WATERVILLE REDEVELOPMENT  
COMPANY II, LLC**

Mary A. Denison

By: [Signature]  
Kevin J. Mattson, Manager  
Duly authorized

STATE OF MAINE  
COUNTY OF KENNEBEC

Personally appeared the above-named Kevin J. Mattson, Manager of Waterville Redevelopment Company II, LLC, and acknowledged before me the foregoing instrument to be his free act and deed in his capacity and the free act and deed of said Waterville Redevelopment Company II, LLC.

Before me,

[Signature]  
Notary Public/Attorney-at-Law

MARY A. DENISON  
NOTARY PUBLIC  
AS ATTORNEY AT LAW  
4 M.R.S.A. § 1036  
MY COMMISSION DOES NOT EXPIRE

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