

## Grading Easement

**BRAD C. JAMES and ROXANNE POMPEO JAMES** of the City of Westbrook, County of Cumberland and State of Maine, with a mailing address of 341 Saco Street, Westbrook, Maine 04092 for consideration paid *GRANT TO RISBARA PROPERTIES, LLC*, a Maine limited liability company with a principal place of business in Scarborough, County of Cumberland and State of Maine with a mailing address of 197 U.S. Route 1, Scarborough, Maine 04074 with warranty covenants a grading easement located in the City of Westbrook, at the southeasterly corner of the Grantors' property located adjacent to and northerly of an access road running from Saco Street to Stroudwater Heights Condominium and on the westerly side of said Saco Street over those premises described in Schedule A attached hereto and made a part hereof. The said Grading Easement shall be used by the Grantee herein to contour, grade, seed, and ditch the northerly side of the access road and westerly side of Saco Street all in accordance with a design prepared by Sebago Technics shown on plans as submitted to the Westbrook Planning Board and approved on January 4, 2005. The creation of the contours and grades shall be at the sole cost and expense of the Grantee herein who shall have the obligation to maintain seed and otherwise maintain said easement area.

**IN WITNESS WHEREOF** the said **BRAD C. JAMES** and **ROXANNE POMPEO JAMES** have hereunto set our hands and seals this \_\_\_\_ day of January, 2005.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Brad C. James

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Roxanne Pompeo James

STATE OF MAINE  
CUMBERLAND, ss.

January \_\_\_\_, 2005

Personally appeared the above named **Brad C. James** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

\_\_\_\_\_  
Notary Public  
Commission Expires: \_\_\_\_\_