

Right, Title and Interest

EMT, LLC is a Maine limited liability company that has fee ownership of the real estate located at 118 Congress Street in Portland Maine. **See attached Warranty Deed from Neil R. Porta to ETDL, LLC; see also the attached 2011 Affidavit of Name Change and Articles of Amendment changing the name of ETDL, LLC to EMT, LLC.**

WARRANTY DEED

63835

KNOW ALL MEN BY THESE PRESENCE, that I, Neil R. Porta, of Portland, Maine, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by ETDL, LLC, a Maine limited liability company whose mailing address is 59 Baxter Boulevard, Portland, Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ETDL, LLC, its successors and assigns forever:

A certain lot or parcel of land situated on the southerly side of Congress Street in the city of Portland, County of Cumberland and State of Maine, and more particularly bounded and described as follows:

Beginning at a point now or formerly marked by a city stone monument marking the intersection of said southerly side of Congress Street with the easterly side of St. Lawrence Street; thence by said southerly side of Congress Street on a course of north 57 40' east one hundred twenty-six and sixty-seven hundredths (126.67) feet to a lot of land conveyed by Samuel Carlton's heirs to Lyman C. Fowler on November 20, 1913, recorded in Cumberland County Registry of Deeds Book 922, Page 256, said Lot being now or formerly owned by Benjamin Kroot; thence at right angles to said Congress Street and by said land now or formerly of Kroot, on a course of south 32 20' east eighty-four (84) feet to land now or formerly of the City of Portland; thence by said land now or formerly of the City of Portland on a course of south 53 36' west eighteen and fifty-two hundredths (18.52) feet to a point now or formerly marked by an iron at the northeast corner of a lot of land conveyed by Abraham Goodside to Mark and Isabel Alward on February 12, 1923, recorded in Book 1125, Page 387; thence by land now or formerly of said Alward's, on a course of south 52 20' west one hundred (100) feet to a point now or formerly marked by an iron on the easterly side of St. Lawrence Street; thence by said easterly side of St. Lawrence Street, on a course of north 37 31' west ninety-five (95) feet to the point now or formerly marked by a city stone monument at Congress Street, the point of beginning.

Together with all the right, title and interest of the Grantor in and to the street abutting the premises hereby conveyed. All as shown on a plan of said Lot made by E. C. Jordan & Co. in December, 1926, said plan being record in the Cumberland County Registry of Deeds, Book 17, Page 46.

Excepting, however, that triangular parcel of land located at the southeasterly side of Congress Street in said Portland, bounded and described as follows: northwesterly by said Congress Street four and seventy-seven hundredths (4.77) feet; northeasterly by land now or formerly of Benjamin Kroot eighty-four (84) feet; southwesterly by other land

MAINE REAL ESTATE TAX PAID

now or formerly of Leon and Mildred Warner eighty-four and thirteen hundredths (84.13) feet. Containing approximately 200.34 square feet.

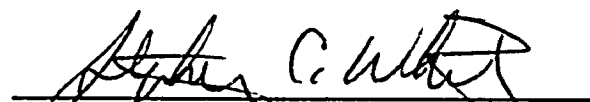
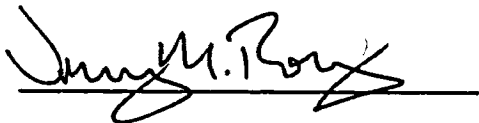
Being the same premises conveyed by Elise J. Thibodeau and Kevin C. Zorski, Trustees of the Zorski and Thibodeau trust, to Neil R. Porta by Warranty Deed dated October 30, 1995 and recorded in the Cumberland County Registry of Deeds, in Book 12193, Page 164.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ETDL, LLC, its successors and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, Stephen C. Whiting, in my capacity as Attorney-in-fact for Neil R. Porta, under the Affidavit and Power of Attorney which are attached hereto, and which are to be recorded with this deed, have hereunto set my hand and seal this 18th day of the month of September, 1998.

WITNESS:



Neil R. Porta - Grantor
By: Stephen C. Whiting,
his Attorney-in-fact

STATE OF MAINE
COUNTY OF CUMBERLAND

September 10, 1998

Then personally appeared the above-named Stephen C. Whiting, in his capacity as Neil R. Porta's Attorney-in-fact, pursuant to an Affidavit and Power of Attorney, dated July 2, 1998, which are attached hereto and are being filed with this deed, and acknowledge the foregoing instrument to be his free act and deed in his said capacity for the said Neil R. Porta.

Before me:

Thomas S. Leahy

~~Signature of Notary~~
Attorney at Law

Thomas S. Leahy

~~Print name of Notary~~

~~My commission expires:~~

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 SEP 10 AM 10:53

CUMBERLAND COUNTY

John B. O'Brien

AFFIDAVIT OF NAME CHANGE

I, Horace W. Horton, am the registered agent of EMT, LLC, formerly known as ETDL, LLC and hereby depose and swear as follows:

1. I am the registered agent of EMT, LLC.
2. On or about May 5, 2011, I caused the attached Articles of Amendment (Exhibit A) to be filed changing the name of ETDL, LLC to EMT, LLC.

Witness my hand and seal this 28th day of September, 2011.

Signed, Sealed and Delivered
In the Presence of:

Marcus Smith
Witness

Horace W. Horton
Horace W. Horton

STATE OF MAINE
Cumberland, ss.

September 28, 2011

Then personally appeared before me the above-named Horace W. Horton and attested the foregoing to be his free act and deed in his said capacity.

Before me,

Fatima A. Lima
Notary Public



Filing Fee \$50.00

DOMESTIC
LIMITED LIABILITY COMPANY

File No. 19990158DC Pages 2
Fee Paid \$ 50
DCN 2111371600038 AMEN
-----FILED-----
05/05/2011

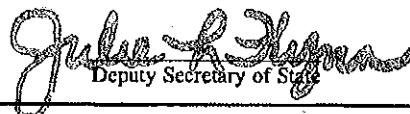
STATE OF MAINE

ARTICLES OF AMENDMENT


Deputy Secretary of State

A True Copy When Attested By Signature

ETDL, LLC
(Name of Limited Liability Company)


Deputy Secretary of State

Pursuant to 31 MRSA §623, the undersigned limited liability company executes and delivers for filing these articles of amendment:

FIRST: The name of the limited liability company has been changed to (if no change, so indicate)

EMT, LLC

(The name must contain one of the following "Limited Liability Company", "L.L.C." or "LLC", §603-A 1)

SECOND: The management of the limited liability company has been changed (if no change, so indicate _____) If changed, "X" one box only

A The management of the company is vested in a member or members.

B. The management of the company is vested in a manager or managers The minimum number shall be 1 managers and the maximum number shall be 3 managers.

THIRD: Other amendments to the articles, if any, that the members determine to adopt are set forth in Exhibit ____ attached hereto and made a part hereof

DATED May 4, 2011

Manager(s)/Member(s)*

Horace W. Horton
 (signature)

 (signature)

 (signature)

Horace W. Horton, duly authorized agent
 (type or print name and capacity)

 (type or print name and capacity)

 (type or print name and capacity)

For Manager(s)/Member(s) which are Entities

Name of Entity _____

By _____
(authorized signature) (type or print name and capacity)

Name of Entity _____

By _____
(authorized signature) (type or print name and capacity)

Name of Entity _____

By _____
(authorized signature) (type or print name and capacity)

Received
 Recorded Register of Deeds
 Oct 03, 2011 08:13:24A
 Cumberland County
 Pamela E. Lovley

*Articles MUST be signed by

- (1) at least one manager OR
- (2) at least one member if the limited liability company is managed by the members OR
- (3) any duly authorized person

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453

Please remit your payment made payable to the Maine Secretary of State.

**SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE,
101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101**

Easements or Other Burdens

The real estate located at 118 Congress Street is not burdened by any easements of record. The development of 118 on Munjoy Hill will include encroachments into the city-owned sidewalks on Congress Street and on St. Lawrence Street and encroachments into the City's airspace. In particular, it is planned that balconies and building bump-outs on the second, third and fourth floors will protrude out over and above the sidewalks; that granite pavers will be placed in the sidewalk at the main entrance to the building on Congress Street; that a canopy will project out over the sidewalk at the main entrance; and that a 3'x3' blade sign will hang over the sidewalk in front of each of the two commercial spaces located on the first floor. The applicant will work with the City's Legal Department to obtain the requisite easement or license from the City for these encroachments into city-owned property.