

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that, FIVE SEVEN LLC, a Maine limited liability company, with a mailing address of 100 Congress Street, Portland, ME 04101, grants to BANNER PROPERTIES LLC, a Maine limited liability company, with a mailing address of 100 Congress Street, Portland, ME 04101, with Quitclaim Covenant, a certain lot or parcel of land, with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto.

See Exhibit A

Being a portion of the premises conveyed from Scott Somero to Five Seven-LLC by Warranty Deed dated July 1, 2016 and recorded in the Cumberland County Registry of Deeds Book 33264, Page 225.

This conveyance is a transfer to an abutter. Grantee shall merge the premises conveyed herein with Grantee's adjacent land described in a deed from Edward B. Boissonneau dated December 18, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31989, Page 345.

Witness my hand and seal this 11th day of July, 2016.

FIVE SEVEN LLC



Witness



By Thomas Landry
Its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

July 11, 2016

Then personally appeared the abovenamed Thomas Landry as Manager of Five Seven LLC and acknowledged the foregoing to be his free act and deed in his stated capacity.

Before me,



Notary Public/Attorney at Law

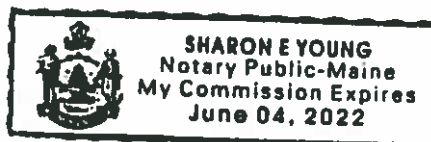


EXHIBIT A

A certain lot or parcel of land located off Cumberland Ave and Merrill Street but not adjacent to the streets located southeast of Banner Properties described in Book 31989 Page 345 and southwest of Munjoy Properties LLC described in Book 31588 Page 282 in the City of Portland, Cumberland County, and State of Maine and being more particularly described as follows.

Beginning at a 5/8" rebar set with cap at the northwest corner of Munjoy Properties LLC described in Book 31588 Page 282 and being N46°-18'-50"W ninety four and thirty nine hundredths 94.39' feet along the southwest bounds of Munjoy Properties LLC from a 5/8" rebar set with cap on the northwest bounds of Cumberland Ave at the southwest corner of Munjoy Properties LLC.

- 1) Thence S46°-18'-50"E three and zero hundredths 3.00' feet along the southwest bounds of Munjoy Properties LLC to a 5/8" rebar set with cap at the northeast corner of remaining land of grantor.
- 2) Thence S41°33'-31"W forty seven and eighty eight hundredths 47.88' feet along the northwest bounds of remaining land of grantor to a 5/8" rebar set with cap on the northeast bounds of land of Todd Grove described in Book 32062 Page 8.
- 3) Thence N43°-34'-54"W twelve and thirty four hundredths 12.34' feet along the northeast bounds of land of Grove to a 5/8" rebar set with cap on the southeast bounds of land of Erica Thompson described in Book 20400 Page 154.
- 4) Thence N41°-28'-00"E fourteen and fifty five hundredths 14.55' feet along the southeast bounds of land of Thompson to a 5/8" rebar set with cap on the southwest bounds of Banner Properties LLC described in Book 31989 Page 345.
- 5) Thence S42°-42'-48"E nine and thirty six hundredths 9.36' feet along the southwest bounds of Banner Properties LLC to a point being the southwest corner of Banner Properties LLC.
- 6) Thence N41°-33'-31"E thirty three and thirty three hundredths 33.33' feet along the southeast bounds of Banner Properties LLC to the point of beginning.

Containing 278 Square Feet, more or less.

Reference is made to a plan entitled "Boundary Survey & Topographical Map With Existing Conditions" dated 06-07-2016 and prepared by Richard W. Eaton P.L.S. of R.W. Eaton Associates of Westbrook, Maine.