

PARTIAL RELEASE OF MORTGAGE

TOWN OF WINDHAM, a Maine municipality, and having a place of business at 8 School Road, Windham, ME 04062, holder of a mortgage from WINDHAM ECONOMIC DEVELOPMENT CORPORATION, a Maine nonprofit corporation to the TOWN OF WINDHAM dated December 30, 2009 and recorded in the Cumberland County Registry of Deeds in Book 27503, Page 228, does hereby release the premises described in Exhibit A hereto attached and made a part hereof, and no others, from the mortgage; said mortgage shall otherwise remain in full force and effect.

IN WITNESS WHEREOF, the said TOWN OF WINDHAM has caused this instrument to be signed and sealed in its corporate name by Anthony T. Plante, its Town Manager, thereunto duly authorized on December ____, 2015.

WITNESS:

TOWN OF WINDHAM

By: _____

Anthony T. Plante
Town Manager

STATE OF
COUNTY OF CUMBERLAND, ss.

December ____, 2015

Then personally appeared the above named Anthony T. Plante, Town Manager of said Town of Windham, and acknowledge the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Town of Windham.

Before me,

Attorney at Law/Notary Public

Print name: _____

Commission Expires: _____

EXHIBIT A

Parcel One

1.04+- Acres

A certain lot or parcel of land, situated on the easterly side of Route 302, so-called, also known as Roosevelt Trail, so-called, in the Town of Windham, County of Cumberland, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8-inch rebar, capped "Buker 2397" on the said easterly side of Route 302 at the southwesterly corner of land conveyed from Anglers Corner Realty, LLC to the Grantor herein (Book 32435, Page 147);

Thence, from the Point of Beginning, generally northwesterly along said easterly side of Route 302 and a circular curve deflecting to the left, a distance of one hundred forty-one and sixty-five hundredths (141.65) feet to a point at the intersection of the southerly side of the former Anglers Road right-of-way and the said easterly side of Route 302, said curve having a radius of one thousand nine hundred fifty-nine and eighty-six hundredths (1959.86) feet, and a chord bearing North 24 degrees-23 minutes- 58 seconds West, a distance of one hundred forty-one and sixty-two hundredths (141.62) feet;

Thence, North 55 degrees-22 minutes- 49 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of one hundred ninety-one and thirty-three hundredths (191.33) feet to a point;

Thence, North 49 degrees-40 minutes- 29 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of one hundred sixty-one and eight hundredths (161.08) feet to a point;

Thence, North 70 degrees-17 minutes- 47 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of one hundred thirteen and eighty-four hundredths (113.84) feet to a point;

Thence, North 63 degrees-33 minutes- 38 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of sixty-seven and fifty-six hundredths (67.56) feet to a point;

Thence, North 55 degrees-44 minutes- 28 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of eighty-nine and thirty-five hundredths (89.35) feet to a point;

Thence, North 49 degrees-56 minutes- 23 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of ninety-eight and sixteen hundredths (98.16) feet to a point;

Thence, South 32 degrees-52 minutes- 23 seconds West, along remaining land of the

Grantor herein, a distance of thirty-six and forty-two hundredths (36.42) feet to a point;

Thence, generally southwesterly along said remaining land of the Grantor herein and a circular curve deflecting to the right, a distance of two hundred thirteen and forty-eight hundredths (213.48) feet to a point, said curve having a radius of three hundred twenty-five and zero hundredths (325.00) feet, and a chord bearing South 51 degrees-41 minutes-26 seconds West, a distance of two hundred nine and sixty-six hundredths (209.66) feet;

Thence, generally southwesterly along said remaining land of the Grantor herein and a circular curve deflecting to the left, a distance of two hundred fifty-six and sixty-nine hundredths (256.69) feet to a point, said curve having a radius of three hundred twenty-five and zero hundredths (325.00) feet, and a chord bearing South 47 degrees-52 minutes-54 seconds West, a distance of two hundred fifty and seven hundredths (250.07) feet;

Thence, South 25 degrees-15 minutes- 19 seconds West, along remaining land of the Grantor herein, a distance of twenty-four and seventy-five hundredths (24.75) feet to a point;

Thence, generally southwesterly along said remaining land of the Grantor herein and a circular curve deflecting to the right, a distance of ninety-five and fifty-six hundredths (95.56) feet to a 5/8-inch rebar, capped "Buker 2397" at the northeasterly corner of land now or formerly of Anglers Corner Realty, LLC (Book 32436, Page 149), said curve having a radius of three hundred seventy-five and zero hundredths (375.00) feet, and a chord bearing South 32 degrees-33 minutes- 19 seconds West, a distance of ninety-five and three tenths (95.30) feet;

