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January 8, 2019

Town of Windham Planning Board
8 School Street
Windham, ME 04062

Re: 515 Roosevelt Trail, Windham, Maine

Sir/Madam:

Our office represents the Trustees of the Lawrence E. Smith Trust (the "Trust"). The Trust sold property to JTSH Holdings, LLC on December 13, 2018. After closing it was determined that the deed inadvertently excluded a parcel of land intended to be included in the transaction. A corrective deed has been prepared and I am working with the Trustees to obtain required signatures.

Please contact me if you have any additional questions regarding this matter.

Sincerely,

A handwritten signature in blue ink that reads "Skeen".

Susan G. Keen

**CORRECTIVE AND CONFIRMATORY
TRUSTEE'S DEED**
(Maine Statutory Short Form)

Nelson A. Toner, Trustee of the Lawrence E. Smith Revocable Trust u/t/d July 13, 1983, as amended, and Stephen G. Bryant, Trustee of the Lawrence E. Smith Revocable Trust u/t/d July 13, 1983, as amended, both of Portland, Cumberland County, Maine, by the power conferred by law, and every other power, and for consideration paid, grant to **JTSH Holdings, LLC, a Maine Limited Liability Company**, with a mailing address of PO Box 232, Windham, Maine 04062, all of the right, title, and interest vested in the trust in and to two certain lots or parcels of land with the buildings thereon situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

A certain lot or parcel of land with any buildings thereon, situated in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Commencing on the northerly side of the Portland and Bridgton Road, now called Roosevelt Highway, at the west corner of land formerly of Perley W. Varney; thence northwesterly by the line of said road, twenty-two (22) rods; thence northeasterly by a line parallel with the road leading from the Portland and Bridgton Road by Varney's Mill, so-called, to land of Frank D. Atherton; thence southwesterly and southeasterly by the Ditch Brook, so-called, to the land now or formerly of Perley W. Varney; thence southwesterly by the land now or formerly of Perley W. Varney to the point of beginning.

EXCEPTING from the above description the premises conveyed by Warranty Deed from Ethel M. Standley to Robert E. Standley and Carolyn J. Standley dated February 6, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4380, Page 274.

BEING the same premises described in a deed to Veronica P. Smith and Nelson A. Toner as Trustees of the Lawrence E. Smith Revocable Trust, u/a dated January 30, 1997 by virtue of a deed from Veronica P. Smith Personal Representative of the Estate of Lawrence E. Smith, Sr., dated March 31, 2011 and recorded in the Cumberland County

Registry of Deeds at Book 28617, Page 3. Veronica P. Smith died on February 8, 2018, Stephen G. Bryant is the successor trustee

AND

A certain lot or parcel of land, situated on the northeast side of but not adjoining Roosevelt Trail, so called, in the Town of Windham, County of Cumberland, and State of Maine, and being depicted on a plan titled "Plan of Land Division of Lawrence E. Smith Revoc. Trust" by Northern Survey Engineering, LLC, dated November 26, 2018, and being more particularly described as follows:

Commencing at a 1-inch iron pipe found on the northeast sideline of Roosevelt Trail at the southwest corner of land now or formerly of Marlene M. Seavey as recorded in Book 29545, Page 84, and also being the southeast corner of land now or formerly of the Grantees herein;

Thence North 40° 02' 58" East, by the westerly line of land of Seavey, 260.17 feet to a 1.5-inch iron pipe found at the southwest corner of land of the Grantor, and also being the Point of Beginning;

Thence continuing by the same course, North 40° 02' 58" East, by the easterly line of land now or formerly of the Grantees herein, 114.40 feet to a point at the shore of Ditch Brook, so called, and the northeast corner of land now or formerly of the Grantees herein; Thence in an easterly direction, by the shore of Ditch Brook, 204 feet, more or less, to a point;

Thence crossing through the land of the Grantor, South 35° 50' 28" West 6 feet, more or less, to a 5/8-inch capped iron rod set near the shore of Ditch Brook, said iron rod being located by a tie line South 40° 05' 13" East 178.98 feet from the northeast corner of land now or formerly of the Grantees herein;

Thence continuing by the same course, South 35° 50' 28" West, 70.00 feet to a 5/8-inch capped iron rod set at the northerly line of other land of the Grantor as recorded in Book 23858, Page 254;

Thence North 54° 20' 21" West, by the northerly line of other land of the Grantor, 32.00 feet to a 5/8-inch capped iron rod set at the northeast corner of land of Seavey, and also being the northwest corner of other land of the Grantor herein;

Thence North 54° 20' 21" West, by the northerly line of Seavey, 150.00 feet to the Point of Beginning.

Being a portion of a certain parcel of land described in a deed from Clinton Smith, Nelson A. Toner and Stephen G. Bryant, Co-Trustees of the Veronica P. Smith Revocable Trust, a Maine Trust created u/a dated July 13, 1983 dated July 31, 2018 and recorded in the Cumberland County Registry of Deeds at Book 35057, Page 104, said parcel having been conveyed to Nelson A. Toner, Trustee of the Lawrence E. Smith Revocable Trust u/t/d July 13, 1983, as amended, and Stephen G. Bryant, Trustee of the Lawrence E. Smith Revocable Trust u/t/d July 13, 1983, as amended, by Release Deed to be recorded concurrently herewith. Grantor and Grantee are defined as those set forth in said deed in the description above. Said parcel was intended to be conveyed in prior deed to JTSH Holdings, LLC dated December 13, 2018 in the Cumberland County Registry of

Deeds at Book 35355, Page 16.

THIS DEED CORRECTS AND CONFIRMS SAID DEED TO INCLUDE THIS
PARCEL.

WITNESS my hand and seal this _____ day of January, 2019.

Witness

Nelson A. Toner, Trustee of the Lawrence
E. Smith Revocable Trust

STATE OF MAINE
COUNTY OF CUMBERLAND

January _____, 2019

Personally appeared before me the above named Nelson A. Toner, in his said capacity,
and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney-at-Law

WITNESS my hand and seal this _____ day of January, 2019.

Witness

Stephen G. Bryant, Trustee of the Lawrence E.
Smith Revocable Trust

STATE OF MAINE
COUNTY OF CUMBERLAND

January _____, 2019

Personally appeared before me the above named Stephen G. Bryant, in his said capacity, and
acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney-at-Law