

**MAINE REAL ESTATE
TRANSFER TAX PAID**

BK14528 PGS 287 - 294 07/29/2022 02:38:52 PM
INSTR#: 2022018196 ATTEST: DIANE WILSON
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

DLN: 1002240203916**QUITCLAIM DEED**

JMK Properties, LLC, a Maine limited liability company with a place of business in Augusta, County of Kennebec and State of Maine, FOR CONSIDERATION PAID, grants a one-half undivided interest to **RSP Augusta 1 LLC**, a Maine limited liability company; and a one-half undivided interest to **RSP Augusta 2 LLC**, a Maine limited liability company, both with a mailing address of 44 Vine Street, South Berwick, ME 03908, with QUITCLAIM COVENANTS, as tenants in common, certain real property, together with any improvements thereon, located in Augusta, County of Kennebec and State of Maine, more particularly described as follows:

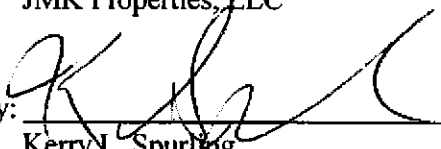
**SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

IN WITNESS WHEREOF, JMK Properties, LLC has caused this instrument to be signed in its name by Kerry L. Spurling, its Member, thereunto duly authorized, this 29th day of July 2022.

WITNESS:

JMK Properties, LLC


Printed Name: Maria Wilson

By: 

Kerry L. Spurling
Its: Member

STATE OF MAINE
COUNTY OF CUMBERLAND

July 29, 2022

PERSONALLY, APPEARED the above-named Kerry L. Spurling, Member of JMK Properties, LLC and acknowledged the foregoing instrument to be his free act and deed in his capacity and the free act and deed of said JMK Properties, LLC.

Before me,



Matthew C. Worthen, Bar No. 9675
Attorney-at-Law

EXHIBIT A**14 Gabriel Drive, Augusta, Maine**

Certain lots or parcels of land, with the buildings thereon, if any, situated in Augusta, in the County of Kennebec and State of Maine, being more particularly described as follows:

The land shown as Lot 27 on a plan entitled "Subdivision Plan, Central Maine Business Park, HRC Development Co., Inc., Civic Center Drive, Augusta, Maine" prepared by Thayer Engineering Co. dated November 1987 and revised through February 8, 1989 and recorded in the Kennebec County Registry of Deeds in Plan File E-89081 and E-89082.

The above-described premises are conveyed subject to and together with the benefit of the Declaration of Covenants and Easements of the Central Maine Business Park dated December 14, 1989, and recorded in Book 3666, Page 122. Pursuant to Article 1C of said Declaration, Wishcamper-O'Neil Properties, Inc. has made the following allocation of building capacity:

Lot 27 – 15,318 square feet

The above-described premises are further conveyed subject to the following which are recorded in said Registry of Deeds:

- (1) Deed dated August 6, 1990 from Wishcamper-O'Neil Properties, Inc. to City of Augusta recorded in Book 3784, Page 42 (the Grantor in said deed [Wishcamper-O'Neil] excepted and reserved the fee simple interest in the portion of Gabriel Drive abutting Lot 24 which is westerly of the portion of Gabriel Drive conveyed to the City of Augusta in said deed).
- (2) Water Line Easement Deed from Wishcamper-O'Neil Properties, Inc. to Augusta Water District recorded in Book 3684, Page 171.
- (3) Easement deed dated June 4, 1990 from Wishcamper-O'Neil Properties, Inc. to Central Maine Power Company and New England Telephone and Telegraph Company recorded in Book 3774, Page 295.
- (4) Deed dated August 7, 1990 from Wishcamper-O'Neil Properties, Inc. to Augusta Sanitary District recorded in Book 3784, Page 48.
- (5) Rights and easements granted to Central Maine Power Company and New England Telephone & Telegraph Co. dated June 20, 1991 and recorded in Book 3951, Page 93.
- (6) Drainage easement from Grass Properties to Maine Farm Bureau Building Association dated June 22, 1995, recorded in Book 4941, Page 279.
- (7) Such state of facts disclosed on plan entitled "Subdivision Plan, Central Maine Business Park, HRC Development Co., Inc., Civic Central Drive, Augusta, Maine" prepared by

Thayer Engineering Co. dated November 1987, and revised through February 8, 1989, and recorded in Plan File E-89081 and E-89082.

Said premises are also conveyed subject to the terms and conditions of the Maine Department of Environmental Protection Site Location Orders dated and recorded as follows:

- (a) August 9, 1988, recorded as an attachment to the Order listed in (c) below.
- (b) March 8, 1989, recorded in Book 3519, Page 136.
- (c) December 13, 1989, recorded in Book 3671, Page 319.
- (d) January 24, 1990, recorded in Book 3691, Page 96.
- (e) March 8, 1990, recorded in Book 3717, Page 182.
- (f) August 3, 1990, recorded in Book 3787, Page 46.
- (g) January 29, 1991, recorded in Book 3876, Page 244.
- (h) February 28, 1991, recorded in Book 3882, Page 172, as affected by Corrected Order dated March 18, 1991, recorded in Book 3891, Page 134.
- (i) January 29, 1991, recorded in Book 4311, Page 332.
- (j) November 13, 2008, recorded in Book 9920, Page 193.

Being the same premises conveyed to the Grantor herein by deed from Depot Properties dated October 27, 2008 and recorded in the Kennebec County Registry of Deeds in Book 9894, Page 106.

249 Western Avenue, Augusta, Maine

A certain lot or parcel of land with the improvements thereon situated on the northeasterly side of Western Avenue, so-called, in the City of Augusta, Kennebec County, State of Maine, and being bounded and described as follows:

Beginning on the northeasterly right-of-way line of Western Avenue, reference deed recorded in Kennebec County Registry of Deeds in Book 1579, Page 639, as shown on a plan entitled "Maine State Highway Commission, Right of Way Map, State Highway '15', Augusta, Kennebec County, Federal Aid Project No. T-99-12(3) Phase II, Part 1, Part 2", dated October 1971, S.H.C. File No. 6-166, hereinafter called "the Maine State Highway Commission Plan", at the westerly corner of land of J & R Associates, reference deed recorded in said Registry of Deeds in Book 5533, Page 154, said corner being N 30° 27' 32" E, and 0.06 feet from a 1-inch iron pipe found, all as shown on a

plan entitled "Plan of Boundary Survey, J & R Associates, 243 Western Avenue, Edward C. Gall, 249 & 255 Western Avenue & 18 Meadow Road, Augusta, Maine", dated November 9, 2005, revised November 11, 2005, by Thayer Engineering Company, Inc., Farmingdale, Maine, hereinafter called "the Gall Plan", recorded or to be recorded herewith;

thence N 30° 27' 32" E along the northwesterly line of said land of J & R Associates a distance of 217.67 feet to a 1-inch iron pipe found and the northerly corner of said land of J & R Associates;

thence continuing N 30° 27' 32" E along the northwesterly line of land being retained by Edward C. Gall, reference deed recorded in said Registry of Deeds in Book 3123, Page 67, a distance of 27.40 feet to a ¾-inch iron rod set capped "Thayer Engineering Company";

thence N 31° 50' 12" W along a southwesterly line of land being retained by Edward C. Gall, reference deed recorded in said Registry of Deeds in Book 2627, Page 264, a distance of 159.41 feet to a ¾-inch iron rod set capped "Thayer Engineering Company";

thence N 28° 43' 17" E along a northwesterly line of said last mentioned land being retained by Edward C. Gall a distance of 67.61 feet to a 3-inch iron rod set capped "Thayer Engineering Company";

thence N 50° 40' 40" W along a southwesterly line of land being retained by Edward C. Gall, reference deed recorded in said Registry of Deeds in Book 8498, Page 174, a distance of 195.02 feet to a ¾-inch iron rod set capped "Thayer Engineering Company" and the southeasterly line of land now or formerly of Karl B. Colbath, reference deed recorded in said Registry of Deeds in Book 2750, Page 53;

thence S 30° 18' 06" W along the southeasterly line of said land of Karl B. Colbath, along the southeasterly line of land now or formerly of Central Maine Power Company, reference deed recorded in said Registry of Deeds in Book 446, Page 204, along the southeasterly line of land now or formerly of Gerard J. Gosselin, reference deed recorded in said Registry of Deeds in Book 3624, Page 122, and along the southeasterly line of land now or formerly of T K Properties, Inc., reference deed recorded in said Registry of Deeds in Book 5897, Page 25, a distance of 195.33 feet to a 0/0-inch iron rod set capped "Thayer Engineering Company";

thence S 64° 34' 13" E along a northeasterly line of land being retained by Edward C. Gall, reference deed recorded in said Registry of Deeds in Book 2627, Page 264, a distance of 57.58 feet to a PK-nail set in pavement tagged "Thayer Engineering Company";

thence S 30° 34' 44" W along a southeasterly line of said last mentioned land being retained by Edward C. Gall a distance of 7.29 feet to a PK-nail set in pavement tagged "Thayer Engineering Company";

thence S 51° 55' 06" E along a northeasterly line of said last mentioned land being retained by Edward C. Gall a distance of 119.24 feet to a PK-nail set in pavement tagged "Thayer Engineering Company";

thence S 38° 31' 29" W along a southeasterly line of said last mentioned land being retained by Edward C. Gall a distance of 176.06 feet to a PK-nail set in pavement tagged "Thayer Engineering Company" and the northeasterly right-of-way line of Western Avenue;

thence S 50° 35' 00" E along the northeasterly right-of-way line of Western Avenue a distance of 186.79 feet to the point of beginning, containing 1.84 acres, more or less.

Also granting an easement over, on and under land being retained by Edward C. Gall for the use, maintenance and repaid of any and all existing utilities serving the premises above described.

Also granting easements for access, to be used in common with the grantor herein, his heirs and assigns and others, from Western Avenue and from Meadow Road, so-called, over said land of Edward C. Gall, reference deeds recorded in said Registry of Deeds in Book 2627, Page 264 and Book 3123, Page 67, to the premises first described, said easements being shown on the Gall Plan as "Access Easement #1", "Access Easement #2" and "Access Easement #3", said easements being bounded and described as follows:

Access Easement #1

Beginning on the northeasterly right-of-way line of Western Avenue at a PK-nail set in pavement tagged "Thayer Engineering Company" and a westerly corner of the premises first described;

thence N 50° 35' 00" W along the northeasterly right-of-way line of Western Avenue a distance of 18.00 feet to a PK-nail set in pavement tagged "Thayer Engineering Company";

thence N 38° 31' 29" E crossing said land of Edward C. Gall, reference deed recorded in said Registry of Deeds in Book 2627, Page 264, a distance of 175.64 feet to a PK-nail set in pavement tagged "Thayer Engineering Company" and a southwesterly line of the premises first described;

thence S 51° 55' 06" E along a southwesterly line of the premises first described a distance of 18 feet to a PK-nail set in pavement tagged "Thayer Engineering Company" and a northwesterly line of the premises first described;

thence S 38° 31' 29" W along a northwesterly line of the premises first described a distance of 176.06 feet to the point of beginning.

Access Easement #2

Beginning on the northeasterly right-of-way line of Western Avenue at a PK-nail set in pavement tagged "Thayer Engineering Company, said PK-nail being N 50° 35' 00" W and 85.42 feet as measured along the northeasterly right-of-way line of Western Avenue from a PK-nail set in pavement tagged "Thayer Engineering Company" and a westerly corner of the premises first described.