Thence, generally southwesterly along said land now or formerly of Anglers Corner Realty, LLC and a circular curve deflecting to the right, a distance of sixty-six and ninety-eight hundredths (66.98) feet to a 5/8-inch rebar, capped "Buker 2397" at the easterly corner of said land conveyed from Anglers Corner Realty, LLC to the Grantor herein, said curve having a radius of three hundred seventy-five and zero hundredths (375.00) feet, and a chord bearing South 44 degrees-58 minutes- 20 seconds West, and a distance of sixty-six and eighty-nine hundredths (66.89) feet;

Thence, generally southwesterly along said land conveyed from Anglers Corner Realty, LLC to the Grantor herein and a circular curve deflecting to the right, a distance of eighteen and fifty-three hundredths (18.53) feet to a point, said curve having a radius of three hundred seventy-five and zero hundredths (375.00) feet, and a chord bearing South 51 degrees-30 minutes- 16 seconds West, a distance of eighteen and fifty-three hundredths (18.53) feet;

Thence, South 52 degrees-55 minutes- 12 seconds West, along said land now or formerly of the Grantor herein, a distance of fifty-six and forty-one hundredths (56.41) feet to the Point of Beginning.

The above-described parcel of land contains 1.04+/- acres.

All bearings are referenced to Maine State Grid, West Zone, NAD83.

All Book and Pages refer to the Cumberland County Registry of Deeds.

Reference is herein made to a plan entitled "Existing Conditions & Boundary Survey Plan" prepared for Windham Economic Development Corporation by Main-Land Development Consultants, Inc., last revised on December 17, 2015, Project: Anglers Road Development, Drawing No. S1.1.

Parcel Two

0.45+- Acres

A certain lot or parcel of land, situated on the easterly side of Route 302, so-called, but not adjacent to, also known as Roosevelt Trail, so-called, and the southerly side of Anglers Road, so-called, but not adjacent to, in the Town of Windham, County of Cumberland, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8-inch rebar, capped "Buker 2397" at the northeasterly corner of land now or formerly of Anglers Corner Realty, LLC (Book 29985, Page 152), said rebar being North 64 degrees-25 minutes- 56 seconds East, along said land now or formerly of Anglers Corner Realty, LLC, a distance of one hundred fourteen and eight hundredths (114.08) feet from a 5/8-inch rebar, capped "Buker 2397" at the southeasterly corner of other land now or formerly of Anglers Corner Realty, LLC (Book 32435, Page 149);

Thence, from the Point of Beginning, South 66 degrees-09 minutes- 18 seconds East, along remaining land of the Grantor herein, a distance of one hundred six and thirteen hundredths (106.13) feet to a 5/8-inch rebar, capped "Buker 2397";

Thence, South 20 degrees-18 minutes- 22 seconds East, along remaining land of the Grantor herein, a distance of seventy-six and sixty-seven hundredths (76.67) feet to a 5/8-inch rebar, capped "PLS 1328";

Thence, continuing, South 20 degrees-18 minutes- 22 seconds East, along remaining land of the Grantor herein, a distance of forty-seven and five tenths (47.50) feet to a 5/8-inch rebar, capped "Buker 2397";

Thence, South 51 degrees-04 minutes- 12 seconds West, along remaining land of the Grantor herein, a distance of one hundred thirty-nine and eight hundredths (139.08) feet to a point at land now or formerly of Ronald A. Glantz and Andrea G. Littlefield (Book 8187, Page 259);

Thence, South 35 degrees-49 minutes- 38 seconds West, along said land now or formerly of Glantz and Littlefield, a distance of three and sixty-six hundredths (3.66) feet to a 5/8-inch rebar, capped "PLS 1328";

Thence, North 06 degrees-18 minutes- 24 seconds West, along said land now or formerly of Glantz and Littlefield, a distance of thirty-six and ninety-nine hundredths (36.99) feet to a 5/8-inch rebar, capped “PLS 1328” at the southeasterly corner of land now or formerly of the Grantee herein (Book 22477, Page 147);

Thence, North 06 degrees-53 minutes- 52 seconds West, along said land now or formerly of the Grantee herein and along said land now of formerly of Anglers Corner Realty, LLC, a distance of two hundred fourteen and fifty-one hundredths (214.51) feet to the Point of Beginning.

The above-described easement contains 0.45+/- acres.

All bearings are referenced to Maine State Grid, West Zone, NAD83.

All Book and Pages refer to the Cumberland County Registry of Deeds.

Reference is made to a plan entitled “Exhibit Land To Be Conveyed To DTP REALTY, LLC, Route 302 Windham, Maine” prepared by Main-Land Development Consultants, Inc.