

PLEASE RETURN TO: CRAIG MACAULEY
FIRST AMERICAN TITLE INSURANCE COMPANY
101 HUNTINGTON AVENUE, 13TH FLOOR
BOSTON, MA 02189

94227

QUITCLAIM DEED

BK 7638 PG 22
07/01/05 02:30 DOC. 21298
Bristol Co. S.D.

SOVEREIGN BANK, a federally chartered savings bank, having a usual place of business at 1130 Berkshire Boulevard, Wyomissing, Pennsylvania 19610 ("Grantor"), for Four Hundred Ten Thousand Dollars (\$410,000.00) and other good and valuable consideration, hereby grants to **CHARTER DARTMOUTH II, LLC**, a Delaware limited liability company having its principal office c/o Charter Realty & Development Corp., 800 Westchester Avenue, Suite S-632, Rye Brook, NY 10573 ("Grantee"), with QUITCLAIM COVENANTS,

The land with the buildings and improvements thereon located at 1238 Kempton Street, New Bedford, County of Bristol, Massachusetts, as more particularly described on Exhibit A attached hereto and made a part hereof (collectively the "Property").

Said Property is conveyed subject to easements, agreements and restrictions of record.

Being the same Property conveyed to Compass Bank for Savings as set forth in Certificate of Title No. 17347 and by virtue of a Deed dated September 30, 1994 and recorded in Book 3407, Page 302 of the Bristol County Southern District Registry of Deeds.

The Property vests in Grantor by virtue of a Certificate of Merger between Sovereign Bank and Compass Bank for Savings dated August 12, 2004 and recorded in the Bristol County Southern District Registry of Deeds in Book 7153, Page 248 and registered with the Bristol County Southern District Registry of the Land Court as Document No. 91679.

This Deed does not convey all or substantially all of the assets of the Grantor.

REMAINDER OF PAGE INTENTIONALLY BLANK
SIGNATURE PAGE TO FOLLOW

REG OF DEEDS
REG #07
BRISTOL S

07/01/05 2:32PM 01
000000 #4035

FEE \$1869.60

CASH \$1869.60

94227

BK 7638 PG 23

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 27th day of June, 2005.

Signed, sealed and delivered
in the presence of:

SOVEREIGN BANK

Print Name:

JOHN R. Merva
Assistant Secretary

By:

Patti B. Davis
Patti B. Davis
Senior Vice President

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF BERKS)

) SS:

On this 27th day of June, 2005, before me, the undersigned notary public, personally appeared Patti B. Davis, Senior Vice President of Sovereign Bank, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as Senior Vice President of Sovereign Bank, a federally chartered savings bank.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Anne M. Conrow, Notary Public
Wyomissing Boro, Berks County
My Commission Expires Apr. 21, 2007
Member, Pennsylvania Association Of Notaries

[Signature]
Notary Public
My Commission Expires:

Quitclaim Deed
1238 Kempton Street, New Bedford, MA

Parcel A (Unregistered Land)

Two lots of land in said New Bedford situated on the southerly line of Kempton Street and the westerly line of Commonwealth Avenue, shown as Lots 517 and 518 on a "Plan of Land - Kempton & Commonwealth Avenue, New Bedford, Massachusetts," dated March 9, 1990, drawn by Defeo, Wait & Associates, Inc., recorded with said Registry in Plan Book 125, Page 51, together containing 7,489 square feet according to said plan and together more particularly described as follows:

Northerly by the southerly line of Kempton Street 59.88 feet;

Easterly by the westerly line of Commonwealth Avenue 121.73 feet;

Southerly by land now or formerly Commonwealth Gas Company 58.83 feet; and

Westerly by Lot #1 shown on said plan 132.89 feet.