thence N 50° 35' 00" W along the northeasterly right-of-way line of Western Avenue a distance of 17.43 feet;

thence N 51° 04' 38" W along the northeasterly right-of-way line of Western Avenue a distance of 6.49 feet to a PK-nail set in pavement tagged "Thayer Engineering Company";

thence N 47° 14' 18" E crossing said land of Edward C. Gall, reference deed recorded in said Registry of Deeds in Book 2627, Page 264, a distance of 44.66 feet to a PK-nail set in pavement tagged "Thayer Engineering Company";

thence N 21° 59' 05" E crossing said land of Edward C. Gall a distance of 103.45 feet to a PK-nail set in pavement tagged "Thayer Engineering Company";

thence N 23° 33' 54" E crossing said land of Edward C. Gall a distance of 33.77 feet to a PK-nail set in pavement tagged "Thayer Engineering Company" and a southwesterly line of the premises first described;

thence S 64° 34' 13" E along a southwesterly line of the premises first described a distance of 21.04 feet to a PK-nail set in pavement tagged "Thayer Engineering Company" and a northwesterly line of the premises first described;

thence S 30° 34' 44" W along a northwesterly line of the premises first described a distance of 7.29 feet to a PK-nail set in pavement tagged "Thayer Engineering Company" and a westerly corner of the premises first described;

thence continuing S 30° 34' 44" W crossing said land of Edward C. Gall a distance of 25.58 feet to a PK-nail set in pavement tagged "Thayer Engineering Company";

thence S 21° 59' 05" W crossing said land of Edward C. Gall a distance of 108.80 feet to a PK-nail set in pavement tagged "Thayer Engineering Company";

thence S 39° 25' 00" W crossing said land of Edward C. Gall a distance of 44.18 feet to the point of beginning.

Access Easement #3

Beginning on the westerly right-of-way line of Meadow Road, reference deed recorded in said Registry of Deeds in Book 1579, Page 369, as shown on the Maine State Highway Commission Plan, at a PK-nail set in pavement tagged "Thayer Engineering Company" and the easterly corner of said land of J & R Associates, reference deed recorded in said Registry of Deeds in Book 5533, Page 154;

thence N 50° 35' 00" W along the northeasterly line of said land of J & R Associates a distance of 147.03 feet to a 1-inch iron pipe found and the northerly corner of said land of J & R Associates and a southeasterly line of the premises first described;

thence N 30° 27' 32" E along a southeasterly line of the premises first described a distance of 27.40 feet to a 3/4-inch iron rod set capped "Thayer Engineering Company" and an easterly corner of the premises first described;

thence S 52° 24' 38" E crossing said land of Edward C. Gall, reference deed recorded in aid Registry of Deeds in Book 3123, Page 67, a distance of 131.46 feet to a PK-nail set in pavement tagged "Thayer Engineering Company" and the westerly right-of-way line of Meadow Road;

thence in a general southerly direction along the westerly right-of-way line of Meadow Road along a curve to the right concave to the west having a radius of 360.80 feet through a central angle of 2° 51' 57" an arc distance of 18.05 feet to a point, said point being S 2° 59' 56" W and a chord distance of 18.04 feet from the last-mentioned PK-nail;

thence N 83° 33' 24" W along the westerly right-of-way line of Meadow Road a distance of 0.93 feet to a point;

thence in a general southerly direction along the westerly right-of-way line of Meadow Road along a curve to the right concave to the west having a radius of 381.98 feet through a central angle of 2° 51' 24" an arc distance of 19.04 feet to the point of beginning, said point being S 7° 52' 18" W and a chord distance of 19.04 feet from the last-mentioned point.

Subject to control of access from Meadow Road as shown on the Maine State Highway Commission Plan and as described in a deed to State of Maine dated April 19, 1972, recorded in said Registry of Deeds in Book 1579, Page 639.

Reserving to Edward C. Gall, his heirs and assigns, an easement over, on and under the premises first described for the use, maintenance and repair of any and all existing utilities serving said land being retained by Edward C. Gall.

Subject to an easement of Central Maine Power Company as described in a deed of Fred W. Jacobs to Central Maine Power Company, dated March 3, 1960, recorded in Kennebec County Registry of Deeds in Book 1054, Page 429.

Bearings are oriented to Magnetic North and are based on the Maine State Highway Commission Plan.

Being the same premises conveyed to the Grantor herein by Deed from Edward C. Gall dated March 15, 2006 and recorded in the Kennebec County Registry of Deeds in Book 8845, Page 279.