

of beginning.

Grantor specifically excludes from the limited warranty covenants (quitclaim with covenants) contained in this deed with respect to so much of the above-described Oak-Shepley Lot and Shepley-Casco Lot as is shown on said ALTA/ACSM Land Title Survey dated October 21, 2002 and last revised November 12, 2002, Sheet 1 of 2 as "Gore" and "Building Encroachment".

Parcel D – the 354-358 Cumberland Avenue Lot and the 48-72 Brown Street Lower Level and Upper Level Lots

A certain lot or parcel of land located on the southeasterly side of Cumberland Avenue, southwesterly side of Brown Street, and the northeasterly side of Casco Street, in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

BEGINNING at the intersection of the southeasterly side of Cumberland Avenue with the southwesterly side of Brown Street;

Thence S 28° 19' 02" E, along the southwesterly side of Brown Street, 294.48 feet to a 5/8 inch rebar set on the northwesterly line of land now or formerly of the October Corporation as described in Book 12007, Page 156 (being the 511 Congress Street Parcel hereinabove described);

Thence S 66° 09' 00" W, along said 511 Congress Street Parcel, 222.59 feet to the northwesterly side of Casco Street;

Thence N 23° 51' 00" W, along the northeasterly side of Casco Street, 129.28 feet to the southerly corner of land now or formerly of John J. Quirk and Sally L. Quirk as described in Book 4798, Page 12;

Thence N 66° 56' 23" E, along land of said Quirk, 130.93 feet to a point;

Thence N 5° 14' 53" E, along land of said Quirk, 28.02 feet to a point;

Thence N 28° 12' 53" W, along land of said Quirk, also along land now or formerly of Cumby Corporation as described in Book 10797, Page 147, 141.49 feet to the southeasterly side of said Cumberland Avenue;

Thence N 65° 40' 30" E, along the southeasterly side of said Cumberland Avenue, 66.00 feet to the point of beginning.

Being a portion of the premises conveyed to 511 Plaza Limited Partnership by Quitclaim Deed With Covenant from Spring Street Limited Partnership dated June 2, 2005 and recorded in said Registry of Deeds in Book 22717, Page 79.

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