Parcel B (Registered Land)

A certain parcel of Registered Land situated in New Bedford in the County of Bristol and said Commonwealth, bounded and described as follows:

Northerly by the southerly line of Kempton Street, thirteen and 92/100 (13.92) feet;

Easterly by land now or formerly of Raymond D. Markey et ux., one hundred thirty-two and 89/100 (132.89) feet;

Southerly eight and 12/100 (8.12) feet; and

Westerly one hundred thirty-six and 03/100 (136.03) Feet; by land now or formerly of Stanton W. Davis et al., Trs. Said land is shown as Lot 1 on Subdivision Plan 29039B drawn by Perkins Engineer, Inc., dated May 14, 1975 and filed in the Land Registration Office at Boston, a copy of which is filed in Land Registration Book 64, Page 395, with Certificate of Title No. 12048.

Being the same as:

Parcel A (Unregistered Land)

A certain parcel of land located on the south side of Kempton Street in New Bedford, Massachusetts, shown as Lots 517 and 518 on a "Plan of Land - Kempton & Commonwealth Avenue, New Bedford, Massachusetts," dated March 9, 1990, drawn by Defeo, Wait & Associates, Inc., recorded in Plan Book 125, Page 51 of the Bristol South Registry of Deeds ("the Plan"), said parcel of land being more particularly described as follows:

Beginning at a 2.00 offset granite bound with a brass pin located on the north west corner of intersection of Kempton Street and Commonwealth Avenue as shown on the Plan and running, thence;

S 60-59-20 W, a distance of 2.60 feet to the westerly side line of Commonwealth Avenue, to the true point of beginning, thence;

S 10-37-00 W, a distance of 121.75 feet to the northeast corner of land now or formerly owned by Commonwealth Gas Company, thence;

N 79-22-48 W, a distance of 58.83 feet along land now or formerly of Commonwealth Gas Company, to a corner, thence;

N 10-37-50 E, a distance of 132.89 feet as shown by a dotted line on the Plan to a corner at the southerly Sideline of Kempton Street, thence;

S 68-38-20 E, a distance of 59.88 feet along the southerly side line of Kempton Street, to the true point of beginning.

Parcel B (Registered Land)

A certain parcel of land shown as Lot 1 on subdivision plan 29039B, drawn by Perkins Engineering, Inc., Surveyors, dated May 14, 1975, and filed in the Land Registration Office at Boston, a copy of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 64, Page 395, with Certificate of Title No. 12048 (the "Subdivision Plan"), being more particularly described as follows:

Beginning at the northwest corner of the intersection of Kempton Street and Commonwealth Avenue as shown on the Subdivision Plan and running, thence;

N 68-38-20 W, a distance of 59.88 feet along the southerly side line of Kempton Street, to the true point of beginning.

S 10-37-00 W, a distance of 132.89 feet by land formerly of Raymond D. Markey, et ux., to a corner, thence;

N 79-22-48 W, a distance of 8.12 feet to a corner, thence;

N 01-40-06 E, a distance of 43.79 feet along the land formerly of Stanton W. Davis et al. Trs. to a corner, thence;

N 11-23-47 E, a distance of 92.24 feet along the land formerly of Stanton W. Davis et al. Trs. to a corner at the southerly side line of Kempton Street, thence;

S 68-38-20 E, a distance of 13.92 feet along the southerly side line of Kempton Street, to the true point of beginning.

January 6, 2020

City of New Bedford
33 William Street
New Bedford, MA 02740

RE: PERMITTING


Dear Sir/Madam:

I hereby authorize Mechanics Cooperative Bank of Taunton, MA and its representatives to apply for building permits and applicable variances through the City of New Bedford as they relate to the building and signage located at 1238 Kempton Street, New Bedford, MA (Lot# 54-6). Authorization to make changes to the existing conditions is limited to the building improvements below:

1. Moving of the exterior sign to a more desired location as detailed in the plan submitted with this application.
2. Addition of a Drive-Up ATM to the building and interior renovations as detailed in the plan submitted with this application.

Sincerely,

CITANTRE DARTMOUTH II, LLC




Manager

STATE OF CONNECTICUT

FAIRFIELD, ss.

JANUARY 6, 2020

On this 6 day of January, 2020, before me the undersigned notary public, personally appeared, Paul Brandes, Manager as aforesaid, and proved to me through satisfactory evidence of identification, which was his driver's license, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose as the free act and deed of Charter Dartmouth II, LLC


Notary Public: Casey De Simone
My Commission Expires: 02.28.2024

