

QUITCLAIM DEED

SILVER ASSOCIATES LIMITED PARTNERSHIP, a limited Partnership organized under the laws of the Commonwealth of Massachusetts, having a mailing address of 543 North Street, New Bedford, Massachusetts, for consideration paid and in full consideration of One Million Seven Hundred Thousand (\$1,700,000) Dollars grants to JCOM HOLDINGS, LLC, a Massachusetts limited liability company, having a mailing address of 700 Pleasant Street, P.O. Box 4023, New Bedford, Massachusetts with Quitclaim covenants the land and buildings thereon situated in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

BEGINNING at a point in the North line of North Street, which said point is distant

EASTERLY, sixty and 57/100 (60.57) feet from the intersection of the said Northerly line of North Street and the North line of Kempton Street;

EASTERLY in the said North line of North Street, two hundred eleven and 53/100 (211.53) feet to the WEST line of Watson Street; thence turning and running

NORTHERLY in the said West line of Watson Street, three hundred sixty and 80/100 (360.80) feet to the South line of Duke Street; thence turning and running

WESTERLY in the said South line of Duke Street and land of parties not known, two hundred ninety-five and 02/100 (295.02) feet to a point and land now or formerly of Vermette; thence turning and running

SOUTHERLY in line of land now or formerly of said Vermette, one hundred (100) feet to a point; thence turning and running

WESTERLY in line of last-named land, eighty (80) feet to the East line of Cornell Street; thence turning and running

SOUTHERLY in the said East line of Cornell Street one hundred thirty-six and 08/100 (136.08) feet to a point and land now or formerly of Nicholas L. Scarpitti, et ux; thence turning and running

EASTERLY by land of Nicholas L. Scarpitti et ux in line at right angles (ninety 90 degrees) to the said East line of Cornell Street, one hundred (100) feet to a point; thence turning and running

SOUTHEASTERLY in a straight line by land now or formerly of Nicholas L. Scarpitti et ux to the said point of beginning.

Property Address: 543 North Street
New Bedford, Massachusetts

SUBJECT to an easement to the New Bedford Gas and Edison Light Company and the New England Telephone and Telegraph Company, dated July 19, 1949, and recorded in the Bristol County (S.D.) Registry of Deeds, Book 968, Page 49.

BEING the same premises conveyed to Silver Associates Limited Partnership by deed of Joseph Silverstein, et al, as Co-Partners of Silver Associates dated August 29, 1990 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 2536, Page 44.

WITNESS our hands and seals, this 24th day of August, 1999.

Joseph Silverstein
Joseph Silverstein, General
Limited Partner

Bernard D. Silverstein
Bernard D. Silverstein, General
Partner

Louis Silverstein
Louis Silverstein, General Partner

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, SS.

August 24, 1999

Then personally appeared the above-named Joseph Silverstein, Bernard D. Silverstein and Louis Silverstein, all General and ~~Limited Partners~~ of Silver Associates Limited Partnership and acknowledged the foregoing instrument to be their free act and deed, before me,

[Signature]
Notary Public

My Commission Expires: 12/27/2002

19990824silver.dcd

REG OF DEEDS
REG #07
BRISTOL S

08/24/99 11:45AM
00000 #1759

FEE \$752.00

CASH \$752.00

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Joseph Silverstein, General
Limited Partner


Bernard D. Silverstein, General
Partner

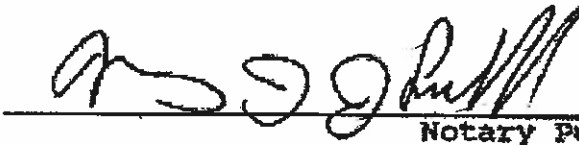

Louis Silverstein, General Partner

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, SS.

August 24, 1999

Then personally appeared the above-named Joseph Silverstein, Bernard D. Silverstein and Louis Silverstein, all General and ~~Limited Partners~~ of Silver Associates Limited Partnership and acknowledged the foregoing instrument to be their free act and deed, before me,


Notary Public

My Commission Expires: 12/27/2002

m1E4silver.ded

REG OF DEEDS
REG #07
BRISTOL S

08/24/99 11:45AM
000000 #1737

FE \$752.00

CASH \$7752.00

JCOM Holdings, LLC
700 Pleasant Street, Suite 210
P.O. Box 4023
New Bedford, MA 02741-4023
(508) 990-3442

April 28, 2020

To whom it may concern:

RE: OBGYN, Diabetes Management at 543 North Street, New Bedford, MA

Dear Sir or Madam,

JCOM Holdings, LLC, as owner of the subject property hereby gives its consent to:

Poyant Signs, Inc.
125 Samuel Barnet Blvd.
New Bedford, MA 02745

To act as it's agent for the subject property noted above and to apply for and have issued any and all permits regarding the construction and installation of any signage, including temporary and permanent signs for the 543 North Street, New Bedford, MA and related improvements to the subject property and to other work required to the existing properties at:

543 North Street, New Bedford, MA

Please contact me if you have any questions or require any additional information.

Sincerely,
JCOM Holdings, LLC

By: Sakonnet Properties, Inc., Manager

By: Paul C. Downey
Paul C. Downey, President & Treasurer

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 29th day of April, 2020, before me, the undersigned notary public, personally appeared PAUL C. DOWNEY, as President & Treasurer and whose identity was proved to me through ☒ personal knowledge ☐ oath or affirmation of _____ who personally knows the signatory ☐ viewing of the signatory's valid driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that the signatory signed it voluntarily for its stated purpose.



Matthew J. Downey
Matthew J. Downey, Notary Public
My Commission Expires: 03-11-2022