

SHORT FORM QUITCLAIM DEED WITHOUT COVENANT

Northern New England Telephone Operations LLC, a Delaware limited liability company with a place of business in Portland, Maine ("Grantor"), FOR CONSIDERATION PAID, grants to Coastal Maine LLC, a Maine limited liability company with a mailing address of 9 Bradstreet Lane, Eliot, ME 03903 ("Grantee"), the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Grantee, its successor and assigns forever, all or right, title and interest, if any, in and to the following property without any covenant's whatsoever:

Certain tracts or parcels of land, with the buildings and improvement's thereon, if any, located in County of Androscoggin, State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by the reference (the "Property").

[Signature Page Follows]

MAINE REAL ESTATE
TRANSFER TAX PAID

IN WITNESS WHEREOF, Northern New England Telephone Operations LLC has caused this instrument to be executed by Peter G. Nixon, its Executive Vice President thereunto duly authorized, this 30 day of July, 2013.

WITNESS

NORTHERN NEW ENGLAND
TELEPHONE OPERATIONS LLC

Nina B. Ritch

Name: Nina B. Ritch

By:

Peter G. Nixon

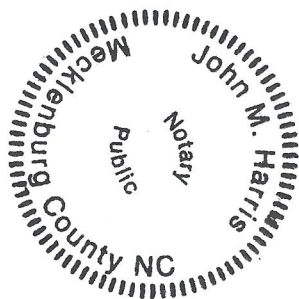
Title: Executive Vice President

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG, ss

July, 30 2013

Personally appeared the above-named Peter G. Nixon, as Executive Vice President of Northern New England Telephone Operations LLC and acknowledged the foregoing instrument to his/her free act and deed in his/her capacity, and the free act and deed of said limited liability company.

[Seal]



Before me,

John M. Harris
Notary Public

Printed Name: John M. Harris

My commission expires March 5, 2017.

EXHIBIT A

PARCEL 1

Property Address: 1399 Minot Avenue

Town/City: Auburn

A certain lot or parcel of land situated on the northerly side of Minot Avenue in the Town of Auburn, County of Androscoggin, State of Maine and bounded and described as follows:

Situated in Auburn, County of Androscoggin and State of Maine, and beginning at an iron set in the ground in the northerly side line of said Minot Avenue (being state highway routes, 11 and 121) said iron being at the junction of the southwesterly corner of land now or formerly owned or occupied by Romeo Isabell and Hazel Isabell with the southeasterly corner of land now or formerly of Delia B. Fortin; thence from said iron running north $18^{\circ} 6'$ west along said Isabell's land one hundred (100) feet to another iron set in the ground, thence turning and running south $81^{\circ} 5'$ west one hundred (100) feet by other land of said Delia B. Fortin to another iron set in the ground, thence turning and running south $18^{\circ} 6'$ west one hundred (100) feet to another iron set in ground in said northerly line of said Minot Avenue, thence turning and running north $81^{\circ} 5'$ east one hundred (100) feet to the point of beginning.

Meaning and intended to release the premises described in the deed from Verizon New England Inc., a New York corporation, formerly known as New England Telephone and Telegraph Company, a New York corporation, to the Grantor herein recorded on April 2, 2008 and recorded in the Androscoggin County Registry of Deeds in Book 7400, Pages 245 to 254, Parcel 1.

PARCEL 2

Property Address: 17 Hillcrest Avenue

Town/City: Lewiston

A certain lot or parcel of land with the buildings and improvements thereon, situated on the southeasterly side of Hillcrest Avenue in the Town of Lewiston, County of Androscoggin, and State of Maine and bounded and described as follows:

Beginning at a point in the southeasterly side line of said Hillcrest Avenue, said point being at the junction of the most westerly corner of land now or formerly of Richard G. Audet with the most northerly corner of land of said Lewiston-Auburn Broadcasting Corporation; thence running in a southwesterly direction by said southeasterly side line of Hillcrest Avenue, one hundred (100) feet to a point; thence turning at right angles and running in a southeasterly direction by other land of said Lewiston-Auburn Broadcasting Corporation, one hundred eighteen (118) feet more or less to the northwesterly side line of Reservoir Street (proposed); thence turning and running in a northeasterly direction by

said northwesterly side line of Reservoir Street, one hundred (100) feet to said land of Audet, thence turning and running in a northwesterly direction by said land of Audet, one hundred eighteen (118) feet more or less to point of beginning. Said premises being shown as Lots No. 21, 22, 23 and 24 on a plan entitled, "Plan of Property of Wallace E. Webber by Chandler H. and George H. Barron, Engineers, 1924", recorded in Androscoggin Registry of Deeds, Plan Book 5, Volume 2, Page 178.

Subject to the restriction that no buildings shall be built on said premises nearer the street than ten (10) feet.

Meaning and intended to release the premises described in the deed from Verizon New England Inc., a New York corporation, formerly known as New England Telephone and Telegraph Company, a New York corporation, to the Grantor herein recorded on April, 2, 2008 and recorded in the Androscoggin County Registry of Deeds in Book 7400, Pages 245 to 254, Parcel 5.

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